

connecting our city,
**REVITALIZING
OUR CORE**



2023

annual
REPORT

Transformations on *Track*



Clarence Hulse
Executive Director



Liliana Franco
Operations Director



Karaline Cartagena Edwards
Economic Development Manager

In 2023, our EDCMC team and community leaders were able to mark how all of the little steps truly add up to big changes as monumental projects took off and broke ground. The South Shore Double Track Train Station and SoLa (South of the Lake) developments are on pace as we see the progress take tangible shape.

The South Shore Double Track project continues to be a main talking point as we spotlight all that our city has to offer to residents, tourists and beyond. The station project, dubbed the Franklin at 11th Street Station, blends the old and new with a nod to history in the design as well as retail space, a parking garage and penthouses. As South Shore riders step off the train, they will be welcomed by a spectacular new station that will be an invitation to stay in our community and hang out for a while.

The SoLa mixed-use development had their groundbreaking in October as a vital component of the Michigan City transit-oriented development district. The \$300M development aims to be a spot where residents and tourists can enjoy all of our community's amenities. There will be boutique hotels, retail offerings, condominiums and a four-season space that will offer a connection to the outdoors with Lake Michigan views.

At the former You Are Beautiful art installation site, on Michigan Boulevard adjacent to City Hall, SoLa seeks to combine all that makes our community beautiful in a vibrant new way that will encompass all corners of our community.

While these projects are undeniably important to our city's future path, I am especially proud of our progress in the social-economic arena this past year. Our city was one of three in the state that participated in an Economic Inclusion Learning Lab initiative that created our Vibrant Michigan City playbook. This agenda is a framework for how we can breathe economic life into areas of our city that will lift up our entire community by addressing socio-economic challenges faced by residents in the West, East and Midtown areas.

The playbook emerged from a year of research, data, meetings, community input, an advisory board's dedication and expertise from the Brookings Institute and Local Initiative Support Services (LISC). Now that we have pinpointed six areas of focus, the real work will begin. Our advisory coalition will take on tackling the process of creating actionable steps and we will have a new team member to lead the Vibrant Michigan City initiative into the future.

From building healthy and engaged neighborhoods to constructing safe and affordable housing, the playbook pathways are imperative to our progress as an economically inclusive city that not only celebrates all of our residents but also welcomes our tourists and guests.

We have also been awarded READI funding to envision how our community can transform the Indiana State Prison grounds and reimagine this area of the city. This long-term plan is another part of our Vibrant Michigan City playbook.

Childcare access has been identified as a barrier to employment opportunities so that is another focus of our team's social-economic mindset with the help of a feasibility study through IFF and an FSSA grant to support local employers.

As we take a peek into 2024, our core mission and values in 2023 carry on into the new year with an even stronger platform to impact our community. I am honored to have marked 10 years in my position here with the EDCMC – it is a post that I truly treasure. It is a challenging and fulfilling role to lead our team every day as we work on both the small and large ways to not only provoke, but also preserve the sparks that will ignite our new pathways in the future.

Sincerely,

Clarence L. Hulse



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Services

- Site Selection Assistance
- State and Local Regulatory Guidance
- Small Business Assistance
- Tax Abatement Incentives
- Tax Increment Financing Guidance
- Business Resources Technical Assistance
- 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

The Vibrancy of Inclusion

Collaborative Playbook Paves Way to Progress

Michigan City leaders and community members worked together as part of a Community-Centered Economic Inclusion initiative that spanned the majority of 2023.

The process and subsequent playbook, given the moniker Vibrant Michigan City, aim to ignite and guide prosperity in areas of the city that have needed focused attention.

