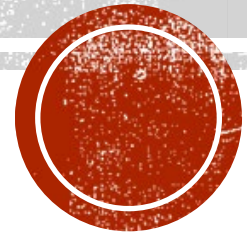


TRANSFORMATIVE DEVELOPMENT

La Porte County



ECONOMIC DEVELOPMENT TEAMS

La Porte Economic
Advancement Partnership
(LEAP)

Economic Development
Corporation of Michigan
City (EDCMC)

La Porte County Office of
Economic Development

City of La Porte

Michigan City

La Porte County

Laportepartnership.com

Edcmc.com

Laportecountyod.org



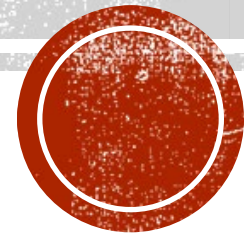
Bert Cook



Clarence Hulse



Matt Reardon

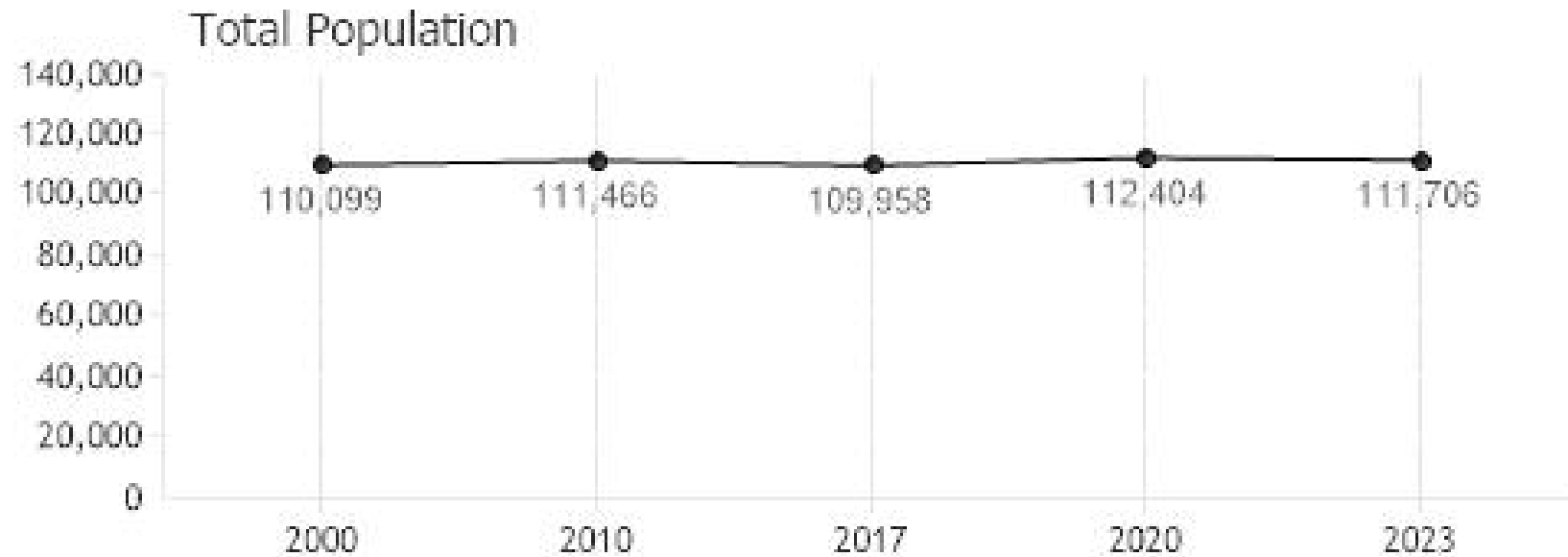


HISTORIC BARRIERS TO GROWTH

- Population stagnation
- Lack of residential development
- Property tax cap losses
- Inadequate infrastructure
- Challenging development patterns



