



Potential Proposal for the City Gary, Indiana

Mission: Whereas the City of Gary, IN has economic challenges in housing needs, job training and jobs, city budget and new industry, ECO LifeStyle Homes, Inc. proposes the following program.

Purpose: The topic of recent political campaigns throughout the country is jobs, affordable housing and economic growth. In our observation some of these issues can be addressed for urban renewal and growth.

Challenge: In cities across the country the challenges are that the school systems are under funded and/or over budget; city and state jobs such as teachers; Motor Vehicle agency employees, police, fire fighters, etc. are being down sized.

Practical solution: There are thousands of condemned unoccupied houses and buildings throughout the city of Gary. These buildings have been off of the tax rolls for many years. Property taxes pay for government official salaries, police, fire department, schools and operating expenses.

Proposal: A local ECO LifeStyle Development licensee and ECO LifeStyle Homes, Inc. proposes to renew urban areas that once flourished but are now in an economic decline. ECO has the newest in technologies to build high quality homes and commercial buildings at a low price to value ratio, while providing job training and jobs to thousands of locals.

Our homes and buildings are steel framed and SIP panelized wall systems that can be assembled on site in ½ of the time of traditional building methods. The homes are 85% assembled in the factory, located in the development area, easily shipped to the development location and assembled on site.

Stimulating the local economy: We propose that the rebuilding of new homes (single or multifamily) and commercial centers within the city will attract businesses owners to locate in the area; which will also provide jobs to the local community. Occupied buildings will also provide a tax base on properties. Job creation will provide local income taxes for the area and people with jobs will spend money into the local economy.

Targeted area: We propose the replacement condemned houses and commercial buildings in the area of East Ridge Road and the Route 64 interstate area as a model project. As the project proves successful we will expand throughout the city and also become a model for other cities.



Creating industry and Jobs: ECO LifeStyle Development and local development licensee will invest in the Gary by placing an ECO Building System, Framing (component) manufacturing facility and home assembly plant in the local area. Based on the amount of homes and business buildings that we provide to the local area, we project several hundred employees in the factories and hundreds of jobs, both skilled and unskilled labor on the construction sites.

The Company: ECO LifeStyle Homes, Inc. has a company vision to place home manufacturing factories throughout the USA and abroad. The company uses the latest automated, computerized robotic technology to assemble high quality light gauge, steel framed panelized (pre-fabricated) houses and commercial buildings that can be assembled on site at a low cost using marginally skilled labor.

Revenue generation by export: Our wall system houses are easily transported and can be sold to surrounding areas and also shipped throughout the USA and abroad to create export revenue.

Steel framed panelized housing: Houses are built with steel studs instead of wood. Steel is the most recycled commodity in the world and is well received by environmental organizations as the use of steel cleans up the environment – junk yards, etc. Steel has a high wind, snow load and seismic load factor and is fire, rot, mold and termite resistant.

Panelized homes can be assembled on site in as much as 50% of the time of traditional on site construction.

Examples of urban renewal – this example is from the city of Baltimore, MD and is typical throughout the USA:



Areas such as the above are non-tax generating properties. In addition uninhabited houses deteriorate and will have to be condemned. These locations become crime areas, attract vagrants, and become fire and health hazards with uncontrolled rodent infestation at a large expense to the city.



Many of the houses in the targeted area can be refurbished and rented or sold to boost the city's economy with property taxes, jobs and payroll taxes.

Replacement House example:



Where houses are condemned and beyond repair, they will be replaced. We can design, engineer and fabricate any type, size or style of home. In addition where homes can be rehabilitated, but there is a unit that is beyond repair we can replace that unit while retaining the look of the other houses (infill).

Sample of unoccupied or condemned businesses on East Ridge Rd. in Gary, IN:



These buildings can be easily replaced with strip type businesses such as 7-11 stores, medical centers, etc. New business buildings would create local jobs and add to the economy of the community.

Automated Factories:

ECO LifeStyle Homes, Inc. and Licensee plans to identify a building for manufacturing in the City of Gary, Indiana for its operations. ECO will provide the equipment, local job creation and training.

Some automated housing panelized systems equipment examples:



ECO LifeStyle Village

It is anticipated the land use may include a number of the following:

- Commercial
- Resort
- Residential Multifamily
- Residential Single
- Family Homes
- Green-space
- Parks
- Amphitheater
- Entertainment
- Sports Complex
- Private K-12 School
- Library and Post Office
- Emergency Services
- ECO Transportation
- Urban Aquaponics



For more information contact:

Ricky J Sullivan

Phone: 702-712-4155

E-mail: ricky@ecolifestyledevelopment.com

Web site: <http://www.ecolifestyledevelopment.com/>

Interested in developing your own income property or development?

Contact page: <http://www.ecolifestyledevelopment.com/Contact.php>