

Updated March 11, 2025

# Incentives & Development Resources

## Incentives

*Incentives are project-based. Projects should be in alignment with the city's vision and strategic plan.*

### **Tax Increment Financing (TIF)**

Financial tool used to create future tax increment as revenue to finance current improvements that will create future taxes. A project meeting is mandatory to initiate TIF discussions and must be project based. Please contact our office to initiate your project and see if it qualifies.

**Contact: EDCMC | [info@edcmc.com](mailto:info@edcmc.com) | 219-873-1211**

### **Tax Abatement**

An incentive available for Real & Personal Property, (i.e. land and equipment) for new or existing businesses. Tax abatement is defined as the reduction of, or exemption from, taxes granted by a government for a specified period, usually to encourage certain activities such as investment in capital equipment (which includes buildings).

### **Tax Abatement Guidelines**

**Forms CF-1, 103-ERA, and 103-LONG** must be completed in the tax abatement process.

Forms can be located at: [Dept. of Local Government Finance](#) under the "Personal" tab.

Please contact our office to set up a meeting to initiate the application process. City Council approval is necessary before your project starts. Our office will coordinate with your company to prepare application and presentation for recommendation to the Common Council.

**Contact: EDCMC | [info@edcmc.com](mailto:info@edcmc.com) | 219-873-1211**

### **Commercial Facade Grant**

Available through the City of Michigan City's [Redevelopment Commission](#).

Applicable for siding, windows, and doors. No roofs. There is also an "Extended Use of Facade Grant" for items permanently attached to the building. Facade Grant application must be filled out first before discussions of extended use occur.

**Contact: City of Michigan City | Dept. Of Planning & Inspection | 219-873-1419**

**Updated March 11, 2025**

### **Liquor License**

Liquor Licenses are tied to the buildings in Michigan City. Cost is \$1,000/year and must be renewed annually. Establishments must be opened year-round and full service.

Tenant must have signed a lease or officially purchased a building before going through liquor license application process.

**Contact: City of Michigan City | Dept. Of Planning & Inspection | 219-873-1419**

### **Upper Story Residential Grant**

Reimbursable grant for assistance with **converting** upper stories of commercial buildings into apartments and can receive \$15,000 for up to 8 units.

Must be a new, truly livable space. Not a renovation program. Typically has a 1-time use.

Land must be zoned commercial.

**Contact: City of Michigan City | Dept. Of Planning & Inspection | 219-873-1419**

### **Brownfields/EPA Site Analysis**

The EDCMC works closely with [BCA Consultants](#) to assist with Environmental Studies on Brownfield Properties - grants are available to pay for Phase 1 or Phase 2 as part of commercial/industrial purchase.

**Contact: EDCMC | [info@edcmc.com](mailto:info@edcmc.com) | 219-873-1211**

### **Indiana Economic Development Corporation**

The IEDC is charged with growing the state economy, driving economic development, helping businesses launch, grow and locate in the state. For more information on IEDC programs and entrepreneurial support, see links below.

[Programs](#)

[Entrepreneurship](#)

[Indiana Corporate Tax Incentives](#)

**Contact: 800-463-8081**

**Updated March 11, 2025**

## **Foreign Trade Zone**

A company located within an FTZ does not pay duties or personal property taxes on goods stored within the zone. Zone status provides the following benefits:????

1. Duty is deferred on imported goods admitted to the zone, thus improving cash flow for the company.
2. No U.S. duty is assessed when exporting goods from the zone.
3. Processing goods within the zone can eliminate or lower tariffs.
4. Duties can be avoided on defective or damaged goods by inspecting and testing imported goods within a zone.
5. Savings may be realized in transport insurance.
6. Inventory stored in a Foreign Trade Zone is exempt from local property taxes.

Please contact the EDCMC if you are interested in utilizing the FTZ designation as our office works closely with the Ports of Indiana and/or South Bend Airport to designate subzones in Michigan City.

**Contact: EDCMC | [info@edcmc.com](mailto:info@edcmc.com) | 219-873-1211**

## **HUBZone Program**

A program from the U.S. Small Business Administration. Encompassing most of the North & East portions of the city, the HUBZone Program helps small businesses gain preferential access to federal procurement opportunities. These preferences go to small businesses that obtain HUBZone certification in part by employing staff who live in a HUBZone. To view Michigan City map, please click below:

[HUBZone Map](#)

**Contact: [certifications@sba.gov](mailto:certifications@sba.gov) | 866-443-4110**

## **Opportunity Zones**

Provide federal capital gains tax advantages for investments made in these areas. The designation is intended to attract capital investment into areas that are economically distressed.