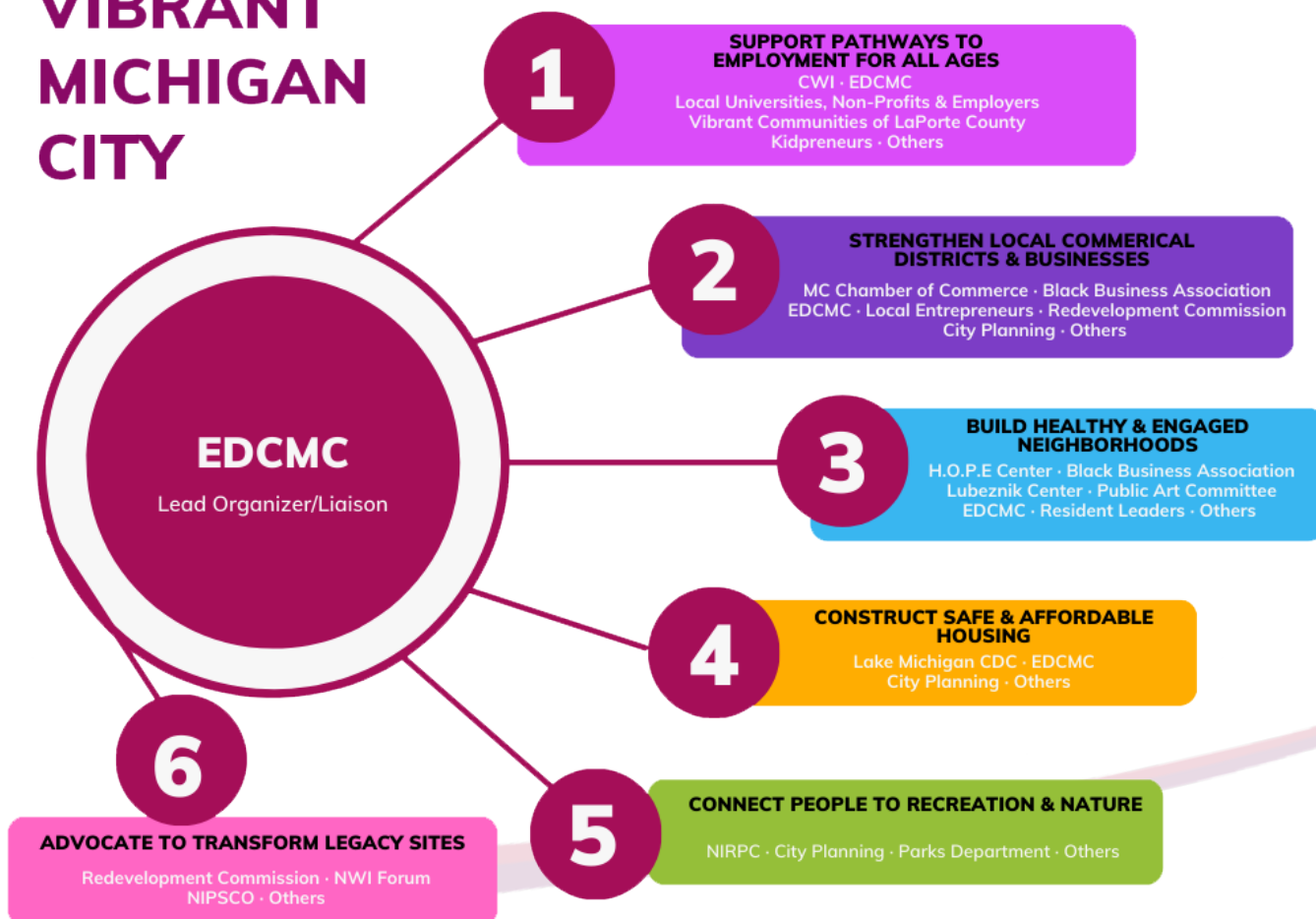
The Learning Lab included research, meetings, discussions, interviews, public input and an advisory committee comprised of community leaders. The process was guided by representatives of the Brookings Institution's Bass Center for Transformative Placemaking and the Local Initiatives Support Corp., and centered on the Midtown, East and West areas.

"We truly want accountability and ownership

of this plan by as many community members as possible in order to set the stage for a successful implementation," said EDCMC Executive Director Clarence L. Hulse during the process. "We do not see this as a research project that just looks good on paper. We see this as a plan of action locally created for our community by our community."

"The goal is to improve the community and economy of identified areas through a local plan based on local ideas," said Josh Anderson, lead planner at Anderson Bohlander, during the April public input session. "We want to include what has already been worked on as well as the top priorities, detailed steps and tasks, timeline to accomplish the agenda and who can lead the efforts as nothing will get done if there is no one to spearhead the efforts."

VIBRANT MICHIGAN CITY





VIBRANT MICHIGAN CITY

The Vibrant Michigan City mission is to spark a space where all members of the community are flourishing. The success of the initiative is grounded in the key players who are working together on this plan and the expertise that they all bring to the table.



The results of the initiative were unveiled in July with an agenda of items outlined in a playbook that details short- and long-term goals as well as what agencies or organizations are working towards the plan's goals.

Agenda items from the playbook center around economic development, civil/social life and built environment, with key players in each area to help ensure that the initiative continues progressing.

The Advisory Committee is organizing who will be tackling agenda items as the meetings and planning continue. The Brookings Institute and LISC have committed to a three-year partnership with Vibrant Michigan City to provide support and services where needed and to begin the implementation of the various agenda action items.

The EDCMC team will also be expanded with a fellow sponsored by the International Eco-

nomics Development Council as a point person to lead this effort.

The initiative was also supported by the Indiana Economic Development Corporation and focused on small cities located in the state of Indiana's READI program regions. Additional Indiana towns that are participating include Seymour and Warsaw. Each town developed its own CCEI agenda to address economic stagnation and inequity.

"This community-centered economic inclusion effort started in larger cities, such as Detroit, Indianapolis and San Diego. This is the first time that the community input process is happening in smaller cities," Anderson said. "This is a learning lab as we hope to learn from this process and take it across the nation. We want a playbook that will be delivered to small towns everywhere."

For more information, visit www.vibrantmc.com.

OUR COMMUNITY

In Focus: Housing

The first major subdivision in 50 years is the top headline as the city continues to write its story on housing for residents, seasonal community members and tourists.

Woodland Ridge is in its first phase with plans for 33 homes that are part of a 32-acre new home community development. The subdivision includes 1,250- to 2,400-square-foot houses that will range from \$270,000 to mid-\$300,000. There will be a mix of designs for homeowners to choose from with options for 3 to 5 bedrooms and 2 to 3 bathrooms as well as 2- to 3-car attached garages.

Plans include 113 homes as the project progresses through various phases at 900 West along Woodland Avenue and near Pals Road.

“Our focus on housing has continued to sharpen as we see the need for additional spaces for our community members,” said EDCMC

Executive Director Clarence L. Hulse. “Woodland Ridge will offer a way for many residents to realize the dream of homeownership right here in our city.”

For apartment living, the mixed-use mindset for new construction projects reaches an unprecedented stage with **The Franklin at 11th Street Station**. The upgraded South Shore Train Station is reaching new heights with apartments, a parking garage, more than 5,000 square feet of retail and restaurant space and a nod to the historic side of the station.

The Double Track project will reduce total travel time between Michigan City and Chicago to about 65 minutes.

