



# PAST, PRESENT, PROGRESSING

# ANNUAL REPORT

2022

# ECONOMIC DEVELOPMENT ELEMENTS SPUR SYNERGY



**CLARENCE HULSE**  
Executive Director



**LILIANA FRANCO**  
Office Manager



**JALEN BONEY**  
Business Development  
Manager



As an economic development organization, the EDCMC certainly strives to attract and retain business as well as partner to develop our workforce. But economic development is so much more than site selection, data and tax incentives.

Our mission and goals are focused on areas and arenas that go beyond the numbers. We are addressing the issues and needs of our diverse population by always adopting a synergetic scope to evaluate transportation, health care, economic inclusion, childcare, food access and more.

In 2022, our team tackled these topics with a variety of community, state and federal partner organizations. Leaders gathered to officially mark the South Shore Line's Double Track project in Michigan City as this major undertaking makes significant steps toward completion.

Our team joined community members to "break ground" on HealthLinc's new Michigan City location that will be behind Ivy Tech Community College. This project connects residents in need to expanded health care offerings as well as allows Ivy Tech students to learn hands-on right in their own backyard.

Economic inclusion is being analyzed as Michigan City joins Seymour and Warsaw for a Community-Centered Economic Inclusion Initiative. We are honored to be one of three Indiana cities creating a strategy for incorporating an inclusive mindset into economic development. This Learning Lab will launch in 2023 for a year-long examination that will result in a playbook for our city leaders to implement.

Another collective project is evaluating our city's childcare platform. A feasibility study is exploring how we can provide our parents with early childhood education opportunities to strengthen our families here in the city.

Of course, we cannot look back on 2022 without looking back even further to 1997. This was the year that our organization was first launched as a way to have a consistent framework for our city's economic development. Former Mayor Sheila Brillson along with the city's Chamber of Commerce and key business leaders created our initial tenets and the cornerstone of our core that we have continued to build on for 25 years.

Our Silver Anniversary Gala and Business Investment Awards celebrated our past, present and future. Our organization has had a mix of names, leaders, logos and more, but it has always been a place to celebrate our city's strengths and accomplishments and concentrate on our community's needs and challenges. We are appreciative beyond words for everyone who attended our summer gala as well as our sponsors and supporters.

As the economic development arena continues to include quality-of-life and deeper social issues, our team is here to spark the synergistic energy that is essential for momentum and moving forward on any plan or strategy.

With 25 years of experience and expertise under our belt, we are ready to take on whatever comes next along with our community partners, leaders and organizations. For when it comes to economic development, people will always be our source of inspiration as we look toward our future path and marking our next anniversary down the road.

Sincerely,

Clarence L. Hulse



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# 2022 BOARD OF DIRECTORS

## EXECUTIVE COMMITTEE

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Director of Marketing,  
Visit Michigan City LaPorte

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Vice President, Sales,  
Sullair - A Hitachi Group Company

DALIA ZYGAS  
City Council at Large,  
Michigan City Common Council

## SERVICES

- SITE SELECTION ASSISTANCE
- STATE AND LOCAL REGULATORY GUIDANCE
- SMALL BUSINESS ASSISTANCE
- REVOLVING LOAN FUND ASSISTANCE
- ENTERPRISE ZONE PROGRAM
- TAX ABATEMENT INCENTIVES
- TAX INCREMENT FINANCING GUIDANCE
- BUSINESS RESOURCES TECHNICAL ASSISTANCE
- HUBZONE GUIDANCE
- WORKFORCE DEVELOPMENT, TRAINING, AND RECRUITMENT
- OPPORTUNITY ZONE
- BUSINESS RETENTION PROGRAM
- BUSINESS-TO-BUSINESS NETWORKING
- ANNUAL JOB FAIR

## MISSION STATEMENT

To develop and implement seamless policies, procedures and programs for **economic** and **community** development that drive systemic and long-term viability through collaboration and consensus with our stakeholders and community resources.

## VISION STATEMENT

To assure the long-term **viability** of Michigan City with a **healthy** and **robust** business environment, **modern** public infrastructure, a **stable** tax base, outstanding customer service and **quality** human, technical and financial resources so that local leaders are able to sustain needed change.

## OBJECTIVES

- Economic Inclusion
- Workforce Development/ Talent Attraction
- Placemaking
- Story Telling
- Economic Modernization



# SILVER ANNIVERSARY IGNITES VIBRANCY

Our Silver Anniversary Gala and Business Investment Awards not only paid tribute to our history and mission, but also honored our community leaders who are impacting our economic development path.

Hundreds of community members gathered for our 25th Anniversary Gala to salute the companies who marked milestones, made significant investments and renovated spaces as well as individuals who have put their talents to use for the betterment of our community.

“What an honor to spotlight the companies that have cultivated strong roots in our region as well as individuals who have impacted our economic development by shaping key arenas that make up our quality of life,” said EDCMC Executive Director Clarence Hulse.

Due to a delay from the pandemic, the Gala featured companies that marked 10 years to 100 years from 2018 to 2021. Additional awards included Projects of the Year, Phoenix or Real Estate Re-use Awards and Business Investment Awards for the valuable contributions and continued investment in our county.