POPULATION STAGNATION



2040 Projection
108,156
-3.7%

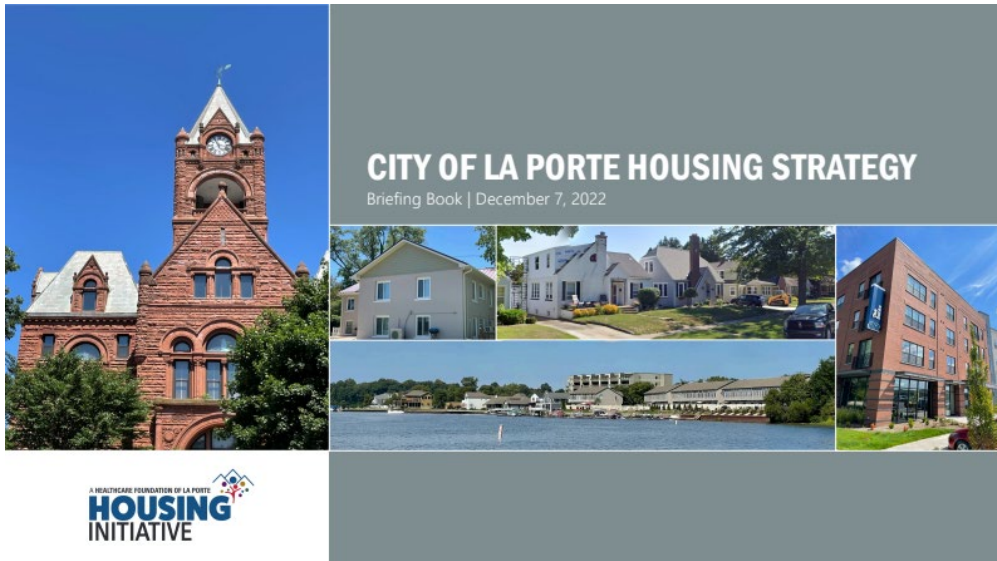
City of La Porte
22,510 (2024)

Michigan City
31,542 (2024)



LACK OF RESIDENTIAL DEVELOPMENT

- *The City of La Porte--like many other communities throughout the country--is facing several housing-related challenges, including a constrained for-sale housing market, underproduction of new housing in recent years, and a limited supply of workforce and rent-restricted housing.*