“The project was originally envisioned as only a parking garage but is now another platform for housing and amenities to our residents, guests and South Shore riders,” Hulse said.



BEACHWOOD SUBDIVISION
AT BEACHWALK

ALLEN EDWIN HOMES



ALLEN EDWIN HOMES



Brian Prince II, principal, VP Development of station developer Flaherty & Collins Properties, said the residential piece was set to start construction in early 2024. The apartments will be open to leasing in phases and the construction should be wrapped up in January 2026.

“We will start pre-leasing usually 90 to 120 days before we have the first units available,” he said. “There will be great views of Lake Michigan. We want to have amenities that will add to the fabric of our community and add to the spot being a destination as a downtown development.

“With the physical address off Franklin, the name is an identifier that pulls in the local history,” he added. “There will be a really cool lobby with a big board reminiscent of an old train station departure and arrival board. It will have different design elements with the flavor of a train depot and flair of a hospitality development.”

Vacation homes will also be added as part of **Beachwalk Resort** as it expands for the first time in more than a decade.

The Beachwood neighborhood includes 14 homes that are located in a private wooded area near Washington Park Boulevard. There are 3 models to select from for the vacation homes.

The infrastructure, including storm water system, sanitary system and utilities, was on track to wrap in in early 2024.

Resort living through luxury condos are part of the plan at the \$300 million **SoLa** mixed-use development by Farpoint Development/Decennial Group. The South of the Lake development is another avenue to unite housing, hotels and amenities for community members at the former You Are Beautiful art installation site.

“Every time I drive into Michigan City, I see the character and creativity – it is a great place to have families come and play,” said Scott Goodman, founding principal of Farpoint Development/Decennial Group.

The vision is for SoLa to be a meetup spot for not only hotel guests and residents, but also the community at large with a spotlight on art. It is expected to include 174 condos, 18 townhomes, and two different Wyndham hotels as well as retail and restaurant offerings open to the public.

SoLa will feature 36,000 square feet of outdoor space that will be another way to enjoy the outdoors and the lake views with an amenity deck that includes a pool, hot tub, landscaping and lawn game space.



In Focus: Education

Connections to Region businesses and higher education institutions have paved the way for students to not only find but also cultivate their career paths.

There is stronger participation at the **A.K. Smith Career Center** in Michigan City with 2023 enrollment hitting 368. This number has nearly doubled since 2010.

Business partnerships within the 14 programs offered help create the perfect platform for hands-on, interactive and innovative education. Programs range from fire science and construction technology to cosmetology and welding. The **LaPorte County Career and Technical Education**, where the center is housed, is seeing a state-of-the-art lab space and classroom upgrade. The advances will create an even better space for the welding, construction, automotive,

energy, manufacturing and health programs.

The **Compressed Air Academy** in Michigan City High School continues to focus on the compressed air and vacuum industry. Launched in 2019, the program is an innovative partnership with the five companies in our region. The program sparks opportunities for students looking to enter the industry with dual credits, certifications and internships. The program has been certified as an Indiana State Earn and Learn program.

The Academy's curriculum is developed by the staff, companies and **Ivy Tech** for a well-rounded approach to the industry. Equipment within the Academy has been donated by **Sullair, Dekker** and **Sullivan-Palatek**.

Michigan City High School hit a graduation rate of 90.35% for the Class of 2023. There were 3,047 dual credits earned by students through agreements



with **Ivy Tech, Indiana University, Ball State University and Vincennes University.**

The high school's Honors College and Early College programs prep students for their next steps in higher education. The Early College program was re-certified in 2023 and was one of the first in the Region to be certified. Also, MCHS is among the first in Indiana to offer the Indiana College Core, which is a 20-credit block of general education to meet requirements for one year of college at Indiana's state campuses.

The EDCMC staff continues to strengthen the education opportunities in the city through sponsoring trips to manufacturing and techni-

cal shows in Chicago. In 2023, the team's April Power Breakfast raised funds for the ventures later in the year.

With premier sponsor **Indiana/Kentucky/Ohio Regional Council of Carpenters**, more than \$7,000 was raised at the event.

"Career prep and placement are vital for our community to thrive in the future," said our Executive Director Clarence Hulse. "It is so important for us to support our students as they examine their next steps – whether it be working in the manufacturing industry, attending college or entering the work force right after high school."



OUR COMMUNITY

How we Spotlight, Connect to our City



Burn 'Em Brewing up Bigger Space

In early 2023, the crew at **Burn 'Em Brewing** joined leaders and beer lovers to break ground on their new spot at 1215 E. Second St.

The brewery, relocated from a smaller space at 718 Freyer Road, took on the expansion with Tonn and Blank Construction. The new location includes more room for production, distribution, an event center, taproom space, patio and full-scratch kitchen.

The Michigan City friends first began production June 4, 2014 and officially opened their taproom May 9, 2015.

"It is important to us to keep our business here in Michigan City. We have been on the outskirts of town for almost seven years now, and downtown is important to us as we feel it will bring us closer to the city and its people," said Steve Murray, Burn 'Em Brewing head brewer. "We feel that we will be able to participate and give back to the city better with a closer proximity to downtown."

"The city is growing as we continue to see progress in so many arenas throughout Michigan City," Hulse added. "Projects like this really highlight how our community has partners and collaborators who will come together to create the lively and eclectic spaces that truly make our community special and unique."

First Lady Visits

Ivy Tech's Valparaiso campus was the stage for a special stop by First Lady Dr. Jill Biden. She was joined by Deputy Secretary of Labor Julie Su and Deputy Secretary of Energy David Turk.

