



ECONOMIC
DEVELOPMENT
CORPORATION

MICHIGAN CITY, IN



MICHIGAN CITY, IN OPPORTUNITY ZONE PROSPECTUS

Prepared by

ECONOMIC DEVELOPMENT CORPORATION MICHIGAN CITY and

***Funded by:* MICHIGAN CITY REDEVELOPMENT COMMISSION**



Economic Prosperity for All

Opportunity Zones in Michigan City will Promote Equitable Development

EQUITABLE DEVELOPMENT IS development that empowers communities by bringing positive social and environmental changes, and economic returns will be prioritized and incentivized in Michigan City.

By working with investors to promote smart growth and social equity via mechanisms that support a broad community vision, we believe that we can help to ensure investment that yields the greatest returns.

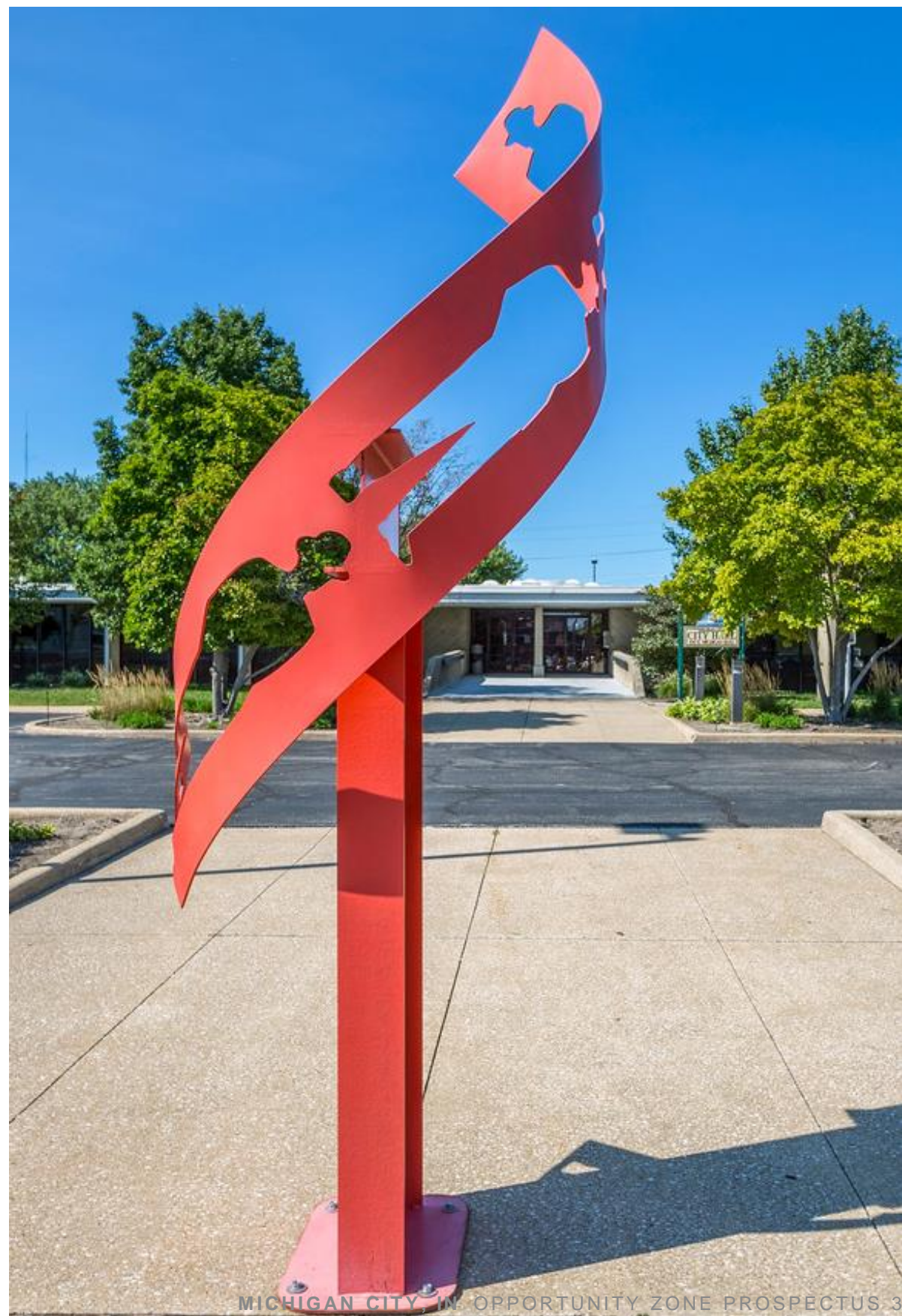
We look forward to working together to ensure that the lives of the residents in our designated census tracts are enhanced by development that is community-driven and informed, and aligned with neighborhood plans.

INTRODUCTION TO

OZ Prospectus

Michigan City, located in beautiful LaPorte County, is both a recreational paradise and a hub of innovation for manufacturers and artisans. Michigan City is now “the gateway city” to the newest national park, Indiana Dunes National Park. We are LaPorte County’s commercial capital and a city with endless potential for business and economic growth; you will find no better place to live and be inspired.

The time is now for economic prosperity for all! In 2018, we were granted a federal Opportunity Zone that overlays our thriving Uptown Arts District, Main Street Corridor and Tax Increment District. These tools will give developers and investors confidence that the area is ripe for investment and their capital is being placed in growing companies and a diverse population. The City of Michigan City will support all projects that improve the quality of life for our residents. As we display our zone opportunities, we hope that investors will not only invest in a property but also in the people of Michigan City.