Surprise awards celebrated eight individuals who have contributed to the city through their individual efforts, dedication and talents over the years. Nora Ryszka and Dion Campbell were given the Leadership Award for Economic Development. Patricia Boy, Craig Dwight, Bob Schaefer, Peggy Moore, Sheila Brillson Matias and Charles Oberlie were honored with Distinguished Lifetime Achievement Awards for Economic Development.

“Each and every one of these individuals has made a lasting imprint on our communities through their roles, and it was a special evening to have the opportunity to hail their accomplishments,” Hulse said.

#### THE SAME MISSION FOR 25 YEARS

Part of our anniversary celebration included the creation of a new logo to illustrate our past and future. It focused on five key concepts: prosperity, innovation, growth, synergy and investment. “The five themes are really at the core of what we do here at the EDCMC. While we may be the starting point for site selectors and startups, we move be-



LINDA SIMMONS,  
2022 EDCMC BOARD CHAIR AND DIRECTOR OF  
MARKETING AT VISIT MICHIGAN CITY LAPORTE

# 25

**“The EDCMC is honored to have the opportunity to be a component of all things Michigan City as our community sees continued momentum and development at an amazing level.”**



PNC Bank



Triplex



Patrick's Grille



Neway 2K



Centier Bank/Unity Foundation



Centier Bank



Somerset



Michigan City Police Department



Horizon Bank



Marty Corley



GAF



Tonn & Blank



Patty Boy

yond initial conversations and contacts by offering assistance along the way,” Hulse said. “Innovation and synergy of private, nonprofit and government agencies are essential to maintaining growth and prosperity and bringing investment into our region.”

Our roots are in our 1997 launch as the Michigan City Economic Development Corporation by former Michigan City Mayor Sheila Brilson along with the city’s Chamber of Commerce and key business leaders: Michael Brennan, Phillip Sprague, Terry Hearst, Bob Schaefer and former postmaster, Roger McKee. This team put together our organization’s bylaws and strategic goals for the initial years of our existence. Brilson was our first chair until June 2003, and Tony Rodriguez was our first executive director.

“25 years of dedication to creating jobs, attracting new businesses, supporting our entrepreneurs .... It’s been 25 years of making an immeasurable impact on our communities through leading events, exploring answers to challenges and building a spirited and lively place for all who live here,” said Linda Simmons, 2022 EDCMC board chair and director of marketing at Visit Michigan City LaPorte. “The EDCMC is honored to have the opportunity to be a component of all things Michigan City as our community sees continued momentum and development at an amazing level.”

► To see a full list of the honorees, visit [www.edcmc.com/2022-award-winners/](http://www.edcmc.com/2022-award-winners/).

► To watch our anniversary video and for a recap of the event, visit [www.edcmc.com/edcmc-silver-anniversary-gala-investment-awards/](http://www.edcmc.com/edcmc-silver-anniversary-gala-investment-awards/).

# IN FOCUS: EARLY CHILDHOOD EDUCATION



*a* childcare facility feasibility study will explore early childhood education opportunities and ways to provide parents with options for their children.

Our team is working with IFF Real Estate Solutions and community leaders to grow or develop programs that will enhance the quality of early childhood education programs in Michigan City and LaPorte County.

“There is a strong link between childcare availability and entering or re-entering the workforce for parents. As a community, we need to provide quality facilities for moms and dads to entrust their little ones, so that they can feel secure in their children’s futures before they enter the school system,” said EDCMC Executive Director Clarence Hulse.

“IFF’s lengthy experience in supporting early childhood education throughout the Midwest, will be leveraged in Michigan City to walk alongside community leaders and ECE providers to enhance early childhood access for families,” said Amandula





Anderson, Managing Director, Real Estate Solutions – Indiana, IFF. “The goal of this work with the EDCMC is to strengthen childcare opportunities for working families.”

The need for early childhood education was uncovered by a Center of Workforce Innovations study that revealed there are nearly 600 children and families who are searching for childcare slots. The grant for the study was funded by the Health Care Foundation of LaPorte County.

“With the grant and match in place, we are now at the initial phase of addressing this vital need in Michigan City and LaPorte County,” Hulse said. “Beyond working with the team at IFF Real Estate Solutions, we also have assembled a group of local community leaders on a committee to help offer insight and guidance on the process, study and project moving forward.”

“We understand how imperative quality childcare and early education are to a strong work-



## IN FOCUS EARLY CHILDHOOD EDUCATION



force and the success of our region companies,” said Linda Simmons, EDCMC Board chair. “We are thankful for the support from not only the Health Care Foundation, but also our committee members who are helping us approach this challenge from a new angle.”

The IFF team will evaluate the current offerings for early childhood education and potential opportunities by working with community stakeholders, putting together various scenarios to cultivate new and existing facilities and programs as well as a financial analysis for each of these proposals.

“The feasibility study will provide us the path to pursue additional economic development and growth of our workforce by offering these key quality of life elements that our residents need to establish strong roots in our region,” Hulse said.

