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.

Economic Prosperity for All

Opportunity Zones in Michigan City will Promote Equitable Development

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

As the Mayor of the City of Michigan City, and on behalf of our citizens and businesses, I am honored to welcome you to our community. 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.

Sincerely,

Ron Meer, Mayor
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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**

- **<5 YEARS**
  - 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**

- **5 TO 7 YEARS**
  - 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**

- **7 TO 10 YEARS**
  - 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**

- **>10 YEARS**
  - 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 is home to 3 Opportunity Zone Tracts

Total OZ Population is 7,617

Population

**MSA**

- **2018:** 110,007
- **2010:** 111,463
- **Change:** -1%

**CITY**

- **2018:** 31,352
- **2010:** 31,479
- **Change:** -1%

**OPP ZONE**

- **2018:** 7,617
- **2010:** 8,383
- **Change:** -1.1%

**Source:** The City of Michigan City
# Social and Economic Overview

<table>
<thead>
<tr>
<th></th>
<th>Poverty</th>
<th>Median Household Income</th>
<th>% With BA+</th>
<th>% With HS Degree+</th>
<th>% No HS Degree (Age 18-24)</th>
<th>% Under 18</th>
<th>% Over 65</th>
<th>Unemployment (Age 16+)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City</strong></td>
<td>25.5%</td>
<td>$38,631</td>
<td>16.6%</td>
<td>85.6%</td>
<td>25.7%</td>
<td>22.2%</td>
<td>14%</td>
<td>11.3%</td>
</tr>
<tr>
<td><strong>County</strong></td>
<td>16.6%</td>
<td>$49,921</td>
<td>17.8%</td>
<td>87.9%</td>
<td>23.4%</td>
<td>21.9%</td>
<td>26.3%</td>
<td>8%</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>14.6%</td>
<td>$52,182</td>
<td>25.3%</td>
<td>88.3%</td>
<td>16.1%</td>
<td>23.9%</td>
<td>14.6%</td>
<td>6.1%</td>
</tr>
<tr>
<td><strong>US</strong></td>
<td>14.6%</td>
<td>$57,652</td>
<td>30.9%</td>
<td>87.3%</td>
<td>13.4%</td>
<td>22.9%</td>
<td>14.9%</td>
<td>6.6%</td>
</tr>
</tbody>
</table>

# Michigan City-LaPorte MSA Employment Profile

<table>
<thead>
<tr>
<th>Industry</th>
<th>Code</th>
<th>2019 (by thousands)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALL INDUSTRIES (NON-FARM)</td>
<td>10</td>
<td>4,772.4</td>
</tr>
<tr>
<td>ACCOMMODATIONS &amp; FOOD SERVICE</td>
<td>72</td>
<td>495.8</td>
</tr>
<tr>
<td>CONSTRUCTION</td>
<td>23</td>
<td>177.7</td>
</tr>
<tr>
<td>EDUCATIONAL SERVICE &amp; HEALTH CARE</td>
<td>61</td>
<td>752.2</td>
</tr>
<tr>
<td>FINANCE AND INSURANCE</td>
<td>52</td>
<td>311.0</td>
</tr>
<tr>
<td>INFORMATION</td>
<td>51</td>
<td>73.5</td>
</tr>
<tr>
<td>MANUFACTURING</td>
<td>31-33</td>
<td>423.8</td>
</tr>
<tr>
<td>PROFESSIONAL, SCIENTIFIC &amp; TECHNICAL SERVICES</td>
<td>54</td>
<td>841.4</td>
</tr>
<tr>
<td>MINING &amp; LOGGING</td>
<td>92</td>
<td>1.5</td>
</tr>
<tr>
<td>TRADE, TRANSPORTATION &amp; UTILITIES</td>
<td>44-45</td>
<td>949.9</td>
</tr>
<tr>
<td>GOVERNMENT</td>
<td>48-49</td>
<td>547.4</td>
</tr>
<tr>
<td>OTHER</td>
<td></td>
<td>198.2</td>
</tr>
</tbody>
</table>
LARGEST NON-GOVERNMENTAL