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Prospectus Purpose

01

INFORM

Inform interested parties of the potential for growth and development in the City of Michigan City, and promote our strengths and assets to maximize the impact of the Opportunity Zone program on our local community

02

CREATE

Create a unified vision and goals for new growth between investors, developers, community stakeholders, citizens, and the business community

03

COMMUNICATE

Create a clear and coherent message for potential partners and help connect them with ideal development opportunities within the City of Michigan City

04

ENCOURAGE

Encourage long-term economic/community development and job creation, and develop “win-win” projects and solutions that can maximize both development and social impact for all parties involved

05

INCENT

Identify and incentivize projects that yield high social and economic benefits

Investor Benefits

BY TIME

TEMPORARY
TAX DEFERRAL



A temporary deferral on the payment of existing capital gains tax until the end of 2026, or the year Opportunity Fund investment is sold or exchanged if beforehand

10% CAPITAL
GAINS TAX
REDUCTION



Temporary tax deferral +10% reduction on capital gains taxes owed if the asset is held for a period of five years

+5 % CAPITAL
GAINS TAX
REDUCTION



An additional 5% reduction on capital gains taxes owed if the asset is held for a period of seven years (15% total)

100% TAX
EXEMPTION



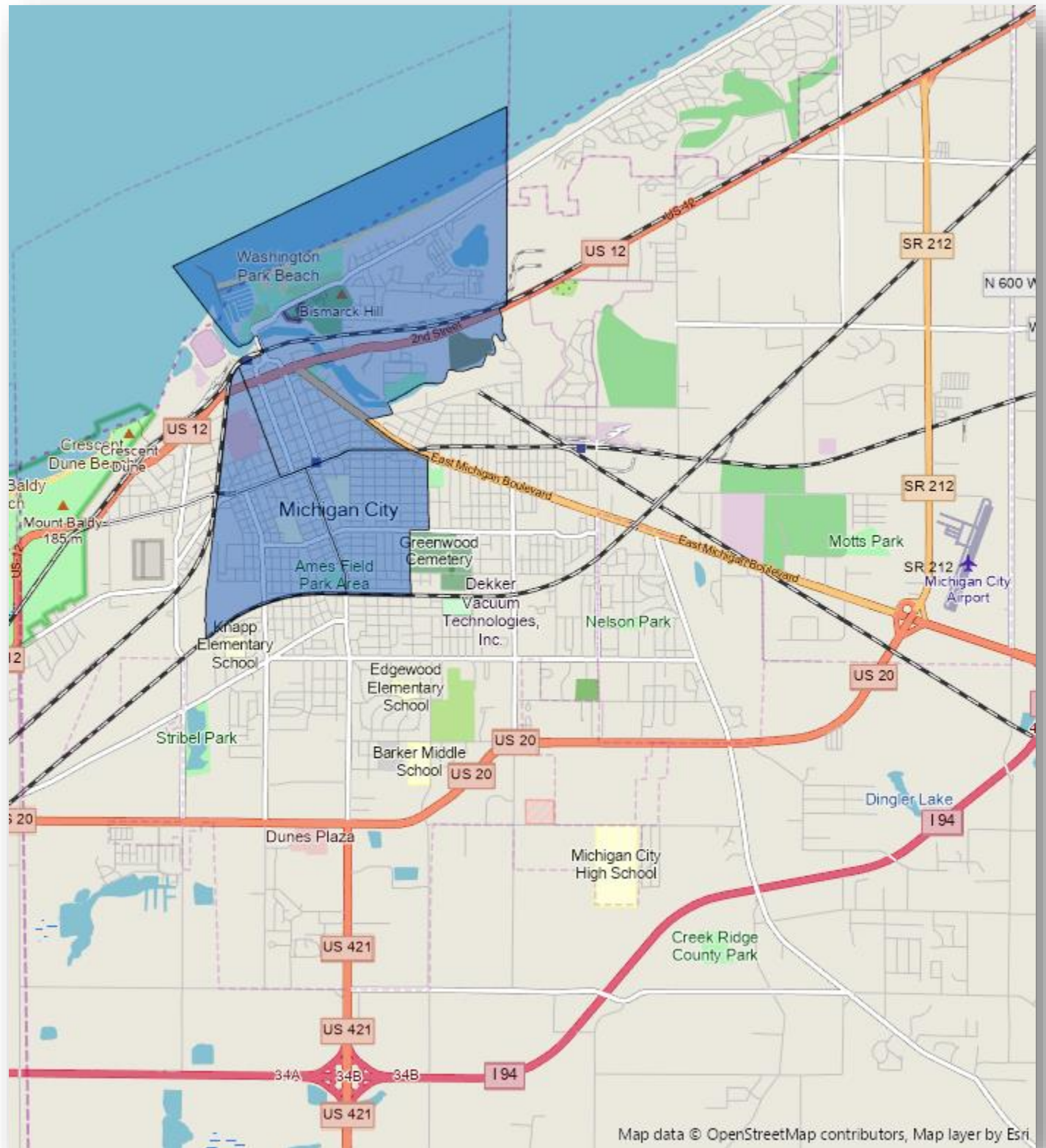
A full tax exemption on the investments made into the Opportunity Zone Fund provided the investor stays invested in the fund for at least 10 years