### IN FOCUS: ECONOMIC INCLUSION

Michigan City will be part of a Community-Centered Economic Inclusion initiative to put together a strategy for sparking opportunities across workforce, small business, real estate and placemaking arenas.

The initiative brings together the Brookings Institution’s Bass Center for Transformative Placemaking and the Local Initiatives Support Corp. for a year-long Learning Lab. These organizations will provide research, technical assistance and structured efforts to discuss challenges and best practices. Additional Indiana towns that are participating include Seymour and Warsaw.

“Michigan City considers this opportunity both an honor and privilege to be able to explore and investigate resources and solutions to improve our community across all sectors,” Hulse said. “This fits in perfectly with our current strategic plan and will assist in moving the needle significantly in economic inclusion for our residents.”



Priority Area No. 1 is the West side of the city, which is struggling with lack of affordable housing, food insecurity, limited access to jobs and increased crime rate. Priority Area No. 2 is the 11th Street Corridor as the Double Track Project is shining a light on this area of the city.

The effort is also supported by the Indiana Economic Development Corporation and focused on small cities located in the state of Indiana's READI program regions.

"We are excited to work with local leaders in Indiana in their efforts to develop strategies for connecting people and businesses in disinvested communities to regional economic opportunity," said Jennifer S. Vey, Senior Fellow and Director of Brookings's Anne T. and Robert M. Bass Center for Transformative Placemaking. "We hope the learnings from this work will be helpful to other small cities and rural towns who want to advance equity and economic inclusion through a community-centered approach."

"After implementing economic inclusion strategies in twelve larger cities, we are eager to launch this Learning Lab with local leaders in Michigan City, Seymour and Warsaw to accelerate investment and opportunity in each community," shared Bill Taft, Senior Vice President of Economic Development at LISC. "As a native Hoosier, I'm excited that Indiana's smaller cities will be co-developing inclusive growth strategies with Brookings and LISC that will be used across the country."

Each town will develop a CCEI agenda upon completion of the Learning Lab to detail how to address economic stagnation and inequity. These individual agendas will come together into a playbook that will be shared on a national platform to spotlight how rural and small cities can work together to spur prosperity.

# LISC

## LOCAL INITIATIVES SUPPORT CORPORATION



# OUR OUTREACH

## HOW WE FOSTER CONNECTIONS & CHANGE



### JOB FAIR RETURNS

The 6th annual Michigan City-LaPorte County Community Job Fair was back in-person at the Blue Chip Casino & Hotel.

As 2022 spurred workforce challenges, the EDCMC joined forces with such organizations as the Michigan City Chamber of Commerce and WorkOne Northwest Indiana, to connect employers to potential employees.

### INCLUSION SYMPOSIUM

Hulse was among 200 community leaders selected to be part of a one-day symposium that concentrated on improving economic inclusion across America.

Financed by PNC Bank, the event allowed a diverse set of leaders to explore, discuss and take away how we can all work toward providing inclusion. It included a panel discussion on the past and future of pursuing equity as well as how our communities can promote economic opportunities.



### COMMERCIAL KITCHEN SPACE

Hulse and Michigan City Director of Planning Skyler York took in The Hatchery, which is run by Allies for Community Business and provides a platform for culinary entrepreneurs.

The visit was an opportunity to see first-hand how an incubator space that is dedicated to foodies can assist with the growth of this type of entrepreneurship.



### URBAN ENTERPRISE ZONE

Our team helped lead the city's efforts to beautify areas through the Residential Improvement Grant Program.

The Michigan City Urban Enterprise Association awarded homeowners within the Urban Enterprise zone boundaries financial assistance to make improvements to their homes, such as roofing, fencing, electrical upgrades and exterior painting.

The committee reviewed and approved projects that were taken on by local contractors as a way to help those in need update their properties.

Through the Business Grant Program, business owners were able to add to their customers' experiences through historic preservation, structural upgrades and building improvements.



### SPOTLIGHT ON READINESS GRANTS

A hybrid event focused on how manufacturers could benefit from grants that were provided by the Indiana Economic Development Corporation and administered by Conexus Indiana.

The grants were aimed at assisting manufacturers that are planning to make innovative capital investments in smart manufacturing and leveraging technologies, including advanced robotics, cobots and beyond. Since the program launched in mid-2020, it has awarded nearly \$20 million in matching grants to Hoosier companies.

Speakers included: Conexus Indiana Vice President of Innovation and Digital Transformation Mitch Landess and Portage-based Konrady Plastics CEO Leah Konrady, a recipient of an MRG.

In the fall of 2022, our team visited Konrady Plastics to see first-hand how these types of innovations are being put to work at manufacturing companies. The Conexus Indiana event was part of the campaign to encourage industry 4.0 technology as a way to remain competitive and address productivity challenges.

### ANNIVERSARIES & GRAND OPENINGS

Attending and joining in celebrations of our community organizations and businesses is an essential way to shine the light on happenings, progress and movement toward our mission and goals.

In 2022, our team helped celebrated a range of accomplishments, including the 30th anniversary of the Unity Foundation of La Porte County, which marked its milestone with a gala event, and a ribbon-cutting to recognize Harbour Trust's Silver Anniversary. We were also in attendance when the Barker Mansion team opened a new permanent exhibit: The Legacy of Freight.

