



Regional Development Authority  
Northwestern Indiana Planning Commission  
Gary  
Hammond  
East Chicago

# Purpose

- Secure Federal Funding
  - Leverage Regional Support for Core Cities
  - Create Jobs
  - Spur business development
  - Protect community and environmental health
- What is a Brownfield?
  - *A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.* *It is a Brownfield*

# Why NIRPC?

- The 2040 Comprehensive Regional Plan placed a high priority on revitalizing NWI's Communities.

## Recommendations-

- Facilitating the mitigation and reuse of brownfield sites, in particular in the core communities.
- Working with the business sector to develop strategies and incentives to encourage voluntary remediation of brownfield sites.

# What have we accomplished to date?

- Secured \$800,000 in US EPA Funding in FY2013 to establish a Brownfield Revolving Loan Fund.
  - Gary Redevelopment utilized approx. \$225,000 loan for asbestos abatement
  - Leveraged >\$700,000 in demolition grant
  - 0.43 site in green space.... Available for redevelopment