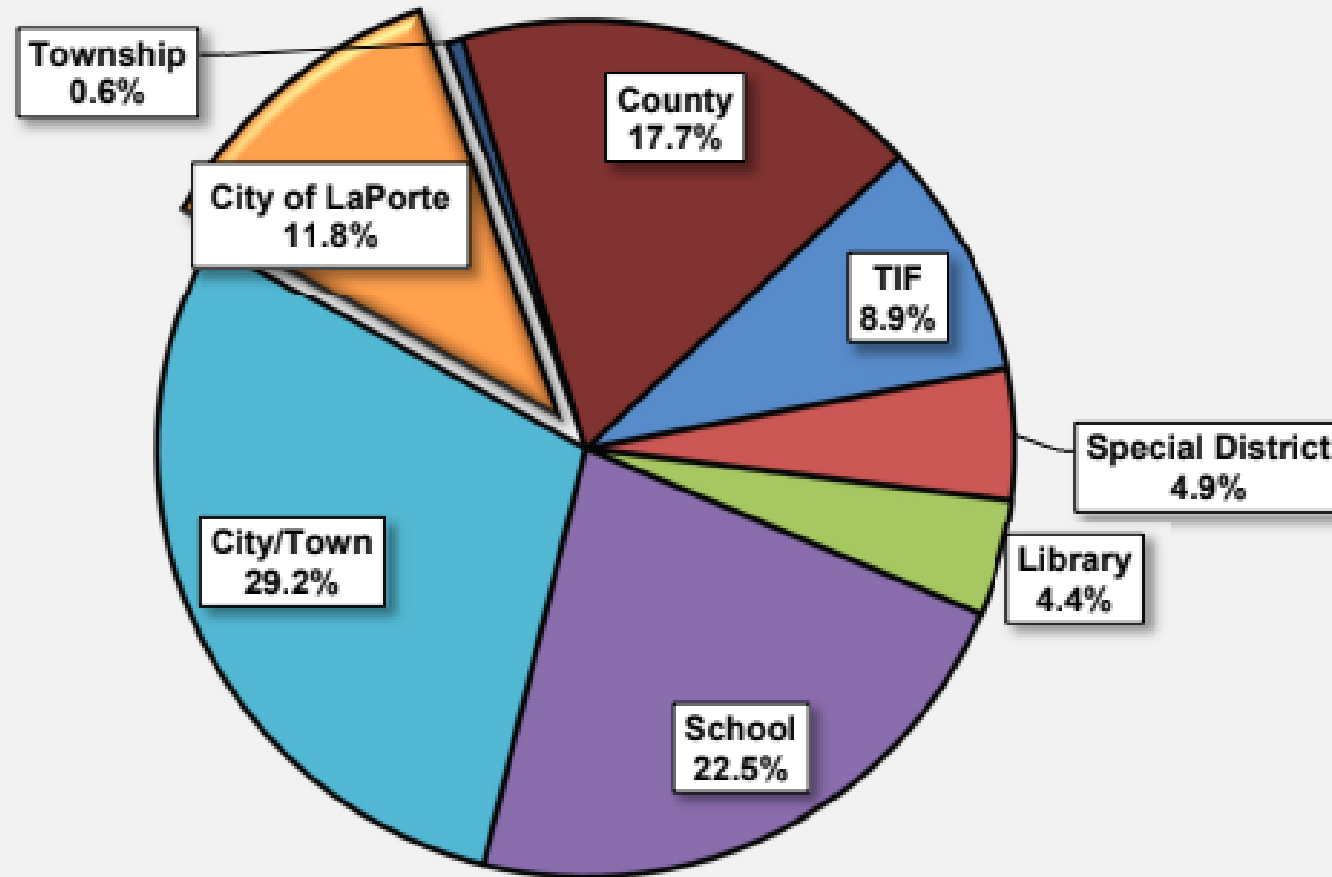


In 2020, there were 10,283 housing units in the City of La Porte. Those built after 1980 account for only 21% of La Porte's housing stock.



PROPERTY TAX CAP LOSSES

LAPORTE COUNTY, INDIANA
Property Tax Relief - 2024 (\$33.9 million)



INADEQUATE INFRASTRUCTURE

- State Highways within downtown
- Truck routes
- Water/wastewater infrastructure
- Passenger rail
- Telecommunication connectivity



CHALLENGING DEVELOPMENT PATTERNS

- Multiple retail corridors
- Industrial development downtown
- Lakefront industrial development
- Lack of connectivity—Kingsbury Industrial Park
- Utility access