### STAYING IN THE LOOP

Our team once again hosted the Commercial Brokers Update and Breakfast at Uptown Social with treats from Arturo's Baked Goods & More. The event was sponsored by NIPSCO and Short-Elliott-Hendrickson.

Clarence Hulse, Skyler York and Dan Botich were speakers at the event, which seeks to keep region brokers and stakeholders knowledgeable on the climate of business attraction and retention, as well as what are the top requests for real estate and commercial space.

Also, the 2022 Michigan City Workforce Summit was co-hosted by the EDCMC and the Center of Workforce Innovations as a way to highlight the latest on the workforce front.

### EDUCATION OPPORTUNITIES EXPLORED

Indiana University Northwest Chancellor Ken Iwama shared how the university is eyeing expanding course options at the Northwest Indiana campus during a visit with IU President Pamela Whitten.

"We're committed to our future together," Iwama said. "We want to bring more programs here. We're starting to test it."

Hulse said education is always a vital factor in workforce development and attracting and retaining employees as well as companies.

"Every time I come to Northwest Indiana, people show up," Whitten said. "We are Indiana's university."



# OUR ACCOMPLISHMENTS & IMPACT

## HOW WE MAKE A MARK



### OUR TEAM AROUND TOWN & BEYOND

Being out in the community, state and beyond is vital to sparking conversations, cooperation and collaborations.

Among the events we attended in 2022, was the Michigan City Chamber of Commerce's Coffee Connections event to discuss current happenings on the economic development front. We also visited Sanlo Manufacturing Company for the LaPorte County Manufacturing Forum to catch up on the company's latest news and products.

Our team members attended the Ignite the Region event that was hosted by the Northwest Indiana Forum to cultivate continued ED energy. Our team helped celebrate inspiring women at the annual event. The 2022 featured speaker was journalist Mary Ann Ahern.

We also were hosted by BCA Environmental Consultants as well as additional economic development partners from around the state to participate in Indy 500 events.



### BUILDING LEADERSHIP SKILLS

Our Office Manager, Liliana Franco, was among the graduates as part of the 38th class of Leadership La Porte County.

The program seeks to create community and servant leaders to make our region a better place. The program includes networking, civic engagement, skill development and team building with events throughout the academy.

### TIME ON THE RADIO

The EDCMC team had a year filled with wonderful guests on its Radio Show with Ric Federighi of WIMS Radio.

Guests included Skyler York, Michigan City's director of Planning and Redevelopment, who highlighted downtown developments, HealthLinc's Beth Wrobel on the new facility to expand services, Dunes Art Foundation's Managing Director Elise Kermani and the Uptown Social team.

We will be working with Katie Eaton and the Michigan City Chamber of Commerce on shows in 2023 to continue to keep the community informed of the latest happenings and developments in the city.





## CITY CONNECT

In 2022, the new program was launched to help show students what are their options for life after high school. Angie Nelson Deutch of Diversity Squared Consulting is coordinating the initiative and Hulse was a speaker at the kickoff event at Michigan City High School.

The goal of City Connect is to assist students with soft skills, job placement, training, secondary education and beyond as they explore their next steps – whether that is entering the military, college, trades or direct employment.

In the spring of 2023, the program is expected to wrap up with mock interviews and career fairs.

## DIGITAL SKILLS PARTNERSHIP

The EDCMC team connected community members to improved digital skills through certification programs facilitated by the Goodwill Industries of Michiana.

The online courses included group instruction, independent study time, course mentorship and certification in such areas as Facebook Social Media Marketing, Google Data Analytics, Google Project Management and Google IT Support Professional.

“As job market demands continue to pivot and shift, we understand the importance of acquiring and sharpening skills essential to our online and tech-focused lives,” said EDCMC Executive Director Clarence Hulse. “We are here to help our workforce develop needed skills to keep our region marketable for new and existing businesses.”

We also worked with the Goodwill team on a Facebook Social Media Marketing Boot camp led by Julianne Hill.

## COLLABORATION ON EVENTS

Our team worked with a variety of organizations and partners throughout the year to offer skill-focused workshops both in-person and online. Offering ways for businesses and entrepreneurs to continue their education, grow or face a challenge is a vital component of our mission.

The Indiana Tax Abatement Seminar spotlighted tax abatements with expert Dan Botich of SEH – Short Elliott Hendrickson Inc. Employee Retention Tax Credits were in the spotlight with an event led by Somerset CPAs Jane Saxon and Diane Wilczewski.

Our partnership with the Northwest ISBDC resulted in many workshops and events throughout 2022. We helped host an online event geared toward independent restaurant owners/managers looking for guidance after the pandemic that featured Chef John Moultrie who owns Bistro on the Greens. Joanne Tica, specialty adviser with the NW-ISBDC, detailed how to obtain a Minority- or Women-Owned Business Certification. Her guidance emphasized how businesses can grow through this designation.



## CREATING CONNECTIONS

Clarence Hulse had the opportunity to be the guest speaker at a Gary Chamber of Commerce event at the Hard Rock Casino Council Oak Steak House.

