

ECONOMIC
DEVELOPMENT
CORPORATION

MICHIGAN CITY, IN

MC Chamber Luncheon 2025

Welcome!

EDCMC Mission

To champion economic growth, prosperity, and opportunity by creating a vibrant, inclusive, and competitive economy where residents, entrepreneurs, and businesses thrive.

Vision

To be a trusted broker and engine of economic opportunity for residents, entrepreneurs, and businesses, enhancing the business environment and quality of life for Michigan City.



Metrics to benchmark Progress

Job Creation and Retention

Capital Investment

Educational Attainment

Income Growth & Poverty

Real Estate Development

Stakeholder Satisfaction

Economic Investment Trends

\$582,064,000

Estimated Capital Investment within the last 3 years

2022

\$320,162,000

Estimated Capital Investment

2023

\$148,874,500

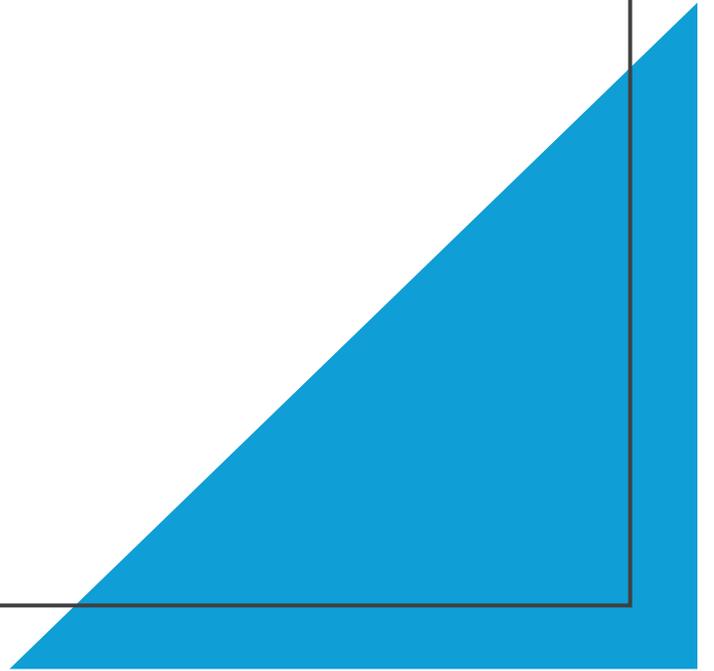
Estimated Capital Investment

2024

\$113,027,500

Estimated Capital Investment

Completed Projects



Downtown: Uptown Arts District



Over \$3 Million in Private Capital Investment (*5yrs)