Her message highlighted career-connected learning and its importance to job creation.

"What an honor to be part of this event as we spotlight all the ways that Ivy Tech impacts our Region and workforce," Hulse said.





Capital and Coaching

A new partnership in 2023 worked to connect entrepreneurs to capital and coaching as they develop their businesses in LaPorte County.

Our team united with **Allies for Community Business** to identify business owners who would benefit from loans and grants as well as business coaching.

“We provide the capital, coaching and connections that entrepreneurs need to grow great businesses that create jobs and wealth in their communities,” said Mary Fran Riley, Director of Community Relations, Allies for Community Business. “We offer loans between \$500 and \$100,000 to early, emerging and established businesses at fair prices.”



NEW BUSINESS WELCOMED

Bay Logistics, in partnership with affiliated firm Martin Transportation Systems (MTS), has expanded operations with the acquisition of a 190,000 square-foot facility on 15 paved acres at 923 West US 20.

The third-generation family-owned transportation, logistics and warehousing provider recently purchased the land and building to provide a central location for both the trucking and warehousing sides of its businesses.

“We are based in Grand Rapids, Mich., and Bay Logistics owns and operates over 3 million square feet of warehouse space. Our sister company MTS runs a fleet of 1200-plus tractors and more than 3000 trailers, and recently earned another Supplier of the Year designation by General Motors,” said Kurt Cuncannan, Chief Operating Officer of Bay Logistics. “Our new Michigan City operations will serve as a trucking terminal, truck/trailer maintenance shop, and a 180,000 square foot public distribution center.”

He added that Michigan City’s location along the I-94 Corridor is a perfect and natural point of expansion for both MTS and Bay Logistics.



Re-imagining the State Prison Site

With the announcement by the Indiana Department of Corrections that the **Indiana State Prison** in Michigan City will be closing, discussions for the next chapter have begun. Officials are planning a new Westville facility, and the 100-acre Michigan City site will close upon completion of the new prison.

READI funds have been approved through the Northwest Indiana Forum as the future of the site is analyzed and ideas for redevelopment are weighed for what comes next.

“We are ecstatic about this opportunity to invest further in Michigan City and re-imagine the immense potential for the prison site,” said Heather Ennis, President & CEO, Northwest Indiana Forum, which administers the READI funds.

“Vacating the space allows us to dream big, attract new investments and industries, revitalize our city, and continue creating a thriving environment for our residents,” said Clarence Hulse, Executive Director, Economic Development Corporation of Michigan City. “We look forward to working hand in hand with our citizens, local stakeholders, and the State to ensure a seamless transition and to build a future that we can all be proud of.”

2023 ACCOMPLISHMENTS + HIGHLIGHTS

\$148,874,500

Total Estimated Capital Investment



568,382

SF Added or Redeveloped

55

Business Retention & Expansion Visits

5

Redevelopment Projects

5

Expansions or Re-Locations Completed or in Progress



In Progress

Business Attraction, Retention & Expansion Projects



519

New Jobs

635

Jobs Retained



125

Leads



55

Visits with Local Employers



4

New Business Openings



25

Meetings with City of Michigan City

18

Site Selectors Visits

107

Community Partnership Meetings

22

Workforce Development Meetings

33

Business Development Meetings



4

Michigan City Revolving Loan Fund Inquiries



46

Business Assistance



29

Misc Activities (Conferences, Meetings, Training, Etc.)

Leads & Requests

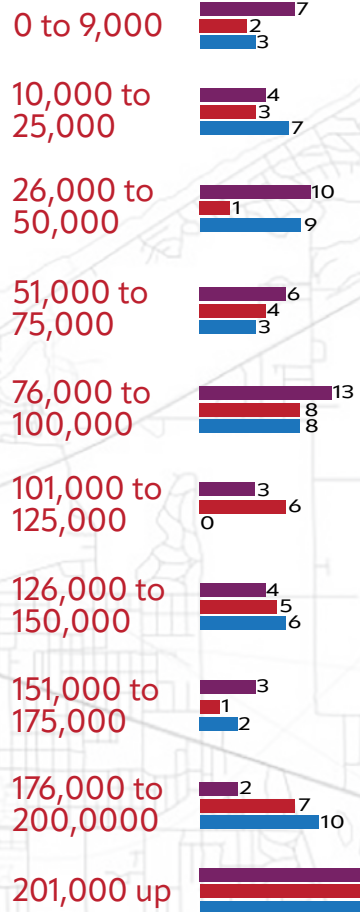
2021 2022 2023

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.

