



Michigan City
**INGENUITY
INSPIRES
INNOVATION**

2025
annual
REPORT

EXECUTIVE DIRECTOR LETTER



Clarence Hulse
Executive Director

Taking economic development into a new phase of uncomfortable creativity

Breaking through stagnation and complacency is not meant to be comfortable. This uncomfortable zone - that brings about uneasiness and awkwardness - is where we can find the motivation and vision to take our city to new heights.

While innovation may be seen as a buzzword that is thrown around to describe anything new and unique, it is truly a direction that Michigan City has been working toward for years and continues to follow with new ideas, economic development approaches and ingenious mindsets.

The EDCMC is joining leaders from our city and the Region to approach growth and development with a strategy that leans toward the uneasy arena to propel change and future momentum.

In 2025, Project Maize made waves with an eye toward ingenuity that pushes our community toward new frontiers and innovation in the sphere of data centers. The \$800 million data center project is moving through initial phases after negotiations, input, research and debate. The project is taking over a long-vacant facility on Royal Road owned by Phoenix Investors since 2022. The repurposing of the existing structure allows for redevelopment in the data center realm.

As questions swirl around data center developments, we strive to pave the way for our city to be on the forefront of providing a platform for the key critical infrastructure necessary for our digital economy while weighing how that change affects our community. The need for facilities to house networking equipment and computer systems essential for our digital world will remain and power economic development energy and paths.

Our partnerships and strategies are the necessary chain reaction of innovative mindsets that are vital to adding vibrancy to any community. While change is often shunned and feared, it is the only real avenue to true innovations.

In 2025, our team was also centered on cultivating additional housing options for our residents. There are 2,000 residential units under construction or permitted over the next 5 years. These projects include Woodland Ridge, which features homes in the \$300,000 range with varied floorplan options, in this first substantial new neighborhood in 50 years. There are move-in ready houses already available.

Workforce housing projects include the Singing Sands Suites development, which is in initial stages, and Tryon Meadow, which will bring

together townhomes and single-family units in a community setting with ponds and walking paths. Recently announced Project Wabash is uniting both workforce and market residential housing that will also include an anchor restaurant and commercial spaces. Having a hybrid model of housing boosts availability of where our hard-working community residents can live and thrive.

Beyond housing projects progressing or in the pipeline, we have seen new and renovated businesses and commercial spaces moving forward. The South Shore Line's Doubletrack and adjacent The Franklin at 11th Street high-rise mixed-use development continue to create more opportunities and ignite projects as part of Michigan City's Transit-Oriented Development. The designation is bringing to life our downtown and shifting our downtown boundaries to allow for even more growth. A thriving downtown spices up the flavor of any community and creates the sparks of needed innovation and creativity.

We have already seen two transformative projects in the shadow of the new train station add a new side to our downtown. The Cellar Door has transformed the historic building into a special spot for eating and drinking brought to life by friends who have a passion for mixing vintage and charm. The Brew Box has converted a small space - that has been a diner and barber shop - into a fresh spot for coffee and pastries. We love that this old building has been given new life and a new purpose.

With two new business parks in the works, we expect to see a surge in businesses expanding and relocating here, bringing more jobs and developments. The planned Aldridge Building will provide a Class A facility to attract a variety of businesses that require warehouse, light manufacturing/assembly, showroom and support office space. Tailwind Business Park would include a new public roadway, utility extensions and development of 11 flex/industrial business park buildings totaling approximately 132,000 square feet.

We may face more growing pains in 2026 with our nod toward innovation, but our community is poised to enter a fresh phase of synergy, energy, momentum and positivity that is backed by valuable partnerships, visionary leaders and vibrant perspectives. We look forward to traveling an innovative path with our community!

Sincerely,

Clarence L. Hulse



Two Cadence Park Plaza
Michigan City, IN 46360
Phone (219) 873-1211
info@edcmc.com
www.edcmc.com



Team



Liliana Franco
Operations Director



Karaline Cartagena Edwards
Economic Development Manager



Tristan Gaston
Special Projects Coordinator



Erin Meisner
Community Development Manager

Our Fellow: Tracey Clark Jeffries



The Economic Recovery Corps is a national, 30-month fellowship initiative funded by the U.S. Economic Development Administration and led by the International Economic Development Council. It was created to help communities accelerate recovery from the COVID-19 pandemic by embedding skilled Fellows in local organizations that are tackling long-standing economic challenges and building more inclusive, resilient economies.

The Economic Development Corporation of Michigan City and the City of Michigan City, Indiana, were selected as a host site for an Economic Recovery Corps Fellow, chosen from hundreds of applicants nationwide. The Fellow is placed with EDCMC to help advance the Vibrant Michigan City agenda and other strategic priorities in neighborhoods that have historically seen less investment, with a focus on coordinated, community-driven implementation rather than “plans on a shelf.”

As the Michigan City Fellow, Tracey Clark Jeffries plays an instrumental role in this work by serving as a catalyst, convener, and strategist supporting local partners, residents, and businesses. Her portfolio centers on small business growth, innovation, and inclusive community engagement, with goals focused on small business development & entrepreneurship, innovation & economic modernization and community engagement & inclusive growth.

Among her goals:

- Strengthen partnerships with regional entrepreneur-support organizations and lenders to expand resources for minority-, women-, and locally owned firms.
- Help design and/or refine tools like revolving loan funds, façade improvement grants, and pipeline programs that connect aspiring entrepreneurs to space, capital, and coaching.
- Promote digital transformation among local small businesses to increase competitiveness and market reach.
- Support leadership development programs.
- Implement community engagement initiatives tied to the Vibrant Michigan City playbook.