MICHIGAN CITY, IN

Opportunity Zones

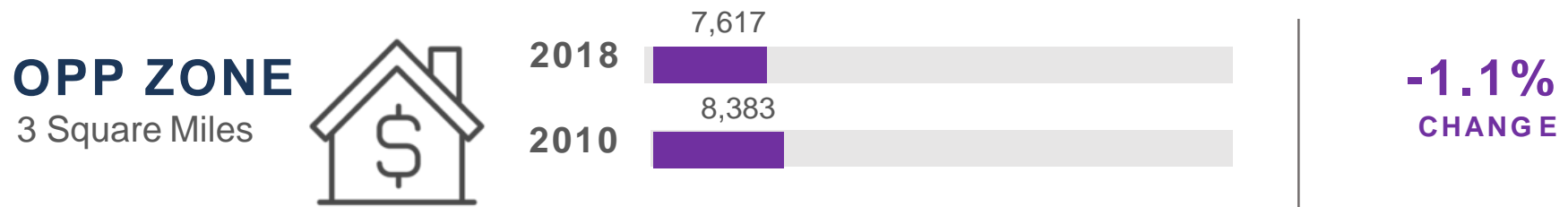
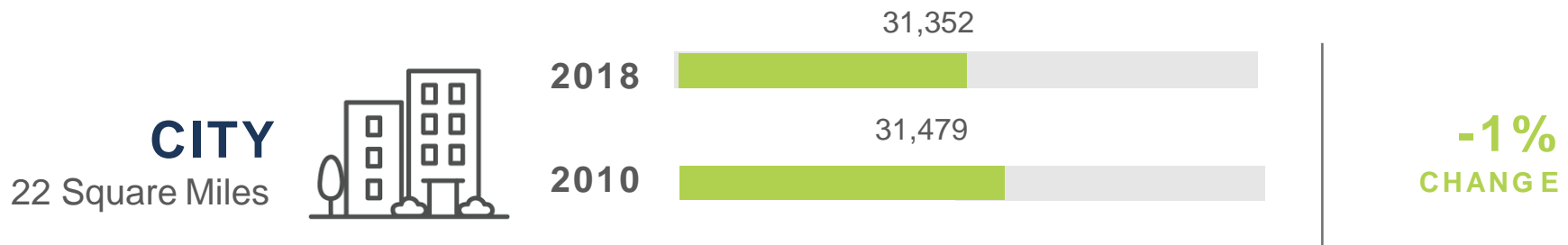
Michigan City is home to 3 Opportunity Zone Tracts

Total OZ Population is 7,617



Source: ESRI 2018 and American Community Survey, 2013-2017

Population



Source: *The City of Michigan City*

Social and Economic Overview

	POVERTY	MEDIAN HOUSEHOLD INCOME	% WITH BA+	% WITH HS DEGREE+	% NO HS DEGREE (AGE 18-24)	% UNDER 18	% OVER 65	UNEMPLOYMENT (AGE 16+)
CITY	25.5%	\$38,631	16.6%	85.6%	25.7%	22.2%	14%	11.3%
COUNTY	16.6%	\$49,921	17.8%	87.9%	23.4%	21.9%	26.3%	8%
STATE	14.6%	\$52,182	25.3%	88.3%	16.1%	23.9%	14.6%	6.1%
US	14.6%	\$57,652	30.9%	87.3%	13.4%	22.9%	14.9%	6.6%

Source: US Census Bureau Fact Finder 2013-2017 American Community Survey 5-Year Estimates



Michigan City-LaPorte MSA Employment Profile

	INDUSTRY CODE	2019 (by thousands)
ALL INDUSTRIES (NON-FARM)	10	4,772.4
ACCOMMODATIONS & FOOD SERVICE	72	495.8
CONSTRUCTION	23	177.7
EDUCATIONAL SERVICE & HEALTH CARE	61	752.2
FINANCE AND INSURANCE	52	311.0
INFORMATION	51	73.5
MANUFACTURING	31-33	423.8
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	54	841.4
MINING & LOGGING	92	1.5
TRADE, TRANSPORTATION & UTILITIES	44-45	949.9
GOVERNMENT	48-49	547.4
OTHER		198.2