“I always look forward to connecting with our partners across the region who are all driven to propelling our economic development successes forward,” he said. “We continue to share how our initiatives can better serve all members of our communities.”

He also spoke to the Rotary Club of Michigan City as well as at the LaPorte County Association of Realtors during the organization’s luncheon event. He highlighted to more than 50 Realtors about future development projects in Michigan City – both residential and industrial investments – and how they are bringing the boom here.

Our team also spent time out on the water with the Michigan City Chamber of Commerce and the LaPorte County Office of Economic Development to strengthen our countywide ED efforts. Our fishing adventure was courtesy of Tonn and Blank Construction.

We joined other region leaders for a TOD Bus Tour that was organized by One Region Northwest Indiana to check out how communities are implementing innovative development projects in Illinois and Wisconsin for continued inspiration.

# OUR COMMUNITY

## HOW WE SPOTLIGHT, CONNECT TO OUR CITY



### DOUBLE TRACK GROUNDBREAKING

Gov. Eric Holcomb, political and community leaders and stakeholders hammered home how the South Shore Double Track project is a game-changer for the Northwest Indiana corridor during ceremonies.

The project is adding 18 miles of new track between Michigan City and Gary and is expected to cut travel time between Michigan City and Chicago by 33 minutes. There are additional improvements along the path, including a new 11th Street Station development in Michigan City.

As of December 2022, track construction was underway at the east end of the Double Track project in Michigan City with Michigan Blvd. as the eastern project limit.

The project is ongoing, and the latest developments and progress can be found at [www.doubletrack-nwi.com/construction/next-steps](http://www.doubletrack-nwi.com/construction/next-steps).

### GREAT LAKES GRAND PRIX AND BOAT PARADE

A presentation by the Town Planning team to the MThe tradition of racing boats floating down the street continued as the Visit Michigan City LaPorte team took over the annual event!

It was in sync with a Friday night “Shop Sip Support” theme to bring together our community members for a fun summer event and welcome the racing teams for the Michigan City AquaX Grand Prix at Washington Park Beach.







## ▶ 11TH STREET COLLABORATION

Michigan City, Flaherty & Collins Properties and Northern Indiana Commuter Transportation District joined forces on the 11th Street Central partnership project, which includes an \$80M mixed-use development.

Flaherty & Collins Properties was selected to take on this project, which includes an entire city block, new South Shore Line train station, apartments, parking garage and commercial space.

“Our EDCMC team is honored to have had a hand in this pivotal project that will transform the downtown and beyond,” said our EDCMC Executive Director Clarence Lindon Hulse. “As our vision for the city continues to crystallize and take shape, we are thrilled to be a part of these momentous changes.”



## ▶ COMPRESSED AIR ACADEMY REIGNITES

Collaborators on the Michigan City High School’s Compressed Air Academy gathered at an open house to spotlight how students are embracing the program that unites compressed air industry employers in the region with students and potential employees. The event cultivated existing relationships between employers, the academy and students.

“The academy was established with focused curriculum to ensure that we are preparing students for the industry and that it’s aligned directly with what the workforce needs are right here in Michigan City,” said Dr. Barbara Eason-Watkins, superintendent at Michigan City Area Schools. “With the pilot program during the 2018-19 school year, we had 45 students enrolled. Then enrollment took a hit during Covid. We are here to hit the reset button, and we are excited about our new partnerships, initiatives and opportunities.”

The one- or two-year program seeks to prepare students to work at such partner companies as Sullair, Boss Industries, Dekker Vacuum Technologies, Sullivan-Palatek and Vanair. The students work with an industry-grade air compressor and vacuum system, 3D printers, industrial robotic components, CAD software and construction equipment. Ivy Tech Community College offers up to 6 dual credits in Advanced Manufacturing for program completion.

“We have good paying jobs at great companies that want to stay here, expand and create new products,” Hulse said. “My challenge today is for companies to appoint liaisons, so we all have the vital resources that we need – the workers.”

The EDCMC team also assisted with a visit by Bart Van Audenrode, Vice President of Operations at Atlas Copco, to see up-close the academy and Advanced Manufacturing program. Dekker Vacuum Technologies, which is now part of Atlas (an international business based in Sweden) has been an integral part of creating these programs at MCHS.



## IGNITING INDIANA

The region-based team at WeCreate Media put together a statewide branding campaign to shine a light on what the state has to offer.

The kits were introduced at a local event and are available for businesses, community leaders, universities and more to download and personalize to fit their needs while creating a comprehensive look for a statewide platform.



### HEALTH CARE FOR ALL

Community and political leaders were on-hand to turn a shovel on the new HealthLinc facility that is set to be built behind Ivy Tech Community College.

The groundbreaking event laid out the plans for the \$15 million facility that will include 33 medical exam rooms, two procedure rooms, 12 dental rooms and a community center. The federally qualified health center will be able to expand its services as well as provide a path for Ivy Tech students to learn through experience.

“We look to improve the health of our most vulnerable residents,” said Beth Wrobel, HealthLinc CEO. “The new state-of-the-art clinic will respond to the increase in need and ensure health equity is available.”