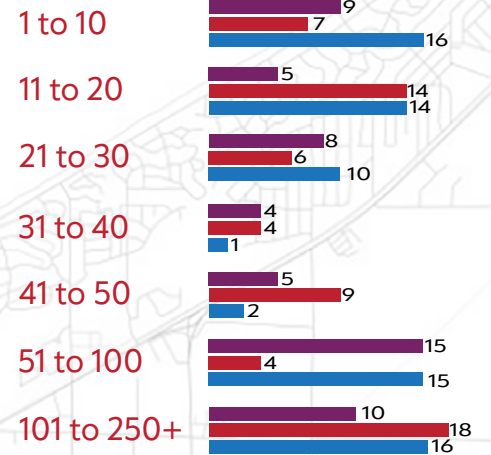
Type of Property Requests



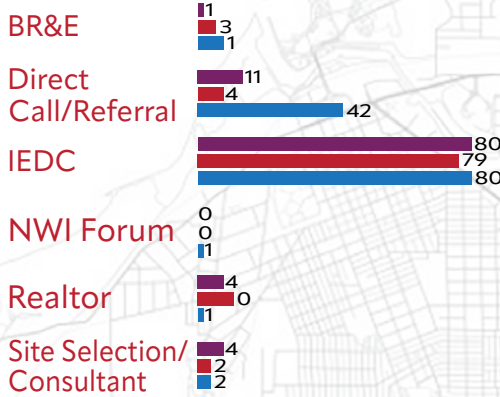
Sq. Footage Requests



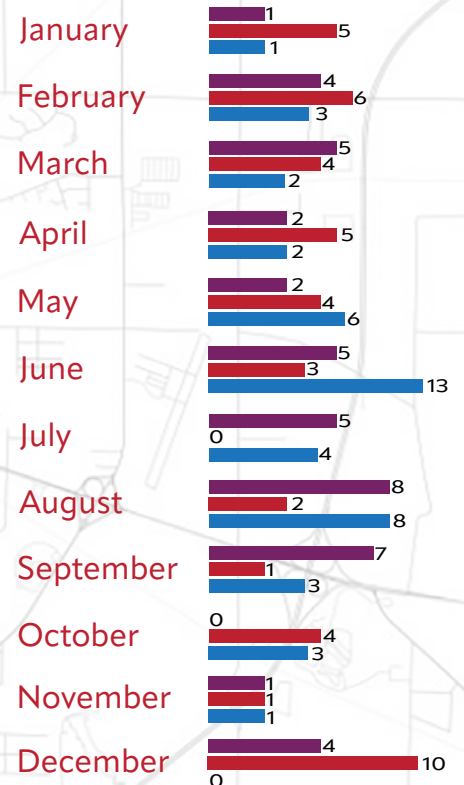
Acreage Requested



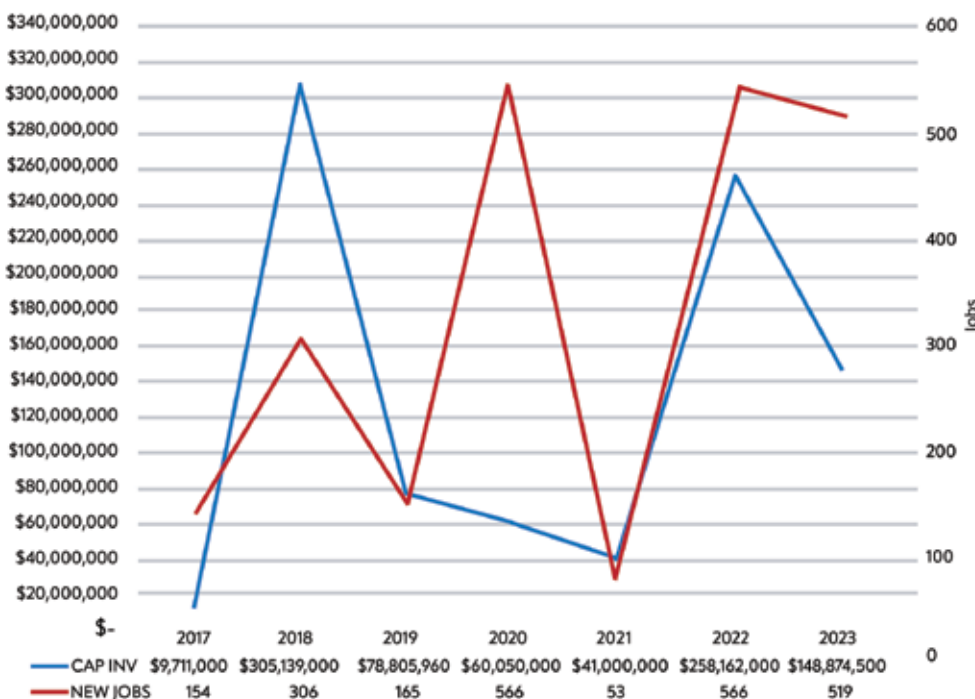
Source of RFI



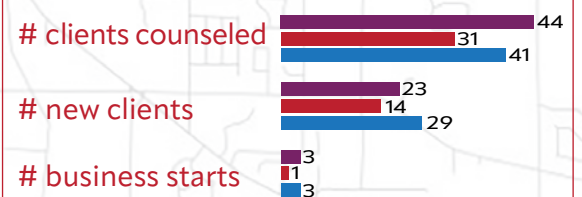
Month RFI Received



Development from EDCMC Leads/Projects



SBDC Counseling: Michigan City



Workshops in 2023:

- Applying for Women/Minority Owned Business Certification - January
- Manufacturing Roundtable - May
- Small Business Bookkeeping Basics - August

OUR OUTREACH

How we foster connections & change



Investment in Economic Energy

The **Economic Development Community Investment Campaign** for 2023-25 kicked off with a special event at Shady Creek Winery.

The collaborative campaign brings together the EDCMC and La Porte Economic Advancement Partnership in a united front to boost the economic environment of all of LaPorte County.

The joint partnership has been ongoing for more than 20 years as both organizations focus efforts on creating real change as a team.

“The Economic Development Investment Fund unites our cities all for the betterment of our entire county,” said our Clarence Hulse. “Our investor social has set the stage as we further solidify the economic momentum that we are seeing in all corners of La Porte County.”

“Economic development achieved by one community is good for the other,” said former Michigan City Mayor Duane Parry. “We are working in cooperation, not conflict and in full support of each other, not in competition.”

Expertise for an Impact

Hulse was among the judges at the **Regionals for Innovate WithIN**, a student pitch competition.