LARGEST NON-GOVERNMENTAL

Employers

01



EMPLOYMENT
3,450

02



EMPLOYMENT
1,200

03



A Hitachi Group Company

EMPLOYMENT
540

04



EMPLOYMENT
450

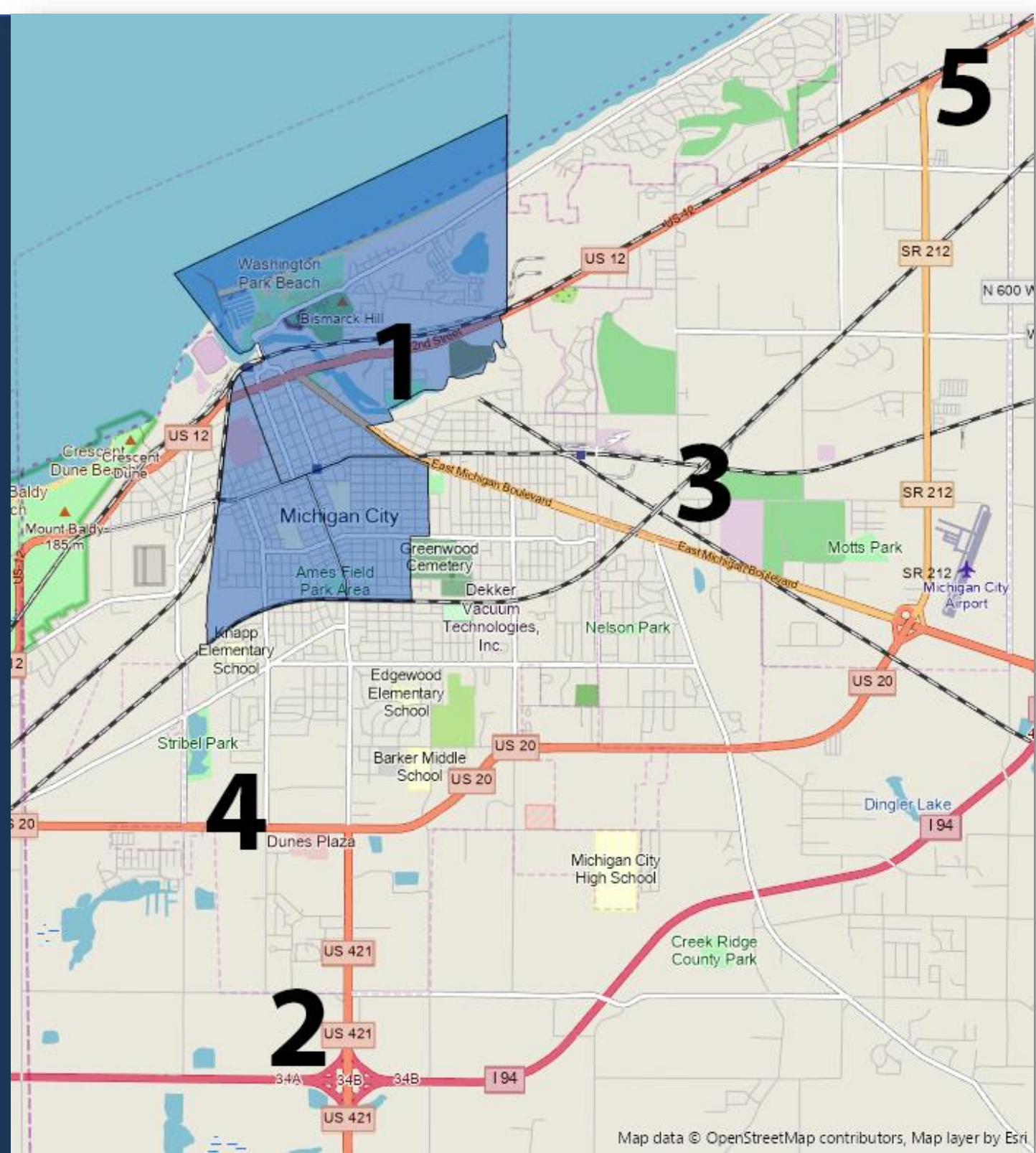
05



EMPLOYMENT
270

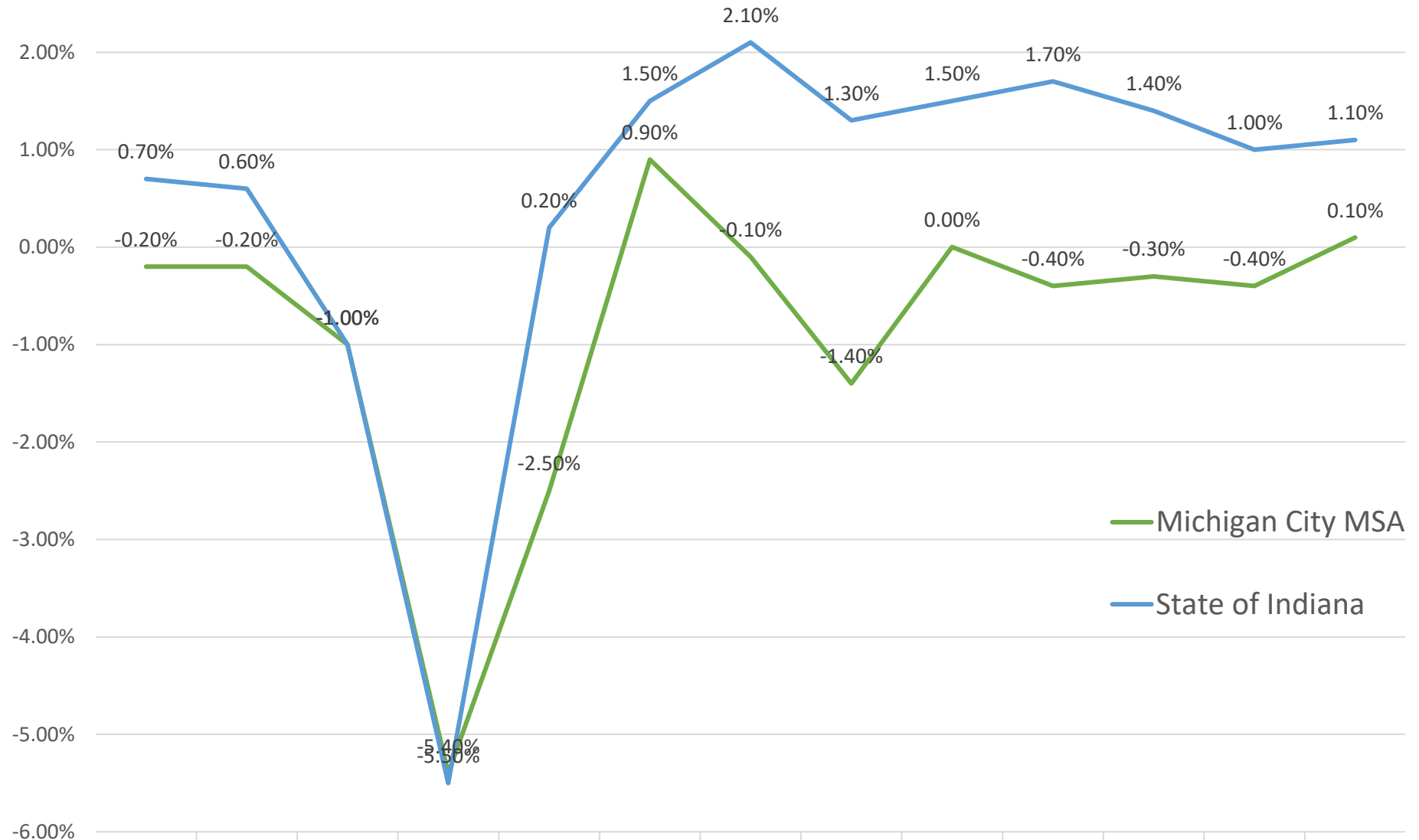
Largest Non-Governmental Employers:

1. Blue Chip Casino Hotel & Spa
2. Franciscan Health
3. Sullair: A Hitachi Company
4. Hearthside Foods
5. Dwyer Instruments