Completed Projects

Residential + Mixed Use



\$1.3 Million



Old Washington Deli
AirBnb
700 SF Retail



Casa del Libri

Original Michigan City Library
→
5 Luxury Apartments

\$1.5 Million



Completed Projects

Downtown



The Heron Bistro
\$450,000

Rocco's Tavern
\$550,000



Completed Projects

Franklin Street



HealthLinc
\$15 Million



Raising Cane's
\$7 Million

Chicago Title
\$100,000



Chick-fil-A
\$6 Million



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



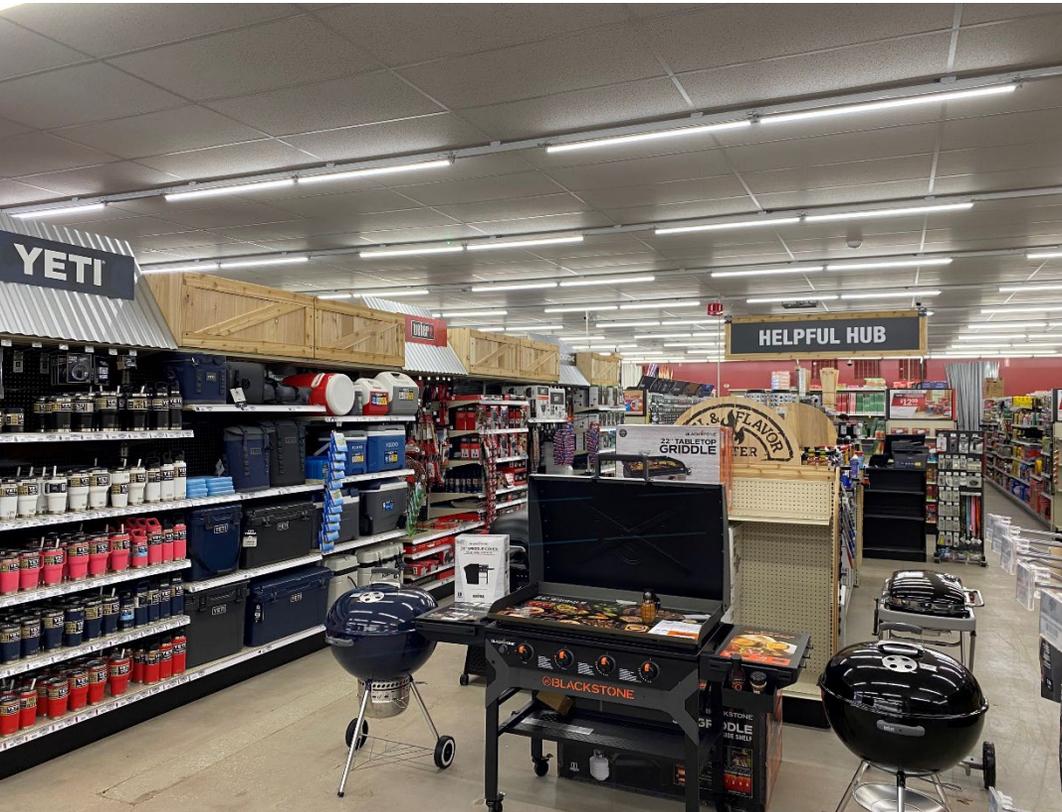
PERSPECTIVE VIEW

Completed Projects

Michigan Blvd.

