



### Project Data

#### Key Scope Items:

- Developer Solicitation & Selection Process
- Mixed-Use Waterfront Redevelopment Case Studies
- Financial Incentives Analysis

**Development Budget:** TBD

**HSP Professionals Involved in Project:** Rob Hunden, Rob Smitherman

**Time of Service:** 2009 – 2012

## Trail Creek Area Developer RFP & Proposal Review

*Michigan City, Indiana*

Located on the shores of Lake Michigan in Northwest Indiana's LaPorte County, Michigan City lies less than 60 miles east of Chicago. Michigan City is proximate to many regional residents, visitors and recreation options. With access to Chicago via the interurban South Shore Line and with I-94 skirting its southern border There is also a significant second-home population in the area. In recent years the city has focused on redevelopment of an area along Trail Creek just across the Creek from the Blue Chip Casino and just south of the central business district.

With acquisition of many of the parcels within the Area either underway or completed, the City hired HSP to help it move into redevelopment of the area. First, HSP completed an analysis of comparable projects to expose Michigan City to what creative waterfront mixed-use projects have been developed elsewhere. This will inform their developer selection process. HSP's second phase included the development and management of the RFQ process for developers as it seeks to implement the Trail Creek vision. HSP designed and managed the developer selection process, which included development of the RFQ, a pre-response conference and tour, an evaluation of submittals and management of the interviews. The Redevelopment Commission received seven qualified responses and is moving forward with the project. The process includes negotiation of development agreements as well as any incentives necessary for the development.