Employment Percent Change

YEAR OVER YEAR



Michigan City MSA

State of Indiana

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Michigan City MSA	-0.20%	-0.20%	-1.00%	-5.40%	-2.50%	0.90%	-0.10%	-1.40%	0.00%	-0.40%	-0.30%	-0.40%	0.10%
State of Indiana	0.70%	0.60%	-1.00%	-5.50%	0.20%	1.50%	2.10%	1.30%	1.50%	1.70%	1.40%	1.00%	1.10%

Transformative Capital Investments



PROJECT



FRANCISCAN HEALTH

CITY INFRASTRUCTURE

ARTSPACE LOFTS

BLUE CHIP CASINO HOTEL &
SPA

MCAS SOLAR ENERGY
PROJECTS

MICHIGAN CITY BOULEVARD
REVITALIZATION

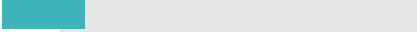
INVESTMENT




 \$243 MILLION

 \$59 MILLION

 \$13 MILLION

 \$10 MILLION

 \$9 MILLION

 \$13 MILLION

TOTAL INVESTMENTS

OVER \$1 BILLION

TOTAL PUBLIC AND PRIVATE INVESTMENT SINCE 2012

Key Takeaways: Strengths



A well educated, diverse, young and growing population base



City's average household income (\$50,736) is near the state median (\$54,181)



Over 1,000 high school graduates annually



Growing number of planned single family/multifamily homes, and hotels are under review



Low cost of living, taxes, and competitive wage rates

Focus Areas

01 TDD - 11th Street Train Station

Prime area for mixed-use projects particularly residential, retail, hospitality

02 5th and Pine Street

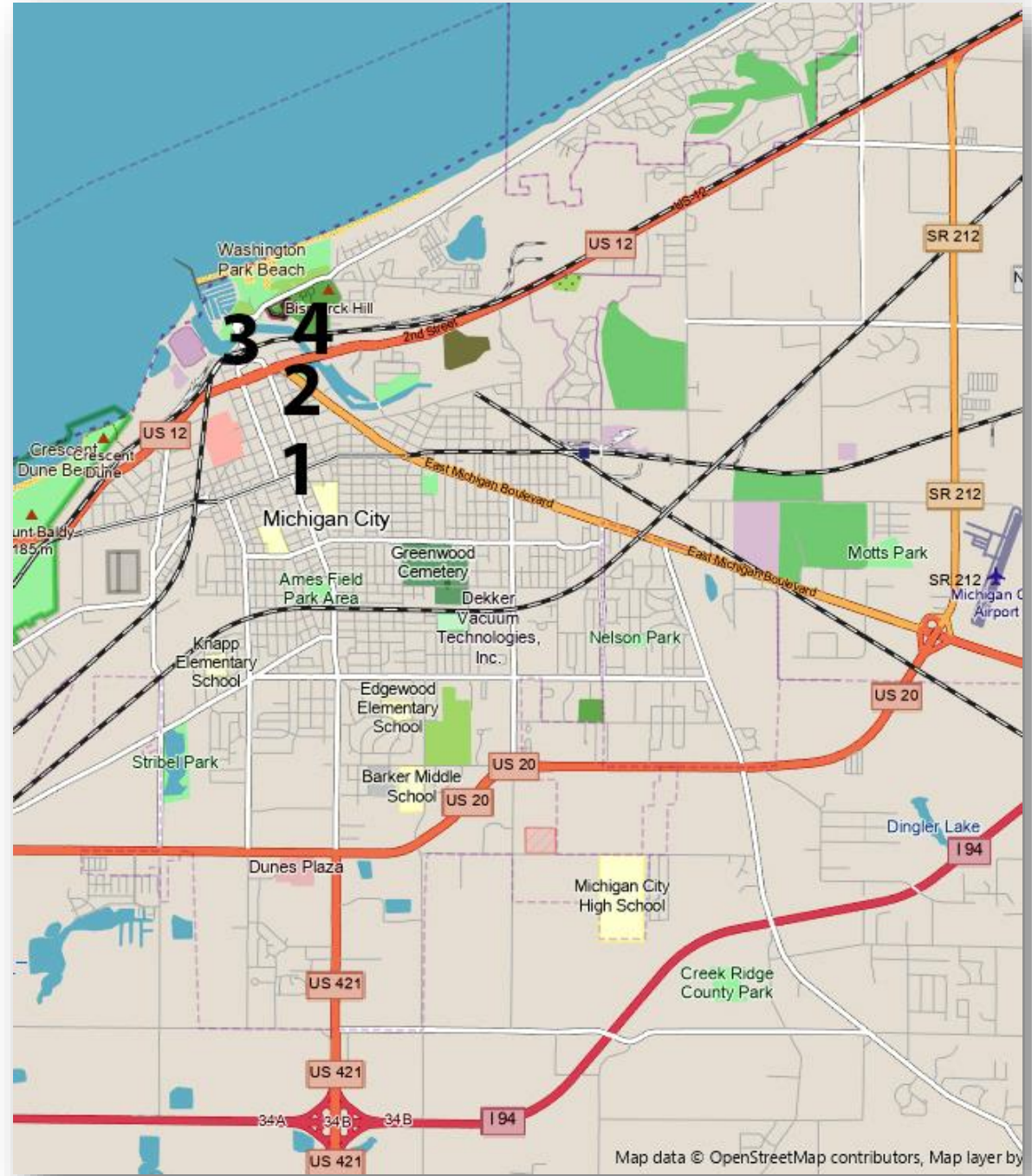
Ideal for multi-family, office, commercial

03 YOU ARE BEAUTIFUL Site

Mixed use hotel, condos, commercial

04 Trail Creek Corridor

Mixed use hotel, condos, restaurant



ZONE STRATEGY:

01

TDD - 11th Street Train Station

Transit Development District (TDD)

AMENITIES

- 11th Street South Shore Train Station
- Adjacent to Uptown Arts District
- Ames Field
- LaPorte County Career and Technical Institute – AK Smith