2025 Board of Directors

Executive Committee

CHAIR
SETH SPENCER
CEO & Founder,
SERA Solutions

PAST CHAIR
BILL HACKNEY
Publisher,
Herald Dispatch

VICE CHAIR & TREASURER
STEVE KRING
Regional President,
Horizon Bank

SECRETARY
JESSICA BAILEY
Vice President, Human Resources,
Sullair - A Hitachi Group Company

Members

DON BABCOCK
Director of Economic Development & Community,
Purdue University Northwest

DR. WENDELL MCCOLLUM,
Superintendent,
Michigan City Area Schools

JESSE BALDWIN
Chief Operating Officer,
Triplex Plating

ANGIE NELSON DEUTCH
Mayor,
City of Michigan City

ANTONIO CONLEY
Business Owner,
Temerity Boutique

STEPHANIE OBERLIE
President & COO,
Harbour Trust & Investment Management Company

BRYANT DABNEY
City Council at Large,
Michigan City Common Council

SCOTT NEWCOMB,
Director of Plant Operations,
Sullivan Palatek

CASSIE MARTIN GRAHAM
Vice President of Operations,
D Martin Enterprises, Inc

JC RIEGER,
VP and General Manager,
Blue Chip Casino Hotel Spa

DEAN MAZZONI
President & CEO,
Franciscan Health - Michigan City

ACO SIKOSKI,
Chancellor,
Ivy Tech Community College

Train station renovation, mixed-use development forge way for future opportunities



Cutting the ribbon on the transformed 11th Street Station provided a vital step to energize Michigan City's TOD and the ripple effects on the city and beyond.

Cutting the ribbon on the transformed 11th Street Station provided a vital step to energize Michigan City's TOD and the ripple effects on the city and beyond.

"Transit-oriented developments incorporate public transportation options to drive less focus on vehicle costs and reliance," said EDCMC Executive Director Clarence L. Hulse. "TODs not only prompt easier access to what residents need to live, work and thrive through walkability, but also the more effective use of land."

The South Shore Double Track project propelled the renovation of the station building with the addition of parking, seating, restrooms, model train and a historic exhibit while preserving areas of the façade.

"This station is beautiful inside and out - with the preservation of the historic and original façade that was always part of the project," said South Shore Line President & CEO Michael Noland. "This station is the vision that so many people shared when we originally sought funding. We transformed this train stop into an anchor for residential redevelopment and economic success."





“TODs not only prompt easier access to what residents need to live, work and thrive through walkability, but also the more effective use of land.”

EDCMC Executive Director **Clarence L. Hulse**

Along with the station updates has been the construction of the \$101 million **The Franklin at 11th Street** - a 12-story mixed-use project that is at the core of the new TOD.

The adjacent development is in the process of bringing more than 220 tower apartments, 5,600 square feet of commercial space and amenities to the city.

"We pride ourselves on doing very complex mixed-use public private partnerships," said David Flaherty, CEO & Principal at Flaherty & Collins, which is leading the project. "This one is very special to us. We anticipate having hundreds of residents move into downtown, supporting local businesses.

"With 200-plus units in the tower and restaurant/retail space, we expect to attract young professionals and baby boomers. This will have a ripple effect and bolster the vision for a high-density TOD with walkable and bikeable areas that are connected."

Michigan City Zero-Fare Transit System is another aspect of the TOD's public transportation offerings to forge these walkable areas of the city. The policy change allows everyone - from students and seniors to workers and visitors - to utilize the public transit system at no cost with subsidized funds from the State of Indiana and the Federal Transit Administration.

"If someone wants to know what a TOD is, just bring them here and they will know right away what it is," Noland said. "At its core, this is an economic development project." >>



“Where we were always looking out at what other places were doing, now they are looking at us and asking: ‘How are you doing this?’”

Michigan City Director of Redevelopment **Skyler York**



The TOD designation has spurred new businesses in the shadow of the station and down Franklin Street. The Brew Box is a step away from the station and high-rise and is another example of breathing life into an old building. The small spot has been a barber and a diner and now will be serving up coffee, pastries and more.

The Cellar Door team has also forged a place for food, fun, drinks and games with a vintage twist. The building was overhauled with an eye toward the past and a foot in the future of what a neighborhood hangout looks like. The \$1 million investment has revived a historic site while adding to the vision for an extended downtown zone.

“The train station has expanded what we think of as downtown - it once ended at 11th Street - now there is a whole other piece south of that - all the way to Ames Field,” said Michigan City Director of Redevelopment Skyler York.

“Downtown is the face of every community. When I arrived 12 years ago, the city and leaders understood the importance of redeveloping its downtown to drive progress throughout the city,” Hulse added.

The TOD designation and resulting projects have created a whole new conversation surrounding what Michigan City is all about.

“Having the Double Track improvements across the whole region, and the 11th Street multiple-level development adjacent to the train station, has created a lot of attention. We are able to leverage new dollars for incentives,” Hulse said. “This is a signal to developers, businesses and investors across Chicagoland, Indiana and Southwest Michigan that we can do large projects and want to do business.”

“Where we were always looking out at what other places were doing, now they are looking at us and asking: ‘How are you doing this?’ It’s an interesting shift that they are asking us questions,” York added. 🍷



Emerging, Developing Projects Bolster Options

New and progressing projects are adding to the increase of housing options as Michigan City continues to see additional units available in varied price ranges, styles, floor plans and more.