The annual event puts high school students on stage to showcase their innovative business ideas. Northwest Indiana honorees head to the state event for monetary prizes and mentoring to cultivate their businesses.

Hulse also took on the role of panelist as part of the Urban Land Institute Indiana’s breakfast series in Indianapolis to discuss how communities are handling housing, tourism, access to waterfronts and building businesses.

Our executive director also spoke along with the other leaders who were involved in the community-centered economic inclusion initiative in 2023. The Indiana Philanthropy Alliance had Hulse and representatives from Seymour and Warsaw as all 3 communities embarked on an ambitious avenue to change.

Also, a fireside conversation featured Hulse as part of the Mid America EDC’s “Housing – Next Level Strategies for Talent Attraction & Retention” panel.





7th Annual Job Fair

We joined the Michigan City Chamber of Commerce and LEAP to host a **Spring Job Fair** at the Blue Chip Casino.

Job fairs continue to be an avenue for those seeking a career change, preparing to graduate, entering the workforce or switching employers by exploring what opportunities are available all in one spot.



Sharing Stories of Success

Our Liliana Franco and Karaline Cartagena Edwards hoped to inspire young Latinas by speaking on a panel at **Una Noche con Las Damas** event that featured young professional women.

They shared their stories and the different paths that can be taken to become successful in life. The audience consisted of young Latinas, from 6th-12th grade, as well as their mothers.

Una Noche con Las Damas has 2 meanings (A Night with the Ladies AND A Night with Daughters & Mothers Achieving Success).



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 2023, our team helped celebrate a range of accomplishments, including the grand opening of the latest Dunkin' Donuts and Uptown Social, the **5-year anniversary of Silver Birch** of Michigan City, the ribbon-cutting at Cuane and Bay Logistics and ground-breakings at Burn 'Em Brewing and SoLa.



On the Force

Karaline Cartagena Edwards took part in the **Michigan City Police Department's Citizens Police Academy**.

The 7-week first-hand look at being in law enforcement exposed her to the basics of criminal law, patrol tactics, crime scene processing, K-9s in law enforcement, search and seizure and firearm safety.

Our Team Around Town

Venturing out in the community, state and beyond is vital to igniting connections and conversations.

Our crew was on-hand at the **Michigan City Chamber of Commerce's Dinner and Awards** when EDCMC Board Vice Chair Seth Spencer of Sera Group was honored as the Young Professional of the Year. Hulse spoke along with Sklyer York of Michigan City on all of the developments at the Chamber's Community Connections Luncheon Series to keep the community informed on the latest information.

The EDCMC team celebrated Northwest Indiana Women on the Rise at the reception hosted by The Society of Innovators at Purdue Northwest and The Leadership Institute at Purdue Northwest. The female-focused event celebrated women who are "shaping business, guiding communities and encouraging economic development."

We attended the Michigan City Chamber of Commerce's Business Unplugged at the Lubeznik Center for the Arts and the Chamber's 105th birthday party, the Indiana Destination Development Corporation Reception with CEO Elaine Bedel, Purdue Northwest's Women's Leadership Summit, the Northwest Indiana Forum's Ignite the Region event with Gov. Eric Holcomb and the Salvation Army's Red Kettle Campaign Kick-off.

Hulse took his Rotarian connections to Belize when he had the opportunity to check in with the country's Rotary Club.

OUR OUTREACH



Summer and Fall Family Fun

A newer event in Michigan City showcases the sands and beaches in the Region. The **Singing Sands Sand Sculpting Festival** in June features artists molding works of art out of sand as part of the competition to bring community members to the beach for fun, food, music and the magic of sand art. In 2023, the festival featured castles, mermaids, cats, knights, sharks, creatures and an amateur contest for charity.

July personifies the rush of racing with the Michigan City AquaX Grand Prix for two days of jet ski racing. The event also spotlights music, food, a welcome party for the racers and an awards ceremony to wrap up the weekend.

In August, boats blaze downtown as part of the Great Lakes Grand Prix Boat Parade and Block Parade ahead of the races. Weather permitting, the schedule typically includes the boat parade, food vendors, kid zone, live music and bags tournament. The races embody the rush of boats on Lake Michigan as part of the weekend.

Oktoberfest was back in 2023 in September to capture the warmer temps and harken to the tradition of the event in Munich. Germans celebrate Oktoberfest in mid-September to October to coincide with the brewing season. Food and art and craft vendors, a car show, bags tournament and Kidpreneurs, the youngest entrepreneurs selling their goods, all ushered in the return of the festival during Labor Day Weekend.

COMMUNITY CONNECTIONS

Our Clarence Hulse and Michigan City's Skyler York helped kick off the **Michigan City Chamber of Commerce's Luncheon Series** with an Economic Development Update. The team discussed the latest updates on the city's flagship projects, including SoLA, The Franklin as well as the progress with the Vibrant Michigan City initiative for economic inclusion.

"These types of events are vital to our team as we strive to keep our community informed on the latest happenings," Hulse said. "We are always working hard behind the scenes to ensure that our progress is progressing how we are envisioning."



WHAT'S NEW IN TOWN?