Kabelin **ACE**

\$1.2 Million



Completed Projects

Construction, Manufacturing + HVAC



\$4 Million



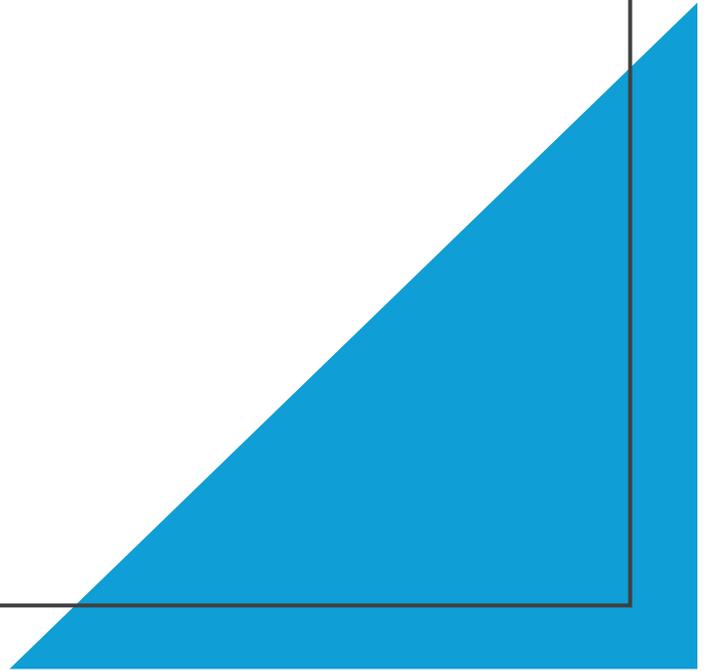
\$250,000



\$1.5 Million



Projects In-Process



Projects In-Process

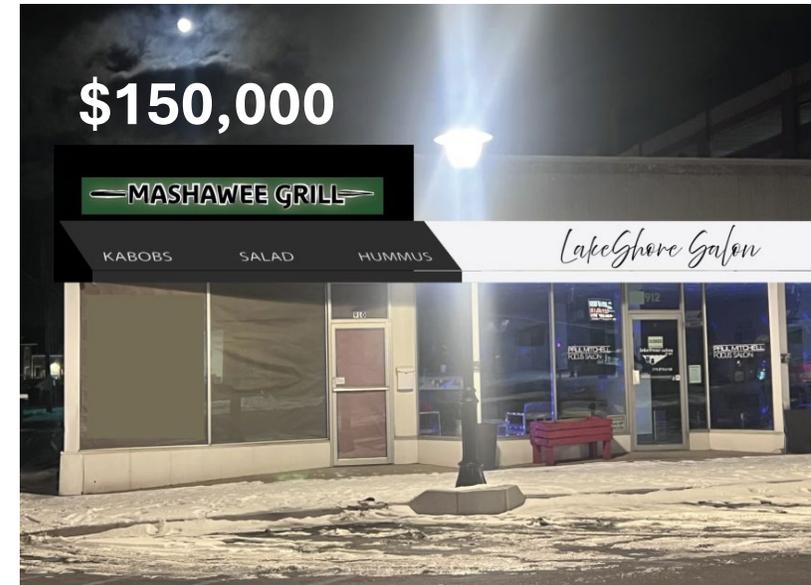
Downtown + Midtown



711 Plaza
\$3.3 Million



\$1 Million



\$150,000

Projects In-Process

Expansions



\$20 Million

Projects In-Process

Proposed

Tailwind Business Park

\$31.5 Million

30 acres on Cleveland Ave.

(Behind Menards)

Tailwind Business Park

The **Tailwind Business Park** is a \$31.5 million plus development aimed at boosting Michigan City's economic growth and creating new opportunities for local businesses. This project will feature 12 state-of-the-art commercial and business buildings, designed to attract investment and foster job creation for Michigan City.

A key component of the project is the construction of a new public roadway that will connect the business park to existing infrastructure, enhancing accessibility and supporting nearby commercial hubs such as Walmart. The development aligns with Michigan City's comprehensive growth strategy and is poised to be another positive investment for these emerging community.



Examples of building facades that will be proposed on each of the 12 lots.



Projects In-Process

Residential



Woodland Ridge

- 32 Acre New Home Development
- 113 Single Family Homes
- 1,250-2,400 SF
- Starting at \$295,000
- Phase 1 = 33 homes

First 100+ lot subdivision in 50 years

Projects In-Process

Residential



Beachwood Subdivision

0 Washington Park Blvd.

- \$10 Million investment
 - 14 New Homes



BEACHWOOD SUBDIVISION
AT BEACHWALK

\$101 Million Investment



11th St. Station

The Franklin Apartments
Flaherty & Collins

114 E. 11th St.

- \$101 M Investment
- 220 Apts/6k sf retail
- 550 parking spaces
- Live-work-play
- Start date Fall 2023



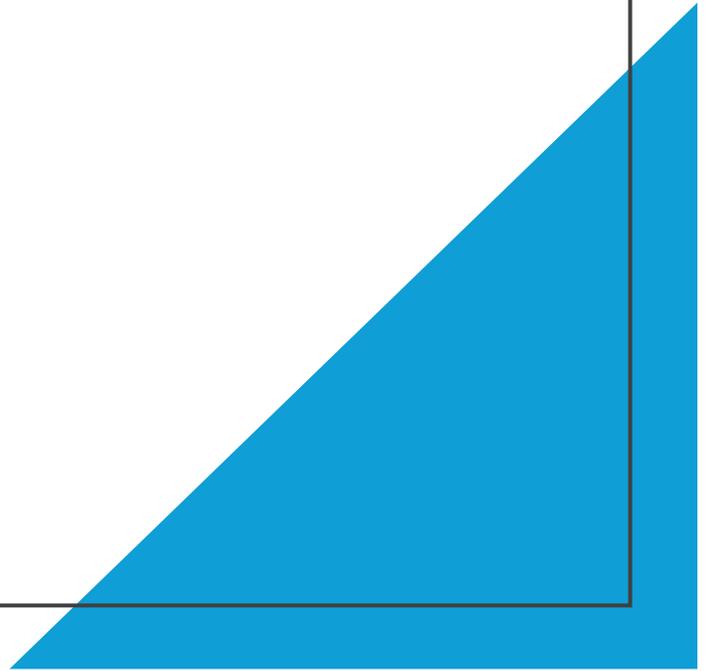
SoLa

Farpoint Development

100 W Michigan Blvd.

- **\$311 Million Investment**
- Boutique Hotel with 235 Rooms
- 180 luxury condos
- 18 Duplexed Townhomes
- Rooftop Terrace & Pool, Restaurants & Shops
- Start Date Summer 2025