Map and Prospectus attached. Contact your attorney for further assistance in applying for a project in an Opportunity Zone.

[IEDC Indiana Opportunity Zone Resources](#)

[OCRA: Opportunity Zone Resources](#)

**Updated March 11, 2025**

### Build America Bureau - TIFIA/RRIF

Provides credit assistance for qualified projects of *regional* and *national* significance.

Funding available for residential projects within ½ **mile** of Michigan City Train Station – 11 St or Carrol St.

Review fees to see if it is worth initial investment for fees such as NEPA (environmental), etc., which typically take 6 months -1 year to complete. Speak with your CPA/Tax Professional for additional information. Works best for significantly larger projects.

**Contact:** [buildamerica@dot.gov](mailto:buildamerica@dot.gov) | 202-366-2300

## Funding

### Industrial Revenue Bonds

To facilitate a smooth application process for Industrial Revenue Bonds (IRB), the Economic Development Corporation Michigan City would like to assist you concerning your application. As no two projects are exactly alike, no two application procedures will be identical. A more detailed description of the process can be obtained through our office.

**Contact:** [EDCMC | info@edcmc.com](mailto:info@edcmc.com) | 219-873-1211

### Conexus Indiana - Manufacturing Readiness Grants

Applications must be for a manufacturer planning to make capital investment in the form of smart manufacturing technologies within their Indiana operation. While there is no size limitation for applicants, small and medium-sized manufacturers (<500 employees) are heavily favored. The degree to which an applicant is a manufacturer (manufacturing intensity) and relationship to Indiana are also significant considerations.

**Contact:** 317-638-2107

### Urban Enterprise Association Grants

Special tax incentives and grants for small business located in the [Urban Enterprise Zone](#), including a **Business Grant Program** as well as a **Residential Improvement Grant Program**.

**Contact:** Michigan City UEA | [mcuea1984@gmail.com](mailto:mcuea1984@gmail.com) | 219-873-6860

**Updated March 11, 2025**

### **Venture Capital Financing**

A form of private equity and a type of financing for startup companies and small businesses with long-term growth potential.

Elevate Ventures is one of the largest venture development firms in Indiana, with access to quality deal-flow in Indiana. As a company that sees upwards of 34 deals a month, Elevate Ventures can provide assistance to as many entrepreneurs as possible to get the capital they need. Other assistance includes collaboration on due diligence, shared expertise, corroborated investment decisions, ability to invest in larger deals, and improved diversification and organized public presence.

**For additional information:** [www.elevateventures.com](http://www.elevateventures.com)

### **Small Business 504 Loan**

The Regional Development Company makes loans under the SBA 504 loan program to assist small business. The RDC processes, approves, closes and services all loans. Funding is arranged by the RDC through the Central Servicing Agent who issues a bond. In all ways, the RDC is the direct lender for the SBA 504 loan program.

**Contact:** [The Regional Development Company](#) | 219-476-0504

### **Allies for Community Business Loans**

A4CB provides the capital, coaching, and connections entrepreneurs need to grow great business that create jobs and wealth in their communities.

A4CB offers term loans and lines of credit between \$500-\$100,000 to early, emerging, and established businesses in Illinois & Indiana.

A4CB also provides 1:1 coaching to anyone who wants to grow their business.

**Contact:** [EDCMC](#) | [info@edcmc.com](mailto:info@edcmc.com) | 219-873-1211

**[A4CB](#) | [info@a4cb.org](mailto:info@a4cb.org) | 312-275-3000**

### **Recover NWI Revolving Loan Fund**

A loan fund administered by NIRPC offering \$10,000 to \$200,000 loans to new and small businesses operating in La Porte County, preferably within the city limits of La Porte or Michigan City.

\$450 initial application fee, \$550 due at closing.

Construction or renovation not eligible.

**Contact:** [NIRPC \(Northwestern Regional Planning Commission\)](#) | 219-763-6060

**Updated March 11, 2025**

### **Community Investment Fund of Indiana (CIFI)**

The Community Investment Fund of Indiana, Inc. (CIFI) provides development services and loans in qualified investment areas and to low-income individuals that lack access to financial products or services throughout the state.

**Contact: Hammond Office | 219-803-6553**

### **IEDC Capital Access Program**

Provides a loan guarantee for local banks who participate, making it easier for them to make loans to small business owners. Reach out to the Indiana Economic Development Corporation to see if your bank is already participating. If not, you can reach out to your bank to consider.

**Contact: 317-233-9138**

### **U.S. Small Business Administration**

**7(a) Loan** – Can be used for short & long-term working capital, refinancing current business debt, repurchasing and installing machinery & equipment, furniture, fixtures, and supplies.