The future of the **5th and Pine streets site** is coming into focus with the naming of preferred developer DAC Developments and project proposal.

The estimated \$300 million proposed project includes two phases with approximately 500 apartments, a mid-rise tower, parking, retail space and a 40,000-square-foot grocery store slated for the second phase of the project. Pappageorge Haymes Partners is named as the architect for the proposed project.

“With the extensive work needed on this type of massive project, we are just in the initial stages as negotiations have started,” said ED-CMC Executive Director Clarence L. Hulse. “Optimistically, the first phase could be completed in the fall of 2028.”



Woodland Ridge is moving through Phase One with the construction of 33 homes. Allend Edwin Homes is behind the first 100+ lot neighborhood in 50 years that is sprouting up on 32 acres.

The \$30 million investment brings new homes in the \$300,000+ range to residents of Michigan City. There are 27 available floor plans with options for 2 to 5 bedrooms, 1-2.5 bathrooms and 1,252+ square feet. Phase Two is expected to begin in Summer 2026.



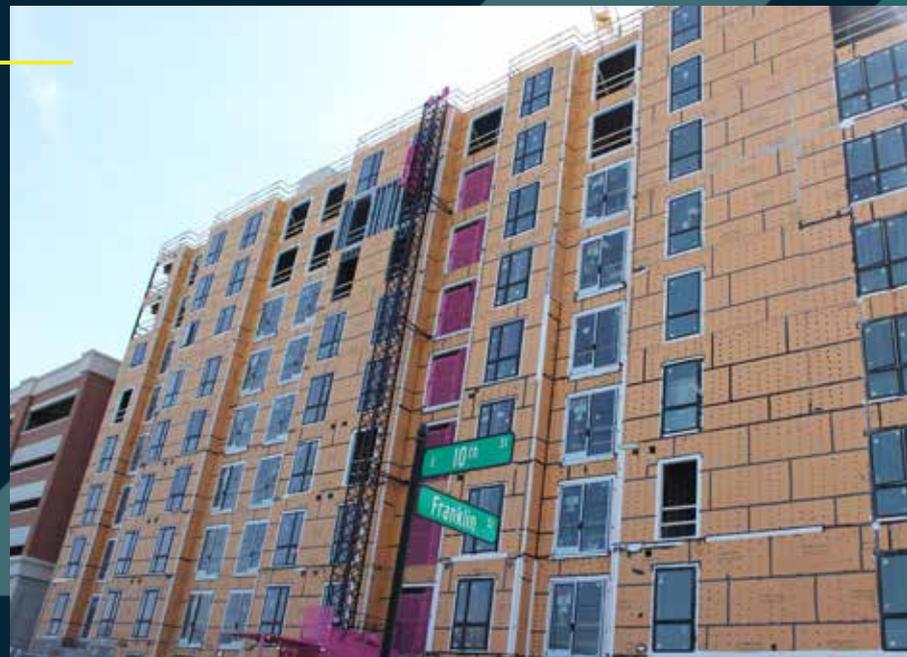
“Housing continues to be a central focus for our team as we work to ensure that Michigan City grows in a way that benefits all residents.”

Michigan City Mayor **Angie Nelson Deutch**

The \$101 million **The Franklin at 11th Street** mixed-use multi-family development includes 220 tower apartments, 5,600 square feet of commercial retail space and amenities, such as rooftop lounge, outdoor spaces, private balconies, co-working café and dog park.

Adjacent to the revamped 11th Street Station, the project has propelled the momentum surrounding the Transit-Oriented Development designation.

“This is all about partnerships, perseverance and community spirit that have made this project possible,” said Michigan City Mayor Angie Nelson Deutch.





Tryon Meadow mixes townhomes, single-family homes and rentals in one workforce housing community on 39 acres with frontage on Tryon Road.

The proposed development, a joint venture between Sloane Avenue Group and Redstone Group, has been approved by the Michigan City Redevelopment Commission.

The proposed project blends rentals and for-sale units. Development plans include eight buildings on the North and South sides of the property for a total of 128 rental units, 56 townhomes in four-unit buildings for sale as well as 34 single-family homes. The community setting includes two ponds and plans for a walking path.

“Tryon Meadows is a blend of home styles that is a trend in development: with townhomes, apartments and single-family homes in one space. There will be new infrastructure with sidewalks, roads and green spaces,” said Michigan City Director of Redevelopment Skyler York.

Managing Member John Kavchak said the plan is to provide high-quality rentals along with the townhomes and houses that are for sale. The townhomes have three bedrooms, 2.5 bathrooms and two-car garages. The single-family homes have semi-custom finish options and layouts where no two backyards face each other. Rental offerings would include one-, two- and three-bedroom varieties with premium finishes, open plans and in-unit washers and dryers.

IN FOCUS | HOUSING

The \$10 million mixed-use, mixed-income **Project Wabash**, at 7th and Wabash streets, would include five stories, 60 apartments and commercial space for three tenants, including an anchor restaurant. Plans for the apartments include units with 1 bedroom/1 bath and 2 bedrooms/2 baths at both market and workforce rates.

“As an infill project, the development is poised to transform an underutilized space in our city and spark revitalization with new housing and retail options,” Hulse said.

The project is being led by Julian Walters’ Eminent Development Corporation, Madison, Wis., which centers on creating innovative housing solutions and community development projects with a community-centric approach.

“This development is uniquely positioned to deliver a housing product that current residents can truly enjoy, while also paving the way for Michigan City’s future growth. With a strong unit count and a modern design that thoughtfully incorporates the historic aesthetic of Michigan City, we are confident this project will resonate with the community and earn broad support,” Walters said.