BURN 'EM BREWING
Brewery
Local micro-brewery creating **30 new jobs** and **retaining 12 jobs**. **\$3 Million investment.**



BAY LOGISTICS
Manufacturing
Provide transportation, warehousing, distribution, and other logistics services. Created **10 new jobs**. **\$6 Million investment.**



CAFÉ FARINA
Restaurant
Local Italian Restaurant & Wine Bar. Created **25 new jobs**. **\$550,000 investment.**



DOLLAR GENERAL
Retail
Renovation of the Michigan Boulevard corridor site. **\$600,000 investment.**



CUANÉ
Restaurant
Local Vegan Restaurant offering American classics. Created **5 new jobs**. **\$250,000 investment.**



SOLA
Mixed-Use
Boutique Hotel & Condominium complex. **235 rooms, 174 condos, 18 duplexed townhomes**. Construction begins Spring 2024. **\$300 Million investment.**



THE FRANKLIN AT 11TH ST. STATION
Mixed-Use
Retail, restaurant, residential & public transit. **220 market rate apartments** on site of the new 11th St. Station, served by the South Shore Double Track commuter rail; a quick 65-minute train ride to downtown Chicago. Construction underway. **\$100 Million investment.**



MID CITY SUPPLY CO., INC.
Retail
Provide plumbing, HVAC, refrigeration, PVF, and industrial products. **\$4 Million investment** for expansion.

MAYFIELD PRAIRIE
Residential
An established community providing new home development. Easy access to I-94, dining, shopping, and casinos. Construction underway. **\$3 Million investment.**

WOODLAND RIDGE
Residential
First **100+ lot subdivision** in 50 years. **32 acres new home development**. Prices starting at \$280,000. Currently conducting utility work. **\$20 Million investment.**



THE BLUE CHIP CASINO
Casino
Renovation of the Spa Blu Tower, casino restrooms, and addition of new American cuisine restaurant, Lakeside Kitchen, where you can be served by a robot. **\$25 Million investment.**



BUFFALO WILD WINGS
Restaurant
Relocation/Expansion of the famous chain serving wings, tenders, and burgers. **\$7 Million investment.**



OUR ACCOMPLISHMENTS & IMPACT

How We Make a Mark



A Power Breakfast

The 2023 event at Uptown Social stressed the synergy that has been strengthening in the ED arena. The special guest speaker was Scott Goodman, founding principal of Farpoint Development/Decennial Group. He highlighted the SoLa mixed-use development at the corner of Michigan Boulevard and Franklin Street.

With premier sponsor Indiana/Kentucky/Ohio Regional Council of Carpenters, the more than \$7,000 raised at the event helped fund the Michigan City High School students' trips to manufacturing and technical shows in Chicago.



Our Radio Show

Our team's time on the radio with Ric Federighi of WIMS Radio allowed us to discuss the events, developments and projects that the community wanted to know about!

Guests in 2023 included Skyler York, Michigan City's director of Planning and Redevelopment, who offered insights into the latest developments, the Mainstreet Association's Arturo Pozos on the Shelf Ice Brewfest, Brian Prince II, principal and VP Development of Flaherty & Collins Properties, on the South Shore Station project and Lambda Alpha International - Ely Chapter members on the walking tour.



Tour Touts

NWI Potential

Our EDCMC team and community leaders showcased all that is the Region with a special tour. About 50 members of the Lambda Alpha International – Ely Chapter were given updates on developments and shown firsthand some of our city’s offerings as part of the first-ever Northwest Indiana Chautauqua event.

The tour is typically centered around Chicago but went off-course to shed a light on the Region. The group includes Chicago-based planners, developers, investors and architects.

“We were excited to be able to showcase our beautiful city,” Hulse said.

The organization has been based out of Chicago for about 100 years and the members come together annually to become better informed about an area of Chicago. IN 2023, the tour took a detour to Northwest Indiana, stopping in Hammond, Gary and Michigan City for a full day of speakers, stops and exposure to everything that is going on in the Region.

“The tour is the hallmark of our year. Chautauqua is really just a fancy word for adult education, and we take a deep dive into an area, how it impacts us and what we can do as a result,” said Rana Lee, a group member and chair of the event.

“This was the first time we went on the road, and it was a big milestone. The tour is typically 3 hours, but we had a full day with 50 land economic professionals, 13 speakers and 4 tours.”

Lee said it was an opportunity to see what is happening in the Region from the perspective of those who are in the know and spurring momentum.

“It really featured the best of the best who have their fingers on what is going on in the area,” she said.

Group member Terri Haymaker said she had only been knowledgeable about Michigan City’s redevelopment opportunities on a smaller scale before participating in the Chautauqua event.

“What was nice about the tour was to back up and hear about the whole city and how those activities tie in with the Region,” she said. “That is an important piece of what the Chautauqua is about ... how activities at a small scale impact the region at a whole scale.”

Haymaker said the tour opened up the group to additional areas and details of the city.

“We got to know Michigan City – not just what is going on downtown, but what is going on at the lakefront and what is going on in the neighborhoods,” she said. “It was an opportunity for us to come and see that and going forward, we can spread the word to help the city grow in the direction it wants to grow.”



DISCOVERING THE REGION



Serving to Set Standards

Hulse took on a role with the **Urban Land Institute Indiana Electric Works ASP Advisory Cohort-Fort Wayne**. The goal of the panel is to put together a template on land-use development and real estate issues that can be utilized across a broader platform.

The panel focuses on best practices for the design, construction and operation of major development projects that are rooted in the principles of diversity, equity and inclusion.

“I have been a member of the Urban Land Institute since 2000 during my private sector real estate development career,” he said. “It is a wonderful opportunity to help set standards for real estate practices across the globe.”



Lessons Learned

In order to offer our business community members a way to sharpen skills as well as work toward a new stage, our team consistently seeks out opportunities with varied organizations and partners.

In 2023, we helped host workshops and events that focused on nurturing the small business owners in our city to find a new path, cultivate a new skill or stay engaged with our community.