Population Growth

Growth in Net Assessed Value

Employment Growth

Community Development

- **Downtowns, Residential, Quality of Life, Broadband Accessibility**

POPULATION GROWTH

- Job Seekers Moving for Work

- 1986: 45%
- 2000: 20.4%
- 2019: 6.1%
- 2023: 1.6 %

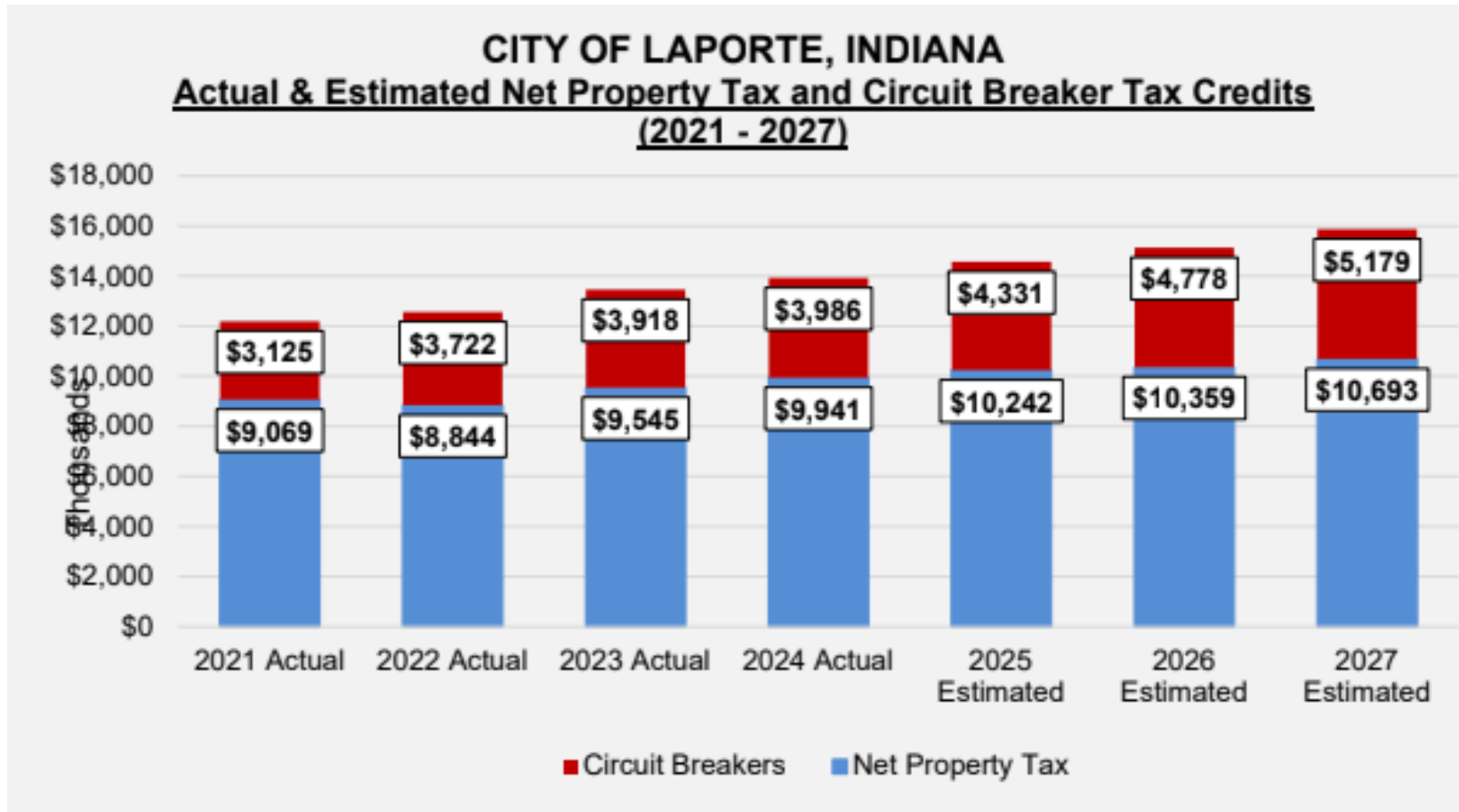
CBS Survey

People no longer find a job and move to a community.

Now people find a community and then look for work.



GROWTH IN ASSESSED VALUE



Net AV
 Growth 2025
 13.1%



EMPLOYMENT GROWTH

- Major Economic Development Projects Occurring In and Around La Porte County
 - Microsoft (\$1B Datacenter + 200 New FTE)
 - GM/Samsung EV Plant (\$3.5B Manufacturing Facility + 1,600 New FTE)
 - Amazon (\$11B Datacenter + 1,000 New FTE)



COMMUNITY DEVELOPMENT



■ Residential Projects

- Hunter Woods (10 SF, 97 TH, 54 MF)
 - (\$12 MM)
- Steiner Homes (24 New Duplexes)
- Beechwood Lakes (40 SF, 50 Duplexes, 34 TH)
- Whispering Meadows (39 Single Family)
 - (\$7.6 MM)
- SOLA (174 Condos, 19 TH, 2 Hotels)
 - (Mixed-Use \$311MM)
- The Franklin Apartments (220 MF)
 - (\$101MM)

■ Quality of Life

- Thriving Downtowns
- Youth Sports
- Walking/Biking Amenities
- Lakefront Redevelopment
- Broadband Accessibility
- Workforce Development
 - Engineering Capital of Indiana
 - Microsoft Datacenter Academy



LA PORTE COUNTY OPPORTUNITIES

- Kingsbury Industrial Park
 - 1,000 acres of industrial development potential
 - Served by 2 class one railroads
- Tech Corridor Development
 - Tech Campus Opportunity on the PNW Campus
 - 421/I90 Connectivity
- Hudson/Saugany Lake Redevelopment
 - Water/Wastewater infrastructure improvements
 - 200+ new homes
- Broadband BEAD Program
 - Telecommunication infrastructure improvements benefitting 4,000+ residences





THE FUTURE IS BRIGHT

■ Questions?

Bert Cook

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La Porte Economic Advancement Partnership

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