Employers

01. Blue Chip
   EMPLOYMENT
   3,450

02. Franciscan Health
    EMPLOYMENT
    1,200

03. Sullair
    EMPLOYMENT
    540

04. Hearthside Food Solutions
    EMPLOYMENT
    450

05. Dwyer
    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 – Waiting on data

YEAR OVER YEAR

Michigan City MSA

State of Indiana

<table>
<thead>
<tr>
<th>Year</th>
<th>Michigan City MSA</th>
<th>State of Indiana</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>-0.20%</td>
<td>0.70%</td>
</tr>
<tr>
<td>2007</td>
<td>-0.20%</td>
<td>0.60%</td>
</tr>
<tr>
<td>2008</td>
<td>-1.00%</td>
<td>-1.00%</td>
</tr>
<tr>
<td>2009</td>
<td>-5.40%</td>
<td>-5.50%</td>
</tr>
<tr>
<td>2010</td>
<td>-2.50%</td>
<td>0.20%</td>
</tr>
<tr>
<td>2011</td>
<td>0.90%</td>
<td>1.50%</td>
</tr>
<tr>
<td>2012</td>
<td>-0.10%</td>
<td>-1.40%</td>
</tr>
<tr>
<td>2013</td>
<td>-1.40%</td>
<td>0.00%</td>
</tr>
<tr>
<td>2014</td>
<td>0.00%</td>
<td>-0.40%</td>
</tr>
<tr>
<td>2015</td>
<td>-0.40%</td>
<td>-0.30%</td>
</tr>
<tr>
<td>2016</td>
<td>-0.30%</td>
<td>-0.40%</td>
</tr>
<tr>
<td>2017</td>
<td>0.10%</td>
<td>0.10%</td>
</tr>
<tr>
<td>2018</td>
<td>0.70%</td>
<td>1.00%</td>
</tr>
</tbody>
</table>
# Transformative Capital Investments

<table>
<thead>
<tr>
<th>Project</th>
<th>Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Franciscan Health</td>
<td>$243 million</td>
</tr>
<tr>
<td>City Infrastructure</td>
<td>$59 million</td>
</tr>
<tr>
<td>Artspace Lofts</td>
<td>$13 million</td>
</tr>
<tr>
<td>Blue Chip Casino Hotel &amp; Spa</td>
<td>$10 million</td>
</tr>
<tr>
<td>MCAS Solar Energy Projects</td>
<td>$9 million</td>
</tr>
<tr>
<td>Michigan City Boulevard Revitalization</td>
<td>$13 million</td>
</tr>
</tbody>
</table>

**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
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.
POTENTIAL COMMERCIAL/RESIDENTIAL PROJECT:

YOU ARE BEAUTIFUL

ADDRESS
HWY 12

ACREAGE
2.2 Acres

ZONED
CBD1

IDEAL USE
Mixed use: Hotel, Condo, Commercial
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

<table>
<thead>
<tr>
<th>#</th>
<th>Incentive Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Skills Enhancement Fund (SEF) - Workforce Training Grant</td>
</tr>
<tr>
<td>02</td>
<td>Venture Capital Investment Tax Credit</td>
</tr>
<tr>
<td>03</td>
<td>Community Revitalization Enhancement District Tax Credit</td>
</tr>
<tr>
<td>04</td>
<td>Economic Development for a Growing Economy (EDGE)-Payroll Tax Credit</td>
</tr>
<tr>
<td>05</td>
<td>Headquarters Relocation Tax Credit (HRTC)</td>
</tr>
<tr>
<td>06</td>
<td>Hoosier Business Investment Tax Credit (HBI)</td>
</tr>
<tr>
<td>07</td>
<td>Industrial Recovery Tax Credit</td>
</tr>
<tr>
<td>08</td>
<td>Patent Income Tax Exemption</td>
</tr>
<tr>
<td>09</td>
<td>Research &amp; Development Incentives</td>
</tr>
</tbody>
</table>

[https://www.iedc.in.gov/incentives](https://www.iedc.in.gov/incentives)
### Local Incentives
- All subject to eligibility and approval

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Tax Increment Financing (TIF)</td>
</tr>
<tr>
<td>02</td>
<td>Tax Abatements, Real Estate and</td>
</tr>
<tr>
<td></td>
<td>Personal Property</td>
</tr>
<tr>
<td>03</td>
<td>Workforce Training, New and Incumbent</td>
</tr>
<tr>
<td>04</td>
<td>Waterfront Liquor License</td>
</tr>
<tr>
<td>05</td>
<td>HUBZone Designation</td>
</tr>
</tbody>
</table>

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

Clarence Hulse
chulse@edcmc.com
219.873.1211

Two Cadence Park Plaza
Michigan City, IN 46360

Michigan City Economic Development Corporation Investment Video