“Over the past two years, I have visited Michigan City numerous times and have been genuinely inspired by the momentum underway. The people, the history, and the public infrastructure all reflect a community that deserves the investment and growth that is coming. Michigan City is truly a place of opportunity both now and for the foreseeable future.”





The Moore maintenance-free community is completing its first townhome units in the spring of 2026 and will be welcoming residents throughout the summer as construction is completed. The project will include not only townhomes, but also single-family units off U.S. 12 adjacent to Long Beach and Duneland Beach. Two- to six-unit townhome buildings are expected to be completed between May 2026 and August 2026 with The Retreat layout starting at \$539,000. Features include spa-inspired bathrooms, main-level luxury plank flooring, private patio and open-concept kitchen with large island.



For the latest updates on housing projects, visit www.edcmc.com

Data center addresses redevelopment needs, digital world demands



With the approval of Project Maize's next phase, the long-vacant site is progressing toward a new purpose.

In the fall of 2025, the Michigan City Common Council approved four resolutions related to the \$800 million data center project after four hours of presentations, discussions and conversations that were rooted in months of negotiations, community input, research, data center field trips and public presentations.

"I applaud the Council for their due diligence in listening, learning, and weighing the facts about data centers in the midst of strong debate," said Michigan City Mayor Angie Nelson Deutch. "I am excited to see this long-vacant Brownfield site transformed into a project with the potential to be truly transformational for our city's future."

Project Maize will take over the long-vacant building at 402 Royal Road, which used to house the Federal Mogul Corp. The site, owned by Phoenix Investors since 2022, has been empty for more than 15 years. The property, zoned M-1 Industrial, will be repurposed to reuse the existing structure along with sewer segregation and a planned partnership with NIPSCO to upgrade the adjacent substation.

Data centers continue to create debate and opportunities for cities across the Region, said EDCMC Executive Director Clarence L. Hulse.

"Community leaders are striving to strike the right bal-

ance between the need for data centers and questions surrounding the facilities," he said. "We see it not only as necessary to how we access data, but also an ingenious avenue to economic development."

At the core of data centers are the computer systems and networking equipment necessary to store, process and distribute data. They are the backbone of how data is utilized in the current digital world.

"While data centers are emerging in Indiana and the Region, the U.S. has thousands keeping our digital lifestyle humming. As with any new idea or project, there is a learning curve. Innovation is all about taking chances for change - whether that is a small turn or major shift," Hulse said. "Embracing large and little variations in how we approach economic development - and everything in between - creates new and fresh opportunities for evolution and transformation."

Project Maize is also a component of the city's strategic planning to address areas that need cleanup and reuse, Hulse said.

Michigan City is in the initial stages of implementing a \$500,000 U.S. EPA Brownfield Assessment Grant to address areas that have been impacted by petroleum and hazardous substances.

"Brownfield properties are unique and can be challenging for potential redevelopment," Nelson Deutch said.

In 2026, Project Maize will continue to move forward. 

For the latest updates on data center projects, visit

www.nwidatafacts.nwiforum.org/



2025 ACCOMPLISHMENTS + HIGHLIGHTS

\$1,302,400,000

Total Estimated Capital Investment



Business Attraction, Retention & Expansion Projects



985,409

Commercial SF Added or Redeveloped

11

Business Retention & Expansion Visits

10

Redevelopment Projects

6

Expansions or Re-Locations Completed or in Progress



967

New Jobs



112

Leads



11

Visits with Local Employers



10

New Business Openings

109

Jobs Retained



42

Meetings with City of Michigan City

8

Site Selectors Visits

117

Community Partnership Meetings

6

Workforce Development Meetings

136

Business Development Meetings



1

Michigan City Revolving Loan Fund Inquiries



62

Business Assistance



61

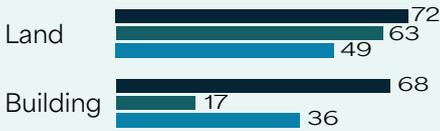
Misc Activities (Conferences, Meetings, Training, Etc.)

LEADS + REQUESTS

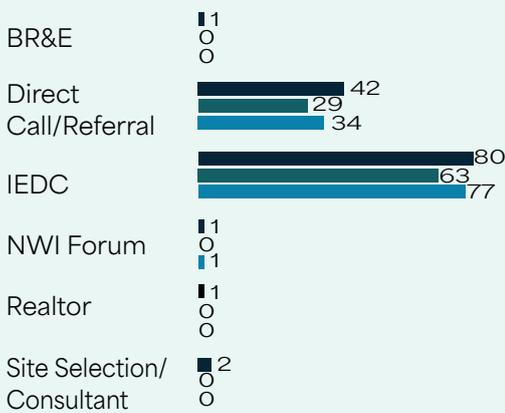
Many of our business inquiries are specific to finding real estate available in Michigan City. The EDCMC maintains a database of a variety of commercial properties for sale or lease in the area. We also track the requests for property that come to us, so we may have a better understanding of the types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