Upcoming Projects



Projects In-Process

Residential



Tryon Meadow

128 Rental Units
38 single family homes
56 townhomes

Approx. \$44 Million Investment

Projects In-Process

Residential



The Moore

45 Luxury Townhomes on US Hwy 12
Projected Start Date – Spring 2025

\$18 Million Investment

Projects In-Process

Residential



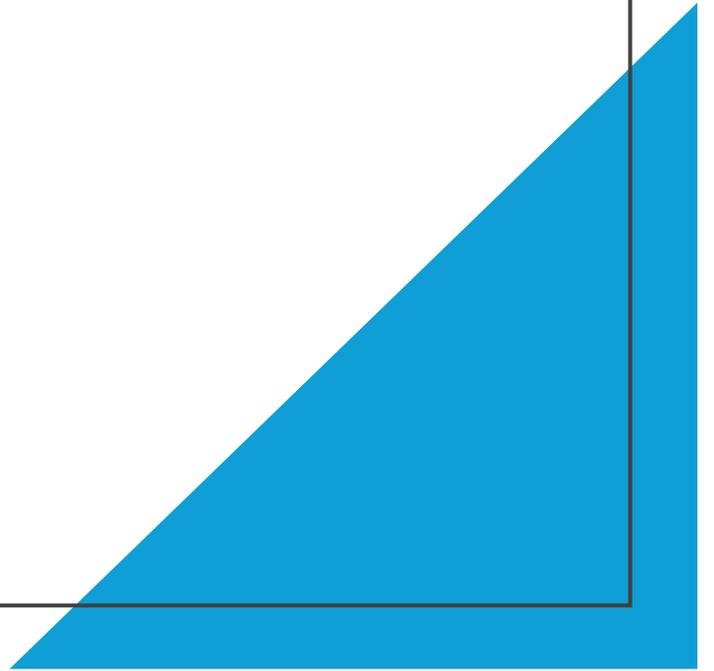
Singing Sands Suites

Michigan Blvd.

- Mixed-Use + Workforce
- 300 Units
- Approx. \$75 Million Investment

*Childcare facilities, playground, pool, public promenade
+ canoe access to Trail Creek*

Looking to the Future



5th & Pine

Mixed-Use Residential

Preferred Developer Selected

- 500 Units
- 40,000 SF Urban Grocery
- Possible Hotel
- Affordable + Active Senior Housing