It can also be used for acquiring, refinancing, or improving real estate, buildings, or a business.

**Microloans** – Can be used for a variety of purposes that help small businesses expand. Use when less than \$50,000 is needed to rebuild, re-open, repair, enhance, or improve your small business.

**Contact: Contact U.S. Small Business Administration**

**Updated March 11, 2025**

# Mentoring

## IN APEX Accelerator

Helps Indiana businesses identify and win military and government contracts.

**Contact:** [IN APEX Accelerator Team](#)

## PNW's Commercialization and Manufacturing Excellence Center

Provides advanced manufacturing opportunities and related training for manufacturing companies of all sizes.

**Contact:** [cmec@pnw.edu](mailto:cmec@pnw.edu) | 219-989-2603

## Valparaiso University Collaboratory

Partner with Valparaiso University's brightest minds to tackle your industry's toughest challenges. Gain access to cutting-edge research, interdisciplinary expertise, and a talent pipeline of future leaders ready to make an impact. Whether you are looking to launch transformative projects, recruit top-tier talent, or drive innovation in your field, the Collaboratory is your pathway to a dynamic, results-driven partnership.

**Contact:** [collaboratory@valpo.edu](mailto:collaboratory@valpo.edu) | 219-464-6271

## Valparaiso University Innovation Hub

An interdisciplinary center that fosters innovation and entrepreneurship, bringing together members of both the Valparaiso University campus and Northwest Indiana.

**Contact:** [IHUB Contact Form](#)

## NWI Small Business Development Center

The Northwest ISBDC offers no-cost business counseling and resources to business owners and entrepreneurs looking to launch a business. The NWI SBDC team provides services throughout the 7-county NWI area and also offers small business workshops and access to numerous market research data bases.

**Contact:** [northwest@isbdc.org](mailto:northwest@isbdc.org) | 219-644-3513

**Updated March 11, 2025**

### **NWI BizHub**

Provide entrepreneurs and small business owners with free, easy access to vital assistance, resources, and information they need including guides for Starting Up, Growing, and Funding.

**Contact: 219-252-1151**

### **NWI SCORE**

The Northwest Indiana SCORE Chapter provides free and confidential one-on-one business counseling. SCORE also conducts workshops for both start-up entrepreneurs and seasoned small business owners.

**Contact: 219-654-2630**

### **IUN Small Business Institute**

The IUN School of Business Small Business Institute (SBI) provides customized consulting services to businesses and other organizations in Northwest Indiana and the Chicagoland areas. Student teams, under the guidance of the SBI Director, work closely with the client organizations on several different projects including developing industry analysis, company analysis, and customized solutions and recommendations to challenges and problems.

**Contact: Dr. Raj Selladurai, SBI Director | [rsellad@iun.edu](mailto:rsellad@iun.edu) | 219-980-6867**

### **Center for Creative Solutions**

A non-profit organization based in Northwest Indiana offering management training for both businesses and individuals. Utilizing a broad pool of talented professional speakers, management training courses, team building tools and more, CCS can provide solutions to common organizational challenges.

**Contact: [creativity52@comcast.net](mailto:creativity52@comcast.net) | 219-326-7259**

### **Connect IND**

A website to find workshops, trainings, and events in NWI, especially for entrepreneurs.



**Updated March 11, 2025**

### **U.S. Small Business Administration**

Offers assistance in Business Planning, Business Launching, Business Management, and Business Expansion. Free business counseling and SBA business loans also offered.

**Contact:** [Contact U.S. Small Business Administration](#)

## **Co-Working & Office Space**

### **Cadence Park Plaza**

Located steps from Downtown Michigan City. Over 75 spaces available. Multiple conference rooms, executive suites, shared kitchen and amenities. Perfect for business professionals, freelancers, remote professionals, business owners, solopreneurs, real estate brokers.

**Contact:** [Lori Tubbs](#) | [lori@loritubbs.com](mailto:lori@loritubbs.com) | [312-446-7059](tel:312-446-7059)

### **STAR Center**

Located in Downtown Michigan City 's Uptown Arts District, multiple offices are available for immediate lease. Furnished offices, reception area, conference rooms, kitchenette, secure fiber network, and overall, a flexible space that allows room for growth.

**Contact:** [Andy Neal](#) | [aneal@uflc.net](mailto:aneal@uflc.net) | [219-879-0327](tel:219-879-0327)

### **1919 RH**

Located on the East US Hwy 12 Corridor, perfect for accessibility and visibility. 8,000 SF of modernized and customizable office spaces, 1919 RH can accommodate the diverse needs of any entrepreneurial venture.

**Contact:** [info@1919rh.com](mailto:info@1919rh.com) | [Available Office Spaces](#)