Type of Property Requests



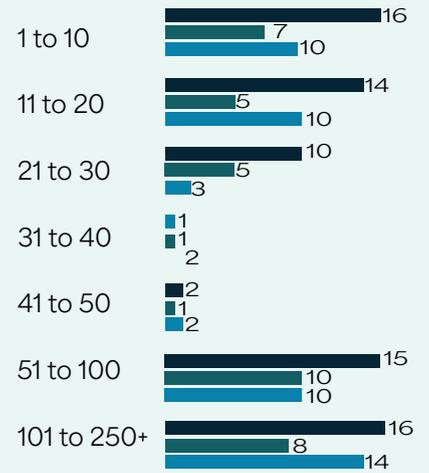
Source of RFI



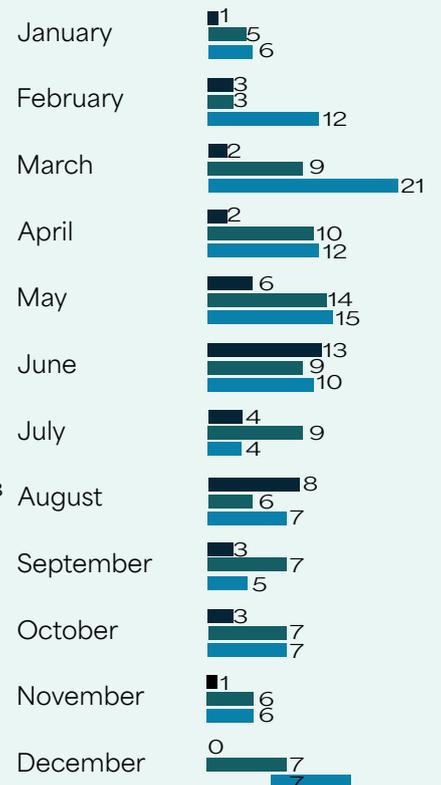
Sq. Footage Requests



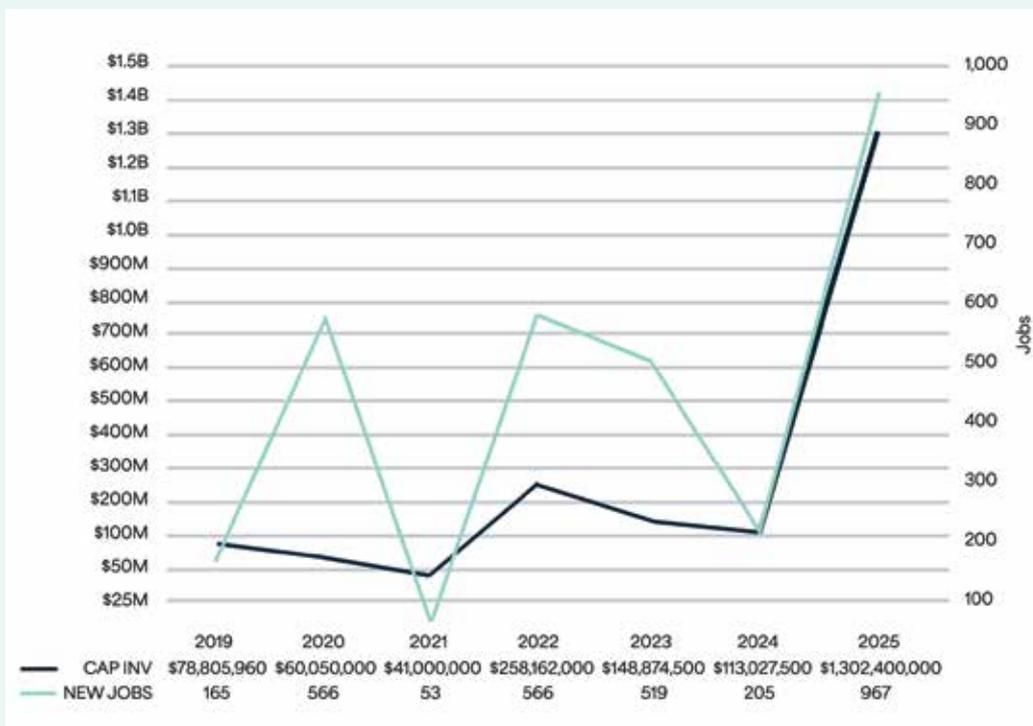
Acreage Requested



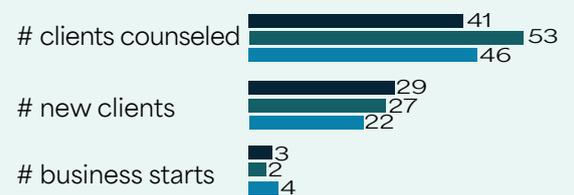
Month RFI Received



Development from EDCMC Leads/Projects



SBDC Counseling: Michigan City



Workshops in 2025

Elevator Pitch - April
 Manufacturing Roundtable - September
 Minority-Owned Business - November

OUR ACCOMPLISHMENTS & IMPACT

Entrepreneurs Take First Step

The first group of emerging entrepreneurial cadets graduated from the Michigan City Entrepreneurship Development Initiative Bootcamp.

The program is rooted in the nationally recognized Urban Poverty and Business Initiative developed by the University of Notre Dame and centers on underserved residents ready to launch a small business.

“The bootcamp was an intensive look at business ownership and the opportunities and challenges of being an entrepreneur,” said EDCMC Executive Director Clarence L. Hulse. “The point of the bootcamp is to start our community members on the right path as they launch or grow their businesses.

“Initial business ideas ranged from restaurants and consulting to HVAC and retail.”



25 Years of Collaboration

For more than 25 years, LaPorte County’s Economic Development organizations have worked together to strengthen our county’s communities.

The 2025 Investor Social marked the successful completion of the teams’ last campaign and kicked off the next in order to support development, growth and momentum throughout LaPorte County.

“Our investors are a vital part of our progress and momentum,” Hulse said. “We all work jointly and have amazing partnerships.”

Businesses or organizations looking to be part of the 2026-28 Economic Development Investment Campaign can connect with Laura Francesconi at lauraf@laportepartnership.com.