Several sites available within the proposed 311.38-acre transit development district; opportunities include the 11th Street Station Block and the Legacy Franciscan Site



Majority of acreage is located within the opportunity zone and the entire district is adjacent to Michigan City's North TIF District



Brand new investments in road and utility infrastructure, with new residential and entertainment investments currently underway



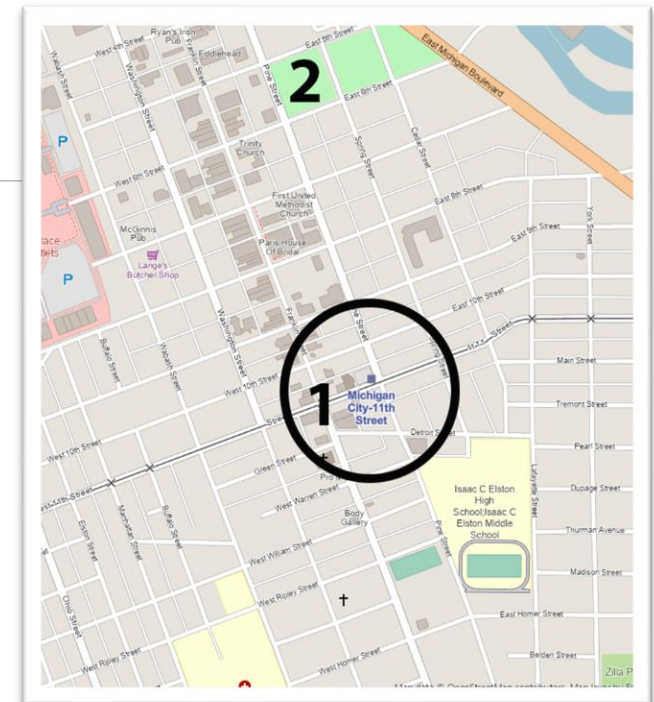
Multiple Internet fiber connections provide a huge benefit to commercial and tech projects



Largest tract of under-developed frontage land along Michigan City's major thoroughfare Franklin St



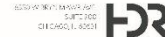
Complementary to virtually any type of use or project





2 3D'S EYE PERSPECTIVE
 ARCHITECTURE
 10 OCTOBER 2021

Renderings are conceptual only. All details are subject to change as the project is further developed.

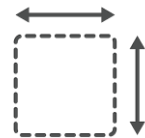


POTENTIAL RESIDENTIAL / COMMERCIAL PROJECT:

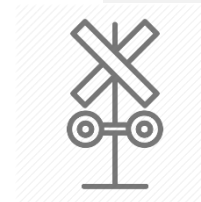
TDD - 11th Street Train Station



ADDRESS
 11th Street and
 Franklin



ACREAGE
 311.38 Acres



TRAINS
 31 trains stop in
 Michigan City

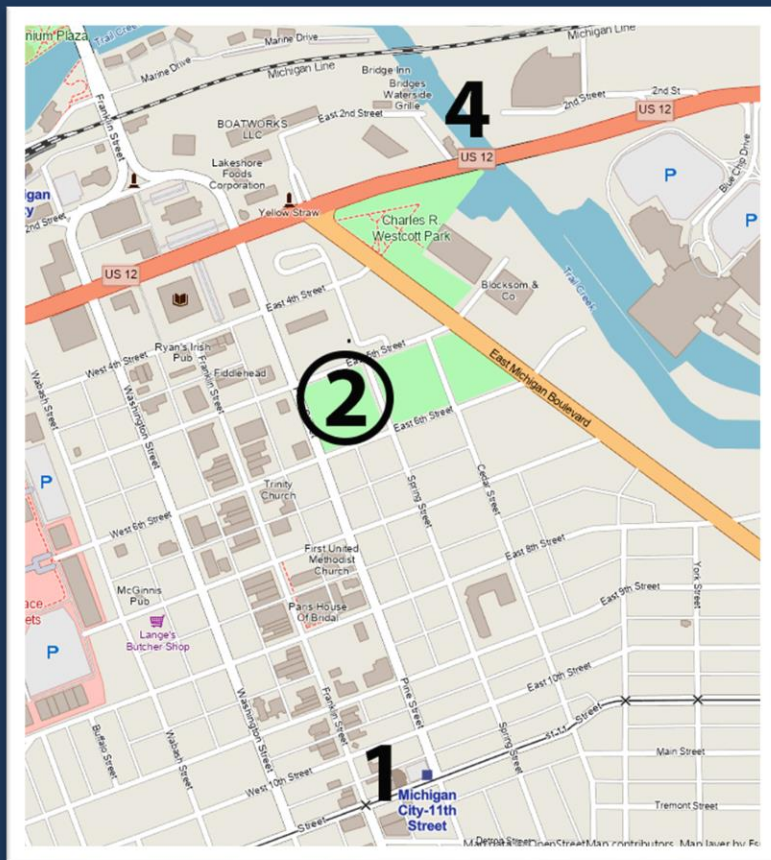


IDEAL USE
 Mixed-use projects:
 residential, retail, and
 hospitality

ZONE STRATEGY:

02 5TH and Pine Street

Mixed use:
multifamily, office,
commercial



Located 4 blocks to the planned
TDD- 11th Street Train Station



Direct proximity to:

- Blue Chip Casino Hotel & Spa
- Uptown Arts District
- Several locally owned restaurants
- Lighthouse Place Premium Outlets



Eligible for a Riverfront Liquor License



9 acres of undeveloped land owned by the City of Michigan City



Development on City-owned properties reduces time and effort needed to initiate projects



POTENTIAL
MIXED USE/
COMMERCIAL/
RESIDENTIAL
PROJECT:

