

Brownfields to Quantum Opportunities

INSIGHTS INTO NORTHWESTERN INDIANA REDEVELOPMENT

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Project Overview

*Site Inventory for New Business
Attraction to Quantum Corridor*

- Part of nationwide **Economic Recovery Corps (ERC)**, hosted locally by NIRPC.
- Goal: Identify 8 brownfield sites within the quantum fiber corridor and research strategies for overcoming barriers to their redevelopment
- Lake County: Gary, Hammond, East Chicago, Lake Station

How This Work Supports the CEDS



Goal One: Economic Diversification and Entrepreneurship

→ Supports innovative growth by identifying and preparing brownfield sites for reuse by quantum, data, and other emerging industries, strengthening the region's legacy-to-future industry transition.



Goal Two: Workforce Resiliency

→ Lays the groundwork for future workforce development by aligning site reuse with opportunities for collaboration among training providers, workforce programs, and private sector employers in high-growth sectors.



Goal Three: Quality of Place

→ Directly advances brownfield cleanup and redevelopment priorities by focusing on underutilized industrial properties near the I-90 corridor, contributing to long-term placemaking and equitable growth across the region.



Community and Stakeholder
Engagement



Mapping, Property Research &
Prioritization



Networking with Local and National
Experts



Analysis of Redevelopment Models and
Proven Strategies



Research funding opportunities and
support resource mobilization efforts

Activities to Date

A red flag pin is stuck into a map of a city grid. The flag is red with a white border and a white pole. The map shows a grid of streets and buildings in shades of brown and tan, with some green areas representing parks or fields. The flag is positioned over a specific parcel of land.

Brownfield Mapping Results

- Completed preliminary GIS mapping
- Narrowed from 443 down to 42 parcels
Focused on properties in northern Lake County, 25 acres, within 2 miles of the Toll Road / I-90
- Properties evaluated for known environmental issues, community concerns, zoning, infrastructure and assets.
- Additional sites are being evaluated as needed

[Parcel Map](#)

Redevelopment Challenges & Opportunities

Ambiguous Ownership / Site Control

- Opportunities to update policies
- Proactively acquire and steward key parcels

Limited Redevelopment Staffing

- Expand professional development
- Explore shared services, technology tools and partnerships

Developer Hesitancy

- De-risk with transparent processes, updated policies and clear incentives

Redevelopment Challenges & Opportunities

Potential for displacement

- Engage local developers in placemaking
- build trust with inclusive planning
- preserve heritage

Potential community opposition to reuse

- Early community engagement in planning
- Increased awareness of key industries & community benefits

Limited access to redevelopment financing

- Increased lender education around reuse
- Cultivate ecosystem of patient/impact capital investors, CDFIs



Prospect research for funding opportunities



2025 EPA proposal development



Collaborate with national ERC fund mobilization efforts



Support local communities' efforts through partnership and technical assistance

Resource Mobilization

What's Next

Finalize property research and prioritization

Begin detailed site investigations

Craft and propose customized redevelopment strategies for 8 priority sites.

Continue stakeholder and community engagement.

Support resource development efforts.

Continued networking with subject matter experts and leaders in the field.

How You Can Help



Share site suggestions or past experiences



Make connections to stakeholders



Provide input on proposed strategies



Join learning and networking events



GoBrownfields.org
August 5-8, 2025 in
Chicago

Stay Connected

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