“The city is growing, and economic development has many components to make it work, such as transportation, education and health care,” Hulse said. “This project has a real special place in my heart. This ensures that our residents can stay healthy.”

The clinic is expected to open in the first quarter of 2024.



**MARQUETTE MALL AND  
OFFICE TOWER PROPERTY**  
MICHIGAN CITY, INDIANA  
MAY 20, 2022



### PUSH FOR REVIVING MARQUETTE MALL

A presentation by the Town Planning team to the Michigan City Redevelopment Commission envisioned what the Marquette Mall property could be with investors and developers on board.

The idea is to transform the dying retail entity to a mixed-use entertainment and multifamily town center district as the shopping and retail landscape has truly changed. The EDCMC and stakeholders will be marketing the 50-acre site with hopes of bringing updates in the next five years.



### ▶ SHADY CREEK LEVELS UP

Having synergistic ideas and partnerships on development came to fruition in May 2022 when Shady Creek Winery cut the ribbon on its renovations.

Owners Jenna and JT Schwartz showcased the new space and an updated winery experience at the event, which was 27 months in the making. The construction process was delayed due to Covid challenges.

Shady Creek added an innovative wine production facility, wine shop, backyard bar, full commercial kitchen, seating outside, event center area and a re-envisioned outdoor experience. Since the re-opening, Shady Creek began offering Sunday brunch and holiday-themed special events



### ▶ WORKING TOGETHER ON DEVELOPMENT

The “You Are Beautiful” mixed-use multi-family development project moved forward as Mayor Duane Parry and Fairpoint Development’s developer Scott Goodman penned the next step for the project during the 2022 signing event.

The estimated \$150 million art-inspired project will include a hotel, multi-living family units, parking, spots for restaurants and shops and space to feature works of art as it aims to add new life and art to the area of West Michigan Boulevard near City Hall.

The location, current home to the Matthew Hoffman “You Are Beautiful” movable art installation, once housed the Police Department and former News Dispatch buildings before being torn down in 2017.

Plans for the project include: a boutique hotel with eight stories and 180 rooms, seven stories of multi-family living with 150 units, a parking structure with 324 spaces, rooftop hotel terrace and pool, space for restaurants and cafés and plazas to exhibit future Sculptfusion works of art.

“The YAB movable art installation was brought to the city in 2017 as a way to inspire community members and guests with a simple, but uplifting message that is broadcast in six-foot tall blue steel letters,” said Linda Simmons, Economic Development Corporation Michigan City Chairperson and director of marketing at Visit Michigan City LaPorte. “This is a great example of economic development and tourism working together to improve the community with developments that support common goals.”

# ECONOMIC DEVELOPMENT ACTIVITY

**\$258,162,000**

TOTAL ESTIMATED  
CAPITAL INVESTMENT

**529**

NEW JOBS

**45**

REQUESTS  
FOR INFO  
RESPONDED TO

**6**

NEW EXPANSION  
OR RELOCATION  
PROJECTS  
COMPLETED OR  
IN PROCESS

**41**

VISITS  
WITH LOCAL  
EMPLOYERS

**118**

BUSINESS  
DEVELOPMENT

**36**

MEETINGS  
WITH CITY OF  
MICHIGAN CITY

**25**

WORKFORCE  
DEVELOPMENT  
MEETINGS

**98**

COMMUNITY  
PARTNERSHIP  
MEETINGS

**16**

SITE  
SELECTOR  
MEETINGS

**37**

JOBS  
RETAINED

**62K**

SQUARE FEET  
ADDED OR  
REDEVELOPED

# LEADS & REQUESTS

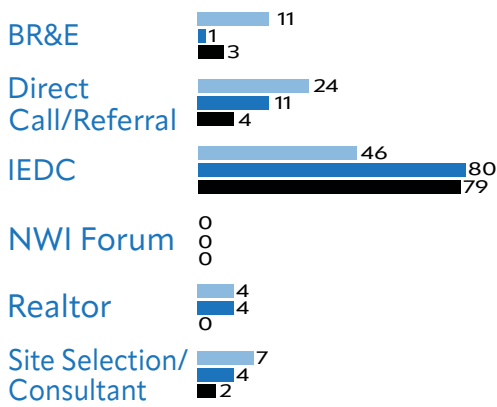


Many of our business inquiries are specific to finding real estate available in Michigan City. The EDCMC maintains a database of a variety of commercial properties for sale or lease in the area. We also track the requests for property that come to us, so we may have a better understanding of the types of facilities that are needed for development.