**\$300 Million Estimated
Capital Investment**

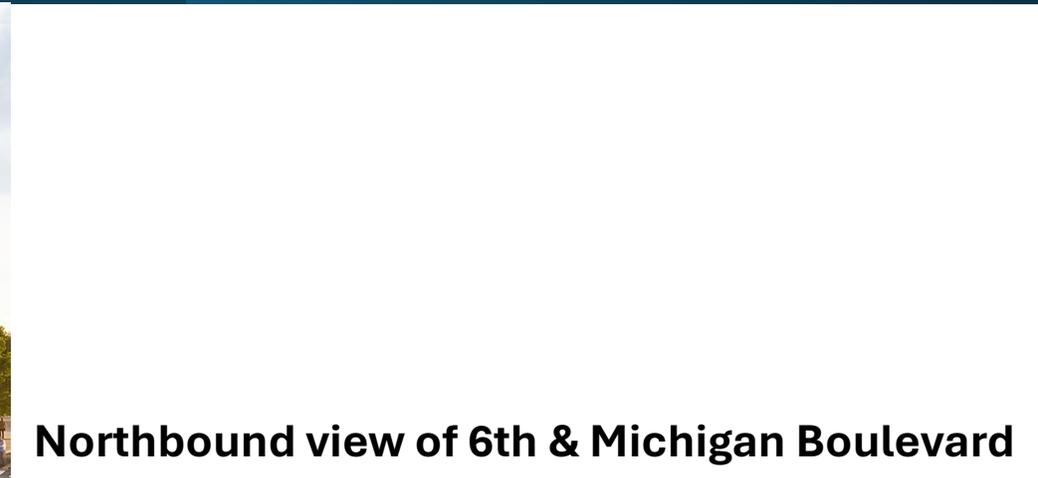


5th & Pine

Residential



Southbound view of 5th & Pine Intersection



Northbound view of 6th & Michigan Boulevard



Expansions

Michigan City Municipal Airport



Total Annual Economic Impacts



Source: 2022 Indiana State Aviation System Plan

New Industry

20 minutes East

New Carlisle EV Battery Plant | \$3.5 Billion



This is an EV battery plant that GM and LG Energy Solution built in Ohio. GM is planning to build a similar battery plant with Samsung SDI between South Bend and New Carlisle. *Provided*

- \$15.5 Billion investment
- 3,200 Jobs
 - Environmental Engineers
 - IT Technicians & Managers
 - Inventory & asset Technicians & Managers
 - Security Personnel
 - Site Managers
- Indiana growing in Technology & Semiconductor Sectors

Amazon Data Center | \$11 Billion



Microsoft Data Center

\$1 Billion



This map shows the 914 acres of the St. Joe Farm that Microsoft recently purchased for a data center. The company announced a \$1 billion data center in LaPorte on Tuesday. *PROVIDED, NEIGHBORS OF ST. JOE FARM*

Indiana State Prison Re-Imagination



READI 1.0: Awarded \$329,000.00

Team: Multi-disciplinary team of architecture, urban design, transportation, planning & housing professionals.

Work: Data gathering, fact finding, analyzing, followed by developing, planning, designing, presenting recommendations for the ISP property over next 12-18 months

Re-Imagination Committee:

- State economic development office
- National and regional nonprofits
- City and county public officials
- Local residents & community leaders

Estimated Completion: Fall 2025

Reimagining NIPSCO Site

- **123 Acres**
- **Opportunity for Entertainment District - Multi-Family & Commercial Development**
- Closing in 2028
- 3-Phase Closure: Separate Coal Ash Ponds from Boilers, Clean up Coal Ash Ponds, Monitoring of Surrounding Groundwater
- Reimagination discussions occurring



ARPA Grants

Neighborhood + Entrepreneurship Enhancement

Neighborhood Grant

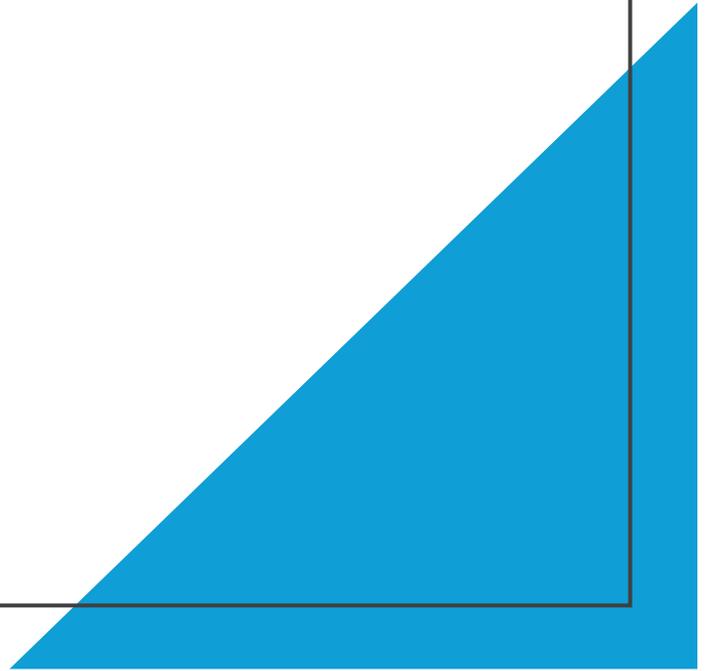
- Neighborhood Enhancement + Beautification

Small Business/Entrepreneurship

- Training, Capacity + Operational Enhancement



Real Estate Development Opportunity



Real Estate Development Opportunities | Marquette Mall

- 593,155 SF
- 50 Acres
- Seeking investors & developers
- Mixed-Use Entertainment
- Multi-Family
- Town Center
- Live – Work – Play





Thank you!

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