

Project Maize FAQ's

Property Values

- According to reports ([CBRE Data Center Market Reports](#), [Principal Real Estate](#)), data center development generally leads to positive impact on property value.
- The reports show that the construction of a data center in a region can increase surrounding land values due to high demand for land with suitable infrastructure.
- Similarly, data centers have been shown to boost values for the surrounding residential homes, as a demand of housing increases with new job growth.
- Residential property taxes may be lowered due to project size.

Local Skilled Labor

- The end user makes every effort to utilize a competitive bidding process open to both union and non-union, in effort to support all local workers, skilled tradesmen/tradeswomen, and contractors.

Location/Zoning

- The location is zoned M-1 Industrial. The location has had this zoning since prior to 2010.
- Data Center is an allowable use with this zoning M-1 Light Industrial District.
- Note that there are two existing heavy manufacturing factories between the proposed data center and schools/neighborhoods.
- The La Porte County Board of Commissioners have no role in this project.

Noise pollution & protection

- The data center and engineering team will meet the 60-65 decibels (dba) at the property line, per local code.
- Main sources of noise from the site will include:
 - Cooling equipment
 - Electrical switching/substation
 - Emergency generators
- Emergency generators are tested one at a time every month for approximately 45-60 minutes.
 - Note emergency generators are only used in the event of a natural disaster, power outage, or testing and maintenance.

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Utilities

Water

- Used for cooling the Data Center (air cooled chillers).
- The source of water is directly from Lake Michigan and not wells, as in other locations.
- Michigan City Water Works has confirmed that it has an ample amount of water to service this project and that this project will offset the sudden loss of water usage of the Indiana State Prison.
- The project will bear costs to any infrastructure upgrades needed to service this facility.
- Rates will not increase as a result of this project.
- There are no toxic chemicals that will be used, nor will there be discharges.

Waste Water/Sanitary Sewer

- Used for typical domestic discharge and in the unlikely event of needing to drain the chilled water system.
- Michigan City Sanitary District has confirmed that the existing infrastructure from the former manufacturer on the site is currently adequate for the facility's needs.
- The project will bear costs to any infrastructure upgrades needed to service this facility.
- There will be no outages to the local community to service this facility.

Power

- The data center has been working closely with NIPSCO to determine how much electrical power is needed to complete the power studies to ensure the site can be supplied.
- Infrastructure improvements will be made to the adjacent NIPSCO substation to support the end user and will lead to increased capacity and improved reliability for all customers in the area.
- The costs of the NIPSCO upgrades are not going to increase rates nor will the cost to supply power to the site be borne by the rate payers.
- The facility will be operational only on grid power. There will be no temporary power generation on site other than back-up emergency generators.
 - The generators will be diesel, per owner's specifications; generators will be high efficiency Cummins Generators, which meet EPA thresholds.
- There will be no outages to the local community to service this facility.

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NDA Protocol

- Handling sensitive corporate and financial information is a standard business practice and is routinely done in approximately 95% of active projects nationwide.
- These practices are common across the country.
- A public hearing is only required when a project request public benefits, at which point, residents are given an opportunity to provide input before the project is either approved or denied.

Tourism

- Through infrastructure, products, and services the end user provides, it helps grow businesses, careers, and communities.
- [The U.S. Chamber of Commerce](#) estimates a typical U.S. data center creates \$32.5 Million in local economic activity each year.
- A February 2025 study by [Price Waterhouse Coopers](#) found that 1 data center job supports 6 jobs elsewhere in the economy.
- Digital Infrastructure is improved through data centers, which supports businesses of various industries, including tourism.
- Data centers put regions on the map as modern, innovation destinations, attracting digital nomads, eco-tourists, and travelers interested in sustainability or “smart cities.”
- The inclusion of data centers in communities further acts as a platform to attract other high-tech companies to relocate, a key to long-term, high paying jobs and economic sustainability.
- Enhanced safety and security are other byproducts of data centers. With real-time response capabilities, tourists feel safer in the cities they visit.

Incentives

- The work being completed at this stage is privately funded by Phoenix Investors and there are no incentives attached to it.
- The incentives that have been applied for are solely to be attached to the data center portion of the project.
- The EDI (Economic Development Impact Fee) is a direct monetary payment to the City of Michigan City from the data center. The funds collected will go into a special account established by the Michigan City Common Council and will be allocated at their discretion for designated purposes.

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Role of EDCMC

- The EDCMC has a 29-year history working with the City of Michigan City to create jobs, capital investment and a strong public-private partnership that has created a significant economic benefit to the City of Michigan City.
- Within the last three years, 2022-2024, the EDCMC has provided the following economic successes to Michigan City:
 - 38 Projects Completed
 - 744 Retained Jobs
 - 947 New Jobs
 - \$602,352,000 Capital Investments

Economic Benefit to Michigan City

- The Data Center project will result in \$26.1 Million to the City of Michigan City by way of the following:
 - \$1 Million gift – EDCMC, to be used to support economic development in the City of Michigan City
 - \$100,000 – City of Michigan City Sanitary District, to improve downstream infrastructure from the 402 Royal Road site
 - \$5.5 Million – as an EDI (Economic Development Impact Fee) Payment, and \$500,000 per year for the next 39 years - direct financial contribution to City of Michigan City
- Current Real Property Taxes collected = \$22K/year. The project would generate an estimated total real property of \$926K/year (42x more) for years 1-10 and \$1.5 Million/year (68x more), thereafter resulting in a decrease in tax levy for the community. The City's allocation is 48% of the amounts stated.
- Through infrastructure, products, and services, the end user provides, it helps grow businesses, careers, and communities.
- The end user collaborates with each community to provide long-term support through grants, educational programs, and other initiatives.
- This project is expected to create approximately 500-800 construction jobs.
- Once the facility is operational, this site will create 30+ high-skilled jobs, as well as facilities and maintenance support.
- The end user makes every effort to utilize a competitive bidding process open to both union and non-union, in effort to support all workers, skilled tradesmen/tradeswomen, and contractors.
- [The U.S. Chamber of Commerce](#) estimates a typical U.S. data center creates \$32.5 Million in local economic activity each year.
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