As an entrepreneurial-focused organization, the **Northwest ISBDC** continues to be a key partner to engage with our own entrepreneurs. We helped host a deep dive into the certification process with Joanne Tica, specialty adviser with the NW-ISBDC. Her expertise was on-hand to advise participants how to take the necessary steps to apply for a Minority, Women and Veteran Business Enterprise designation in order to delve into government contracting opportunities. The **Michigan City Chamber of Commerce** and **Unity Foundation of La Porte County** also were on board for this event.

Another event with the Chamber and NW-ISBDC in 2023 was the Manufacturing Roundtable. The state’s manufacturing adviser Georgian Simion highlighted how manufacturers can expand, export, improve processes and manage their supplies.

The Indiana Tax Abatement Seminar for Businesses continues to feature how to navigate the tax abatement process with expert Dan Botich of **SHE – Short Elliott Hendrickson Inc.** This year, it also emphasized the Urban Enterprise Zone Tax Credits and Compliance. Small Business Bookkeeping: Basics for Start-ups with the NW-ISBDC underscored the need to have your financial statements and books in order.



Special Recognitions

Our team's roots grow deeper than just economic development as we have the opportunity to address community-centered challenges and issues. We are honored to have been showcased for these efforts with awards in 2023.

We were given the **La Porte County Family YMCA's Shirely Hermesen Community Award** for moving forward to "build strong kids, strong families and a strong community."

Our own Clarence Hulse received the Paul J. Alinsky Excellence Award by members of the Rotary Club of Michigan City. The award spotlights those in the community who exemplify the values that Alinsky lived by as a servant leader as well as those who are stars in their chosen profession.

"That old adage: 'It takes a village to raise a child' - Well, it takes a community to build a city," Hulse said at the breakfast event. "Everyone in this room and all of the different organizations who are part of our growth. Thank you for allowing me to do what I do. It's not a job - it's a calling."

Hulse was also honored by the United Way of La Porte County with a "Strengthening Community the United Way" award for the Vibrant Michigan City initiative.



In Alien Country

Networking and economic development best practices were the hot topics during the **SiteLink** forum in Roswell, N.M. Karaline Cartagena Edwards was exposed to issues related to all things ED from the perspective of other professionals as well as site selectors.

The adventure also led to an alien tour and lessons in the history of the region's alien reputation.

2023-2025 Investors

Making All the Difference

Special thanks to these generous campaign **2023-2025 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 investors as preferred vendors for new project lists.

Palladium Level

\$15,000

Horizon Bank

Platinum Level

\$10,000+

Hitachi Global Air Power US LLC

Horizon Bank

IN/KY/OH Regional Council of Carpenters

NIPSCO

Northwest Health La Porte

Gold Level

\$5,000+

1st Source Bank

American Licorice Co.

Chicago South Shore &
South Bend Railroad

Franciscan Health Alliance

Green Demolition, Inc.

Hiler Industries

KIA Michigan City

LaPorte Seamless Gutter

LaPorte County Conventions
& Visitor Bureau

Powering America of
Northwest Indiana

Tonn & Blank Construction, LLC

Silver Level

\$2,500+

F.H. Paschen

Fiber Bond Operating, LLC

Flaherty & Collins

Holladay Properties

HRR Enterprises, Inc.

Jaeger-Unitek Sealing Solutions

James Burg & Trucking Company

Listing Leaders

Majority Builders, Inc.

Mikropor America, Inc.

Shady Creek Winery

SURF Internet

The Chicago Consultants
Studio, Inc

Triplex Plating

Waste Management

Bronze Level

\$1,000+

1919 RH

4411 Inn & Suites

American Renolit

American Structurepoint

Applegate & Company, CPAs

Berglund Construction Co.

Brian P. Coleman Commercial
Real Estate Broker

Buffalo Wild Wings

Cadence Environmental
Energy, Inc.

Centier Bank

Central States
Manufacturing, Inc.

Edward Jones /Jon Salisbury

Fidelity National Title
Insurance Company

First Merchants Bank

First Trust Credit Union

G.M. Fedorchak & Associates
Architects & Developers

General Insurance Services, Inc.

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Harris Law Firm, P.C.

Hasse Construction Co, Inc

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J. Shoffner General
Contractor, Inc.

Kabelin Ace Hardware Co.

Kora Holdings, Inc

L.D. Thornton & Associates, Inc.

La Porte County Association
of REALTORS

Larson Danielson Construction

Lochmueller Group

McColly Bennett
Commercial Advantage

Meridian Title Corporation

Michigan City Chamber
of Commerce

Micky Gallas Group @properties

MSKS Studios

Monosol, LLC

Newby, Lewis, Kaminski & Jones

Nova Basement Systems

Packaging Logic, LLC

Phoenix Glass Service, Inc.

PNC Bank

Purdue Federal Credit Union

Purdue University Northwest

Qubit Networks

RE/MAX Realtors Coughlin -
Schillo Team

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Sanlo, Inc.

Sauers Auto

SEH of Indiana

Sera Group

Smith Group

Sullivan-Palatek, Inc.

Taylor Michigan City Chrysler

Unity Foundation of
La Porte County

Vavrek Architects, Inc

Windeavor, LLC

Supporters

Barry F. McDonnell

BCA Environmental Consultants

Business Development Corporation

Center of Workforce Innovations

Fifth Third Bank

JQOL

Kemps Office Supply

Nielsen Michigan City, LLC

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.



EXPERIENCE LAPORTE COUNTY INDIANA



2024