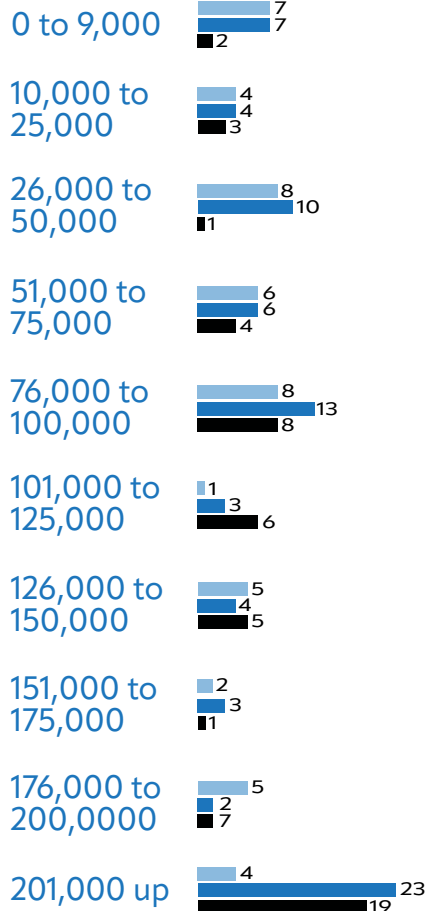
## TYPE of PROPERTY REQUESTS



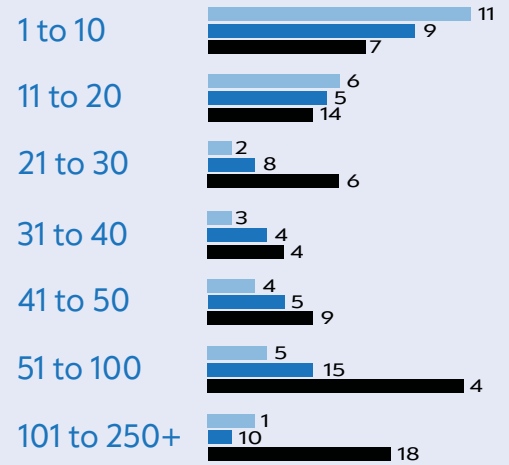
## SOURCE of RFI



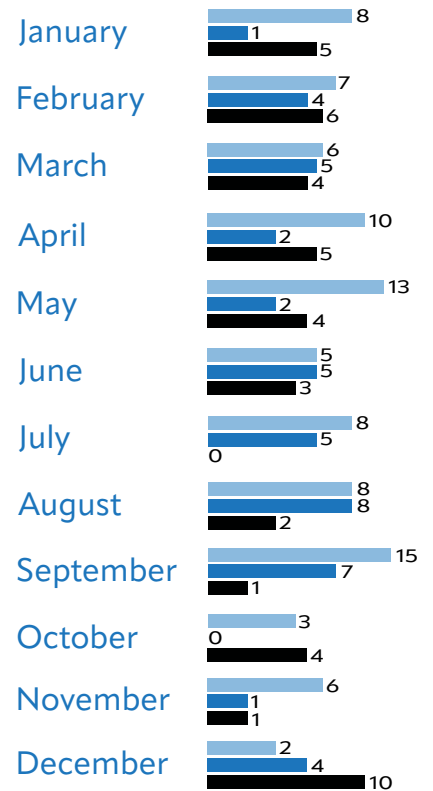
## SQ. FOOTAGE REQUESTS



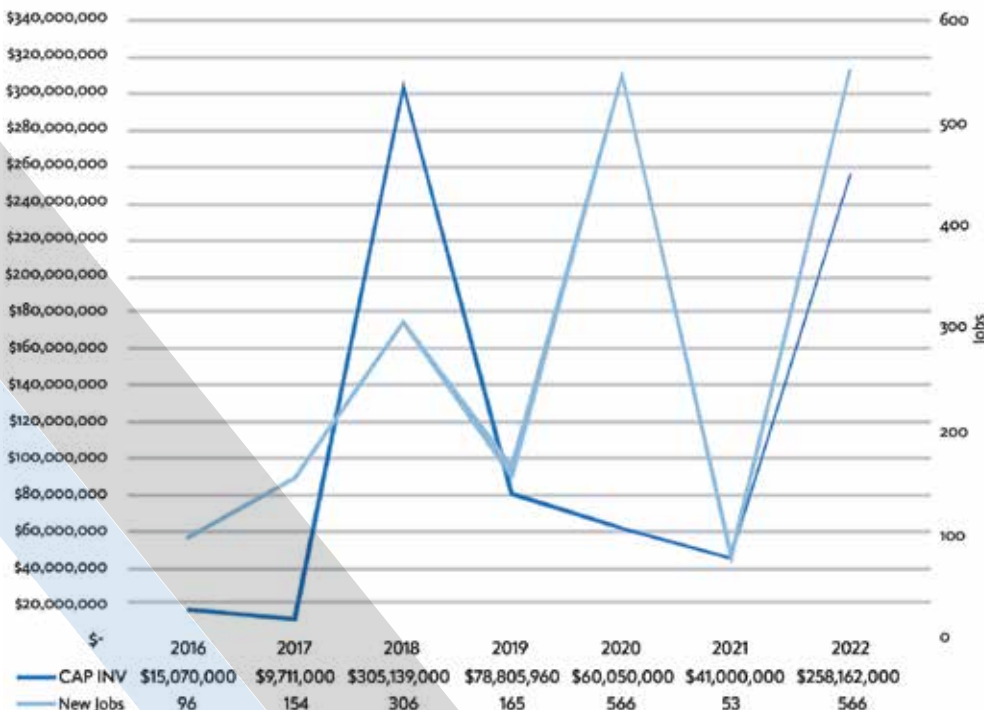
## ACREAGE REQUESTED



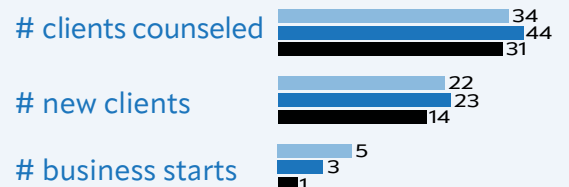
## MONTH RFI RECIEVED



## DEVELOPMENT from EDCMC LEADS/PROJECTS



## SBDC COUNSELING: MICHIGAN CITY



### Workshops in 2022:

- Restaurant Recovery after the Pandemic - March
- Employee Retention Tax Credit - May
- Women/Minority Owned Business Certification - Sept

# 2020-2022 INVESTORS MAKING ALL THE DIFFERENCE



Special thanks to these generous campaign 2020-2022 INVESTORS who are committed to supporting economic development efforts in Michigan City and LaPorte. The funds will be used to continue an aggressive Economic Development Program of Action that includes new business attraction, existing business retention, research and marketing. EDCMC will utilize preferred vendors for new project lists.

## PLATINUM LEVEL

\$10,000+

Horizon Bank

Indiana Kentucky Ohio Regional  
Council of Carpenters (IKORCC)

Northwest Health

NIPSCO

Sullair-Hitachi





## DIAMOND LEVEL

\$5,000+

Accurate Castings Inc.  
 American Licorice Company  
 Chicago South Shore  
 & South Bend Railroad  
 Franciscan Health  
 NECA/IBEW  
 Tonn & Blank Construction  
 Visit Michigan City LaPorte

## GOLD LEVEL

\$2,500+

1st Source Bank  
 4411 Inn & Suites  
 Comcast  
 E-Pak Machinery Inc.  
 General Insurance Services  
 Holladay Properties  
 HRR Enterprises, Inc.  
 Jaeger-Unitek  
 Sealing Solutions  
 RQAW Consulting Engineers  
 Woodruff & Sons, Inc.

## SILVER LEVEL

\$1,000+

American Renolit Corporation  
 American Structurepoint  
 Applegate & Company CPAs  
 Cadence Environmental Energy  
 Captain Ed's  
 Centier Bank  
 Edward Jones /Jon Salisbury  
 Fedorchak & Assoc., Architects  
 Fidelity National Title  
 First Merchants Bank  
 First Trust Credit Union  
 Haas & Associates, LLC  
 Harbour Trust & Investment  
 Management Company  