“We all continue to come together as a business community,” she said. “Our communities are thriving because of your investments. We are truly grateful for your contributions.”

Economic Update Keeps Community Informed

Clarence Hulse and Michigan City Director of Redevelopment Skyler York hit on many points and projects at the 2025 Economic Update luncheon, including the ebb and flow of public opinion.

They understand that momentum and public confidence can waver when project timelines shift but encourage community members to focus on what has been accomplished.

“Keeping momentum is always the question ... we want resident to see what is getting done in downtown with the new two-way street, cleanliness, murals and small businesses investing in the area,” Hulse said.

“We are also focusing on neighborhoods with the Vibrant Michigan City initiative and Neighborhood Leadership Academy,” York said. “We are teaching and inspiring leaders to help make their neighborhoods stronger and want them to start telling us what they need ... instead of us telling them.”





Board Member Honored as Youth Advocate

EDCMC Board Member Tone Conley was honored as Youth Advocate of the Year as part of the Northwest ISB-DC's E-Day Awards.

The Michigan City native is a business owner, mentor, inspiration and creator of the BuddingPreneurs program, which inspires youth to dive into entrepreneurship. EDCMC Board Chair Seth Spencer spotlighted Tone's story and efforts at the event.



Innovative Awards Shine Spotlight on City

The EDCMC team and Michigan City Mayor Angie Nelson received their wings after being inducted into the Society of Innovators at Purdue Northwest as 2025 Advocates for Innovation.

"These are leaders in our community who embody the spirit of the Society of Innovators are certainly driving innovation," said Jason Williams, CEO of the Society of Innovators at Purdue Northwest. "We love all of the work they are doing."

The EDCMC was recognized for its work on the Community-Centered Economic Inclusive initiative: Vibrant Michigan City. The nationally recognized playbook is rooted in research, data, public feedback, expert guidance and an advisory team of city leaders.

Taking a community-centered focus to drive change in rural areas is an innovative shift in the economic development process, said EDCMC Executive Director Clarence L. Hulse added.

"The Vibrant Michigan City Initiative has pushed us to look at development through a new lens that has furthered our community-centered economically inclusive viewpoint," Hulse said. "The chain reaction of innovative mindsets is vital to adding vibrancy and momentum to any community. While change is often shunned and feared, it is the only real avenue to true innovations."



Young Professional of the Year

Our Economic Development Manager, Karaline Cartagena Edwards, was awarded the Young Professional of the Year honor during the Michigan City Chamber of Commerce's annual event.

OUR COMMUNITY



New Neighborhood Leaders

Another session of the Michigan City Neighborhood Leadership Academy wrapped up with project presentations and a graduation event.

Eight groups presented their ideas on how they can make an impact in their own neighborhoods. Projects ranged from gardening/recycling education and block parties to neighborhood associations and youth basketball.

Mayor Angie encouraged graduates to join boards and commissions to make a difference and congratulated the participants on their time commitment to the program.



Family-Owned Company Celebrates 50 Years

Four generations cut the ribbon on D. Martin Enterprises' new manufacturing facility, 50 Motts Parkway, as well as marked 50 years in business serving the steel industry.

The family-owned company celebrated its new building, which expands its steel industry offerings with approximately 116,400 square feet of manufacturing space and 4,000 square feet of office space. Construction was launched in 2024.

"The basement is where it all started ... though my grandma told me that was just a temporary office in-between. Either way, it was a start, a small start that just kept going," said Cory Martin, director of HR/Communications at D. Martin Enterprises. "I have distinct memories of other offices throughout the years Being dragged there on weekends with my parents. I started working here over 10 years ago ... And now here we are.

"Look around you. This isn't just a bigger space, this is proof, proof that all of your hard work, the weekends, the risks, the failures, the wins, the confidence and belief that we could pull off any great idea has paid off."



Business Park Brings New Commercial Space

Tailwind Business Park is moving forward. The proposed project, led by XL Investment Properties, Rossman Partners, Integrated Construction Solutions and Game Plan Solutions, is a \$31.5 million business park off Cleveland Avenue, behind Lowe's and adjacent to the AMC Classic Movie Theatre.

"Tailwinds represents a significant opportunity for Michigan City's southeast corridor. The project includes a new public roadway and utility extensions that will immediately become a city asset, and it paves the way for the development of 11 flex/industrial business park buildings totaling approximately 132,000 square feet," said David D.F. Uran, President/CEO, Game Plan Solutions.

"Over the next decade, this development is projected to generate more than \$30 million in private investment, support hundreds of construction jobs, and create approximately 200+ permanent positions upon full buildout, representing an estimated \$11.5 million in annual payroll."

Plans for the new road are a vital component of the project's offerings, said Michigan City Mayor Angie Nelson Deutch.

"It will connect the business park to existing infrastructure, enhancing accessibility and bolstering nearby commercial hubs," she said. "The roadway can help ease traffic congestion, boost traffic flow on Franklin Street and better connect residents and tourists to areas of our city."

Mural Gifted to City

A new mural depicts the vibrancy of Michigan City and celebrates Sullair's 60th anniversary.

This Michigan Boulevard mural, created by Felix Maldonado Jr., was gifted to MC by Hitachi Global Air Power to bolster the City's Neighborhood Beautification Plan.



Aldridge Building Another Industrial Option

Holladay Properties is paving the way for additional modern industrial space options with the planned construction of the Aldridge Building, 6101 Cleveland Ave., directly west of the Haskell Building.

