



VIBRANT MICHIGAN CITY

ECONOMIC PROSPERITY FOR ALL



ENGAGEMENT UPDATE



MICHIGAN BOULEVARD

KEY TAKEAWAYS

- **Desire for an on-going business association/coalition**
- **Youth congregate at businesses and look for jobs/something to do**
- **Businesses see 40%-60% decline in winter months**
- **Desire for façade improvement program and for ownership of properties**



HOUSING DEVELOPMENT

KEY TAKEAWAYS

- **CDC working with City on 14 lots**
- **Homebuyer education both pre AND post closing**
- **Infill on vacant lots will likely require both development subsidy & homebuyer subsidy**
- **Price to build has increased dramatically (difficult to build under \$200K - more often \$250K +)**
- **Buyers are more willing to look at attached products as a result**



NWI FORUM (HEATHER ENNIS)

KEY TAKEAWAYS

- **Need for transformational projects in READI 2.0**
- **United Way's Level Up Program has great wins**
- **CWI's Hub model is one to pursue**
- **Need for a 12-month event schedule**



CWI (LISA DAUGHERTY)

KEY TAKEAWAYS

- **Level Up is great and likely to come**
- **Mobile training units for solar installation**
- **Hub: Portage (Garyton model)**
- **Continue to work with Ivy Tech and other institutes of higher learning for adult education and certification**



DR. BARBARA EASON-WATKINS

KEY TAKEAWAYS

- **Career & Tech moving to Brown-Mackie site**
- **Elston campus space for additional pathways**
- **Start exposure to career pathways in middle school**
- **Also early learning classrooms at Brown-Mackie**



MCAS EARLY LEARNING

CATHY BILDHAUSER

KEY TAKEAWAYS

- **5 early learning classrooms at Brown Mackie (on my way pre-K private partnership)**
- **Desire to work with employers to provide funding for more students**



LUBEZNIK CENTER

JANET BLOCH

KEY TAKEAWAYS

- Existing partnerships on the westside
- Desire to expand those partnerships and enter creative placemaking space



NIPSCO

RICK CALINSKI + DENISE CONLON

KEY TAKEAWAYS

- **Precedent for supporting CHDOs and other non-profit housing developers**
- **No timeline on generating plant closure and public outreach**



MEETING GOALS

REVIEW AGENDA FORMAT

DISCUSS ITEMS NEEDING CLARITY

TRACE PAPER MINI-CHARRETTE

AGENDA ACTION ITEMS	TOPIC	TIMING	LEADERS	
1	Support for healthy and engaged communities			
	1.1 HOPE Center - a thriving community space	Civic + Social	Mid-Term	HOPE Center + Mayor's Office
	1.2 Neighborhood Associations + Quality of Life	Civic + Social	Short-Term	EDCMC + Neighborhoods
1.3 Creative placemaking in neighborhoods	Civic + Social Built	Short-Term	Lubeznik Center	
2	Support for core neighborhoods			
	2.1 Single-family home stabilization	Built	Mid-Term	Lake Michigan CDC + EDCMC
2.2 Neighborhood multi-family priorities	Built	Mid-Term	Planning + Lake Michigan CDC	
3	Transformational opportunities			
	3.1 The state prison site	Economic Built Civic + Social	Long-Term	RDC + State
3.2 The lakefront NIPSCO site	Economic Built Civic + Social	Long-Term	RDC + NIPSCO	
4	Small Business + Local Commercial Districts			
	4.1 Michigan Boulevard as East Side's "Main Street"	Economic Built Civic + Social	Mid-Term	Chamber
	4.2 Midtown community connection	Economic Built Civic + Social	Long-Term	United Way + Franciscan
4.3 An innovation center for entrepreneurs	Economic	Mid-Term	EDCMC + Eleven11	
5	Pathways to Employment			
	5.1 Elston Opportunity Hub	Economic Civic + Social	Mid-Term	United Way + YMCA
	5.2 Address barriers to employment	Economic	Mid-Term	EDCMC + United Way
5.3 Engaging opportunities for teens	Economic Civic + Social	Mid-Term	MCAS + United Way	
6	Connectivity and recreation			
	6.1 Improving Highway 12 for dune and lake access	Built Civic + Social	Long-Term	NIRPC + Planning
6.2 Invest in the next phase of trails	Built Civic + Social	Mid-Term	Parks Dept. + City Planning	

1

SUPPORT FOR HEALTHY AND ENGAGED COMMUNITIES

TASK I.I: HOPE CENTER - A THRIVING COMMUNITY SPACE

2

» WHY

The West Side neighborhood faces a number of challenges from high unemployment and poverty rates, to having a number of residents that lack transportation. The HOPE Center is a great resource for the neighborhood, but the number of programs on site has decreased over the years. At the same time, the building, a former school, is in central locations and has a lot of available space that could be used as offices for new community-supporting programs. In addition, it has rooms and gym that work well for community gatherings. The center also faces challenges as an aging facility, and with a smaller staff of only one volunteer employee and a non-local board of directors.

3

4

5

» WHAT

At every level, participants in the process called for the HOPE Center to receive investment to help it thrive for the West Side. Ideas included:

6

- Doing a scan of area service providers and identifying those who could be located in the space, or have an office location there
- Work with an architectural team to renovate the structure to modern standards, while respecting the Mid-Century building. Update the site, including parking, play spaces, and community features
- Update the brand and create a signage package to increase visibility

Potential Funding Sources to Pursue

- Request READI 2.0 for renovations

» HOW «

1. Conduct a scan of local nonprofits to identify the most needed programs and amenities for the center.
2. Develop a renovation plan, and budget for the building and site and seek funds for construction
3. Seek funding for a paid program manager position

» WHO «

HOPE Center	Local Pastors
Mayor's Office	Unity Foundation

target date
» WHEN «

short-term	mid-term	long-term
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TRACE PAPER MINI-CHARRETTE

THINGS TO REMEMBER!

- We don't know until we know
- We're dreaming for the what ifs

IF SOMETHING WERE TO BE DEVELOPED - ***AND*** YOU WERE ALLOWED TO WEIGH IN:

- What types of uses would you prefer – homes, retail, a mix?
- Historic assets – art opportunities?
- Destinations – concert venue, restaurants, boardwalk?
- What are the important street or trail connections?
- Green spaces – programmed or natural – both?