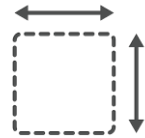
5th & Pine

Pine Street Apartments



ADDRESS

5th & Pine



ACREAGE

9 Acres



ZONED

CBD1, R3B



IDEAL USE

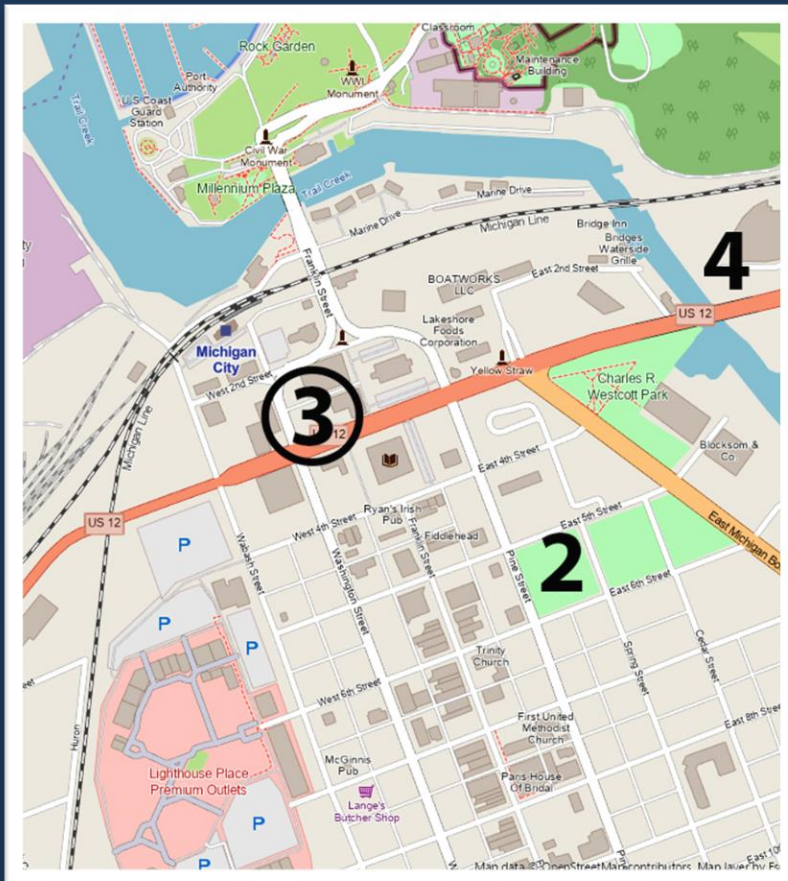
Mixed use:
multifamily, office
commercial

ZONE STRATEGY:

03

YOU ARE BEAUTIFUL

Mixed use:
Hotel, Condo,
Commercial



Development site along US HWY 12



Vibrant neighborhood with lake and harbor views



Located in prime area, close to:

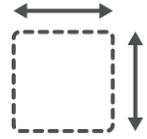
- Uptown Arts District
- Lubeznik Center of the Arts
- Michigan City Public Library
- Lighthouse Premium Outlets
- Shoreline Brewery
- Washington Park



Owned by City of Michigan City, directly next to City Hall. Development on City-owned properties reduces time and effort needed to initiate projects



ADDRESS
HWY 12



ACREAGE
2.2 Acres



ZONED
CBD1



IDEAL USE
Mixed use: Hotel,
Condo,
Commercial

POTENTIAL
**COMMERCIAL/
RESIDENTIAL**
PROJECT:

**YOU ARE
BEAUTIFUL**



ZONE STRATEGY:

04 Trail Creek Corridor

Mixed use: Hotel,
Condos, Restaurant



7 Acre site on Trail Creek



Located in prime area, walking distance to:

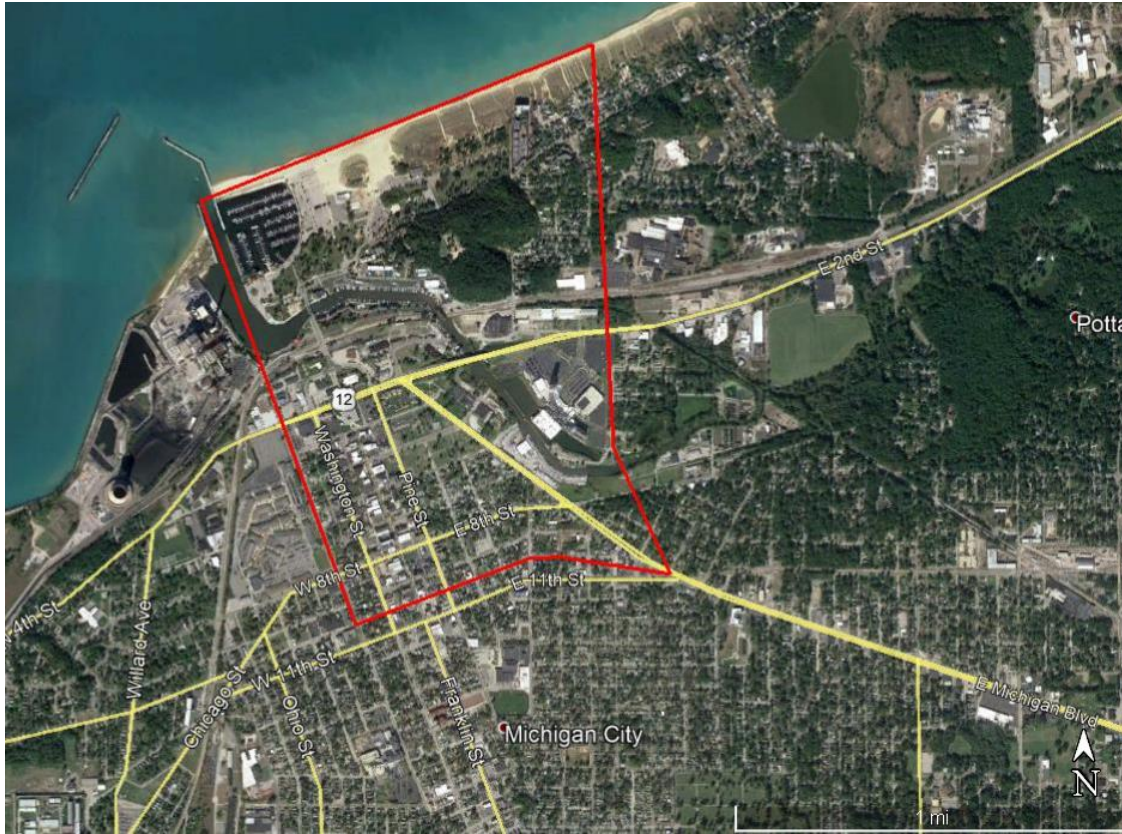
- Washington Park and Zoo
- Blue Chip Casino, Hotel & Spa
- Dune Billie's Cafe
- Cool Runnings Jamaican Restaurant