 Harris Law Firm, P.C.  
 Herald-Dispatch  
 J & L Dimensional Services  
 J. Shoffner General  
 Contractor, Inc.  
 James Burg Trucking Company  
 Kabelin Ace Hardware  
 Kingsbury Utility Corporation  
 Larson Danielson  
 McColly Bennett

Commercial Advantage  
 Meridian Title Corporation  
 Michigan City Chamber  
 of Commerce  
 Micky Gallas Properties  
 Mikropor  
 Monosol  
 Newby Lewis Kaminski  
 and Jones  
 Oehmstead Company, LLC  
 Pioneer Lumber  
 Purdue Federal Credit Union  
 Purdue Northwest  
 Regional Development Company  
 Rieth Riley Construction Co Inc  
 SEH, Inc.  
 Sera Solutions  
 Somerset CPAs, PC  
 Sullivan Palatek  
 Taylor Michigan City Chrysler  
 Unity Foundation  
 USI Consultants  
 Viobin, PHM Brands  
 Winn Machine Inc

## COPPER LEVEL

Abonmarche Consultants  
 Barry F. McDonnell  
 BCA Environmental Consultants  
 Business Development  
 Corporation (BDC)  
 C & G Excavating LLC  
 Center of Workforce Innovations  
 CLH CPAs & Consultants  
 Community Dynamics  
 d'Aprile Properties/  
 The Huber Galloway Team  
 Environmental, Inc.  
 JQOL LLC  
 Kemp's Office City  
 KTR Corporation  
 LaPorte County  
 Association of Realtors  
 McKay Printing  
 New York Blower  
 Nielsen Kia Hyundai  
 Packaging Logic  
 Parkison & Hinton Inc  
 Pavey Excavating Co. Inc.  
 PNC Bank  
 Schmitt & Kaylor CPAs  
 Strategic Management

*We are continuing to "build economic success together" as we launch our 2023-2025 Economic Development Community Investment Campaign. We are once again working with the La Porte Economic Advancement Partnership to collaborate on creating a countywide effort. Our investors are vital to our joint Economic Development Program of Action. Through the Unity of Foundation's establishment of the Economic Development Investment Fund, your investment is tax deductible. To join our initiative or receive a campaign brochure, contact us at 219-873-1211 or LEAP at 219-324-8584.*

# Visit Michigan City LaPorte

# 2023



[www.VisitMichiganCityLaPorte.com](http://www.VisitMichiganCityLaPorte.com)