The tax abatement approval moved the project to its next steps, said EDCMC Executive Director Clarence L. Hulse.

“Holladay continues to invest in our city and county, and this space will provide a facility to attract new light manufacturing/assembly businesses and bolster our competitive edge,” Hulse said.

The speculative 54,000-square-foot flex industrial building is designed to accommodate one to four tenant spaces with potential for 6,750 square-foot suites. The Holladay team is also planning for the base building to have a total of eight dock bays, four drive-in doors and independent storefront entrances. Other features include LED lighting for the interior and exterior, ESFR fire protection system, 24 feet clear height, 130 feet deep truck corridor hi-lite and six-inch reinforced concrete slab floor.



Ballers Hoop It Up at Program

Michigan City Midnight Hoops program! Clarence Hulse and Mayor Angie were part of the audience at the first games. The basketball program is an example of how the Neighborhood Leadership Academy leaders can make a difference and how the Vibrant Michigan City initiative can be put into action.



Program Cultivates Youth Entrepreneurship

The BuddingPreneur Bootcamp & Youth Shark Tank helped spark an entrepreneurial spirit in MC youth.

Antonio Conley, founder of the program and bootcamp, believes exposure to an entrepreneurial mindset is a platform for self-confidence and skills development.

“These are our future leaders, and I hope the seed planted sprouts into a positive growth for the next generation,” he said.

Camp participants were exposed to entrepreneurship topics, such as marketing, vision boarding, designing marketing materials, identifying target markets and discovering a passion through a business idea.

Ribbon-cuttings Launch Businesses, Learning

The Laporte County Career and Technical Education Center celebrated its new South Campus at 1001 E. US 20.

The new facility provides space for expanded programs to pave the way for the future workforce. It was also announced it will be named in honor of retired Michigan City Area Schools Superintendent Dr. Eason-Watkins.

The Ivy Tech team marked its new state-of-the-art learning location in Michigan City with partner HealthLinc Community Health Center during a ribbon-cutting and dedication event.

The ribbon was officially cut at Kabelin Ace Hardware’s second Michigan City location at 2309 E Michigan Blvd.

The Heron Bistro celebrated its opening with a ribbon-cutting event. Heather Nath and team are bringing French-inspired cuisine to Michigan City.



Indie Film Features Michigan City

The BULLS movie showcases Michigan City and so many areas around the community as well as local talent. The film is available to stream and was released in limited theaters across the country.

The movie was shot entirely in MC and tells the story of bar owners - struggling to survive - who enter a competitive dart competition to save their spot while fostering a sense of community and rising above challenges. The movie was directed by Michigan City native Dan Meyer and features Harmony Bar (now The Cellar Door), the former Uptown Social as well as residents as extras and the iconic brands and beaches that are a core part of Michigan City.

OUR OUTREACH



Focus on Real Estate Markets

The potential of Michigan City's residential and commercial real estate markets were in the spotlight at the fall breakfast event with the presentation of new studies, research and analysis.

Laurie Volk, Co-Managing Director, Zimmerman-Volk Associates, spotlighted the opportunities and need for housing not only across the city but also in targeted areas: downtown, the Northeast, the Northwest and the Southside. The study drilled down to the potential number of units for rent, detached homes and for-sale condos and townhomes.

On the commercial side, the team centered on the Franklin Corridor in its market assessment. Paul Lippens, Principal Urban Designer/Michigan Market Lead, Toole Design Group, and Donovan Smith, Principal Planner, McKenna, detailed how the retail arena continues to change.

The research highlighted the ever-changing landscape of retail that goes beyond shopping and essentials to an experience that should drive design and development.



Brownfields Seminar Panelist

Hulse took part in the 2025 National Brownfields Training Conference in Chicago as a community panelist, highlighting the Franklin Street development.

The goal of the conference: bringing together experts and stakeholders to collaborate on best practices for remediation and redevelopment of Brownfields - formerly contaminated areas.

Developer Day Tours Highlight City

Michigan City's momentum and current and future developments took center stage during the city's Developer Day tours and reception.

More than 50 developers, investors and prospective business leaders from the Northwest Indiana region, Indianapolis, Chicagoland and Southwest Michigan traveled along 20 spots during the bus tour, including areas that are under construction or in pre-development.

A Franklin Street walk-through stopped at a variety of retail locations to spotlight the vibrancy of Michigan City's downtown and spur ideas for future investment opportunities, said EDCMC Executive Director Clarence L. Hulse.

"Our Developer Day is a vital avenue for keeping Michigan City in the future development conversation," Hulse said. "We are looking forward to our city's next steps and are honored to highlight how our city is not only open for business but also ready to do business."



Focus on Community-Centered Development

Hulse spoke at the 2025 NADO Annual Training Conference. Its focus: "Community-Centered Development: Advancing Local and Regional Quality of Life and Economic Growth in Rural and Small Towns."

He highlighted the Vibrant Michigan City initiative, which is rooted in a yearlong community-centered economic inclusive study led by experts and resulting in a national playbook.



Site Selectors Take Tour

The EDCMC team partnered with the Northwest Indiana Forum for the NWI Familiarization Tour. It was an opportunity to host 7 site selectors to spotlight all that makes the Michigan City community shine, including the downtown, The Franklin TOD development, 5th & Pine Site and natural beauty.



Business Roundtable Sparks Conversations

The EDCMC team and city leaders hosted about 50 community members to focus on small business needs.

City department heads, including Parks and Recreation, Special Events and Redevelopment highlighted updates and shared info on the city’s TOD (Transit Development District). This designation has expanded the concept of “downtown” – now stretching south to Ames Field as well as East and West.

Small business owners shared concerns and ideas, including signage along Franklin Street, Branding & Activation in Midtown, Affordable Small Business Office Space, Façade Grant, Streamlined Communication, Innovation Center and Small Business Seminars.

Creating New Leaders

Hulse had the opportunity to share his expertise and insights along with Michigan City Mayor Angie Nelson Deutch and the LaPorte leadership team to the 41st Class of Leadership La Porte County.



Youth Entrepreneurs Take Center Stage

Karaline Cartagena Edwards had the opportunity to hear from student pioneers as a judge at the Society of Innovators’ High School Pitch competition.

Seventeen student groups presented their ideas, with many pitching for the first time outside of the classroom.

Judges were impressed with the innovative ideas coming from our youth and were honored to award the Top 5 groups with \$200 for research & development.

Breakfast Powers Education Fund

The EDCMC’s 3rd Annual Power Breakfast featured Kathy Chaney of The Times posing questions to Mayor Angie Nelson-Deutch on Michigan City’s strategy towards growth and development for an in-depth conversation.

The event also included a special announcement on the future of the 5th & Pine site. After a months-long two-part RFP process, Mayor Nelson-Deutch announced the preferred developer for the site is DAC Developments.

Joined by local residents, investors, and developers, the EDCMC raised more than \$11,000, which will go towards our Education Fund to assist local students interested in the trades to be able to attend Chicago trade-shows, including Fabtech and IMTS.



Ambassador Program Highlights School

Cartagena Edwards is part of the Michigan City Area Schools Ambassador Program. She joins community leaders who will be exposed to various aspects of how the school system works. Sessions will focus on curriculum, transportation, technology, workforce development, safety, finance and more.

The goal of the new program is to strengthen ties between the schools and community.

STRATEGIC PLAN



New Strategy Through 2040

A refreshed Michigan City Strategic Action Plan plots key points to forge toward continuous economic development and socioeconomic opportunities and innovations.

The EDCMC, Michigan City Mayor Angie Nelson Deutch and business and community leaders worked closely with the Ascendant Global Consulting team to update the Strategic Plan for a groundwork to pave the way to 2040. It pinpoints five pillars: economic inclusion, workforce development, placemaking, storytelling and economic modernization.

“The ideas are aggressive and visionary as any strategic plan needs to be in order to truly trigger the growth we are envisioning,” Nelson Deutch said. “The city’s leadership team is committed to a long-term productive collaboration as we take on implementing this long-term plan for action.”

Visit www.edcmc.com for details.



Metrics to benchmark Progress

- | | |
|----------------------------|--------------------------|
| Job Creation and Retention | Capital Investment |
| Educational Attainment | Income Growth & Poverty |
| Real Estate Development | Stakeholder Satisfaction |

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
IN/KY/OH Regional Council of Carpenters
NIPSCO
Northwest Health

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
Sloan Avenue/ Redstone Joint Venture
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
Mikropor America, Inc.
Shady Creek Winery
SURF Internet
Triplex Plating
Waste Management

Bronze Level

\$1,000+

1919 RH
4411 Inn & Suites
Akers Packaging
American Renolit
American Structurepoint
Applegate & Company, CPAs
Berglund Construction Co.
Buffalo Wild Wings
Cadence Environmental Energy, Inc.
Centier Bank
Central States Manufacturing, Inc.
Chicago Title
Edward Jones /Jon Salisbury
Fidelity National Title Insurance Company
First Merchants Bank
First Trust Credit Union
G.M. Fedorchak & Associates Architects & Developers
Highstreet Insurance & Financial Services
Gerard Media, LLC WIMS WHFB

Harbour Trust & Investment Management Company
Harris Law Firm, P.C.
Hasse Construction Co, Inc
J & L Dimensional Services, Inc.
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

Phoenix Glass Service, Inc.
PNC Bank
Purdue Federal Credit Union
Purdue University Northwest
Qubit Networks
Regional Development Co.
Sanlo, Inc.
Sauers Auto
Sera Group
Smith Group
Sullivan-Palatek, Inc.
Taylor Michigan City Chrysler
The Chicago Consultants Studio, Inc
The Hagerman Group
Unity Foundation of La Porte County
Vavrek Architects, Inc
Winndeavor, 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
Reith- Riley Construction Co. Inc

Early 2026-2028 Supporters

Centier Bank
Chicago South Shore & South Bend Rail Road
DEF Consulting
Horizon Bank
LiUNA Local 81
Meridian Title Corp
Qualls Real Estate Holdings, LLC
Tonn & Blank Construction, LLC
Wightman

We are continuing to "build economic success together" as we launch our **2026-2028 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.

Michigan City, IN

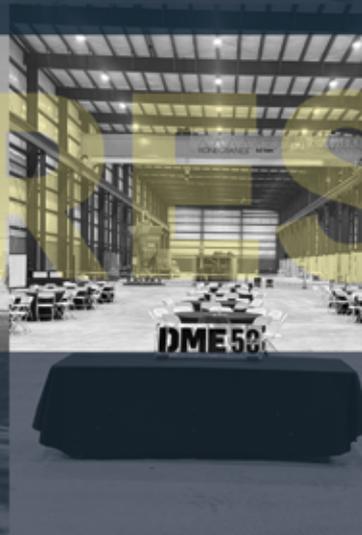
INDIANAPOLIS



#10

“Most Affordable Places to Live in the U.S.”

- BottomLineInc.



“Top 9 Places to Call Home in Indiana”

- WorldAtlas