Prime location for hotel, condos, with restaurants overlooking the waterfront



Eligible for Riverfront liquor licenses

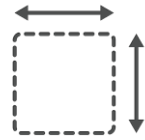


POTENTIAL
COMMERCIAL
PROJECT:

Trail Creek Corridor



ADDRESS
600 E 2nd Street



ACREAGE
7 Acres



ZONED
Marina



IDEAL USE
Mixed use: Hotel,
Condo, Restaurant

Indiana Statewide Incentives

01 Skills Enhancement Fund (SEF) -
Workforce Training Grant

02 Venture Capital Investment
Tax Credit

03 Community Revitalization
Enhancement District Tax Credit

04 Economic Development for a
Growing Economy (EDGE)-
Payroll Tax Credit

05 Headquarters Relocation
Tax Credit (HRTC)

06 Hoosier Business Investment
Tax Credit (HBI)

07 Industrial Recovery Tax Credit

08 Patent Income Tax Exemption

09 Research & Development
Incentives

<https://www.iedc.in.gov/incentives>

Local Incentives

- All subject to eligibility and approval

- **01** Tax Increment Financing (TIF)
- **02** Tax Abatements, Real Estate and Personal Property
- **03** Workforce Training, New and Incumbent
- **04** Waterfront Liquor License
- **05** HUBZone Designation





Michigan City Area Schools

Opportunity ★ Excellence ★ Pride

- Covers approximately 120 Square Miles In LaPorte and Porter Counties
- 12 Schools, 1,600 students at High School
- Comprehensive 1:1 instructional technology program K-12
- College and career readiness focus K-12
- Award-winning STEM education program K-12



Pre-K through Elementary:

- Two state-of-the-art elementary magnet school programs: STEM, and Visual Performing Arts.
- Gifted and Talented Centers at three elementary schools, in a multiage classroom setting
- Before- and After-School programming includes arts, STEM, and robotics/manufacturing enrichment (K-12)



Middle Schools:

- Theme-based (Indiana-certified STEM program and Environmental Science)
- Gifted and Talented services
- Energy, Engineering, Computer Science, and Arts electives



Michigan City High School:

- Regional leader in Advanced Placement: 2017 AP Honor Roll, 2018 AP TIP-IN School of the Year
- Project Lead the Way programs in Engineering, Manufacturing, and Biomedical Science
- Accredited Early College program for middle tier/first generation students
- Dual Credit Partnership with Purdue Northwest, Ivy Tech, Indiana University, Ball State University, and Vincennes
- Alternative program for students in need of extra support, incorporating career & technical education
- In-school bank and financial literacy partnership with Horizon Bank



PROMISE SCHOLARSHIP



Designed as an economic development driver, as well as a tool to help stabilize neighborhoods and schools by requiring homeownership as one of its eligibility requirements.

Investing in our youth is paramount for the successful future and growth of Michigan City.



CAREER & TECHNICAL TRAINING

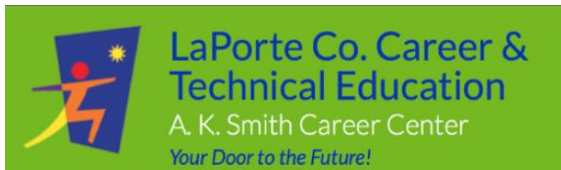


Michigan City Area Schools offers the following:

- Coding and Computer Science
- Energy Academy
- Construction Technology
- Compressed Air Academy
- Worth Ethic Certification
- Award-winning STEM Continuum K-12
- Project Lead the Way (K-12)

Recruitment and Workforce Training

Training is provided at little to no cost to residents.



14 Training Programs

2,500+ Students Enrolled

Provides students from 7 high schools in 14 career fields with hands-on learning and real-world work experience, earning credits or certifications.



28 Programs

Indiana's 3RD Largest Public Higher Education System

Offers courses, degrees programs and training leading to certification as well as continuing education.



Free Training for Hoosiers

Reimburses Employers for Training

Provides Hoosiers with free training in high-growth, in-demand job fields, earning a high-value certificate.

Additional Opportunity Zone Sites:

- 2 Cadence Park Plaza – Office 14,600 SF, 4 AC Lot
- 126 E 4th St – Office 12,800 SF, 1.37 AC Lot
- 232 W 7th St – .5 AC Lot, Commercial
- 8th Street & Michigan Blvd – 5.96 AC
- 5th Street & Michigan Blvd – 11.56 AC
- 5th Street & Michigan Blvd – 2.35 AC
- 1001 W 10th Street – 1,653 SF, .32 AC
- 401 Washington St - Office Space 2,660 SF, .63 AC Lot

THE TIME ^{IS} NOW



COMMUNITY



INVESTMENT



DEVELOPMENT



ECONOMIC PROSPERITY FOR ALL • EDCMC.COM

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chulse@edcmc.com
219.873.1211

Two Cadence Park Plaza
Michigan City, IN 46360

[Michigan City Economic Development Corporation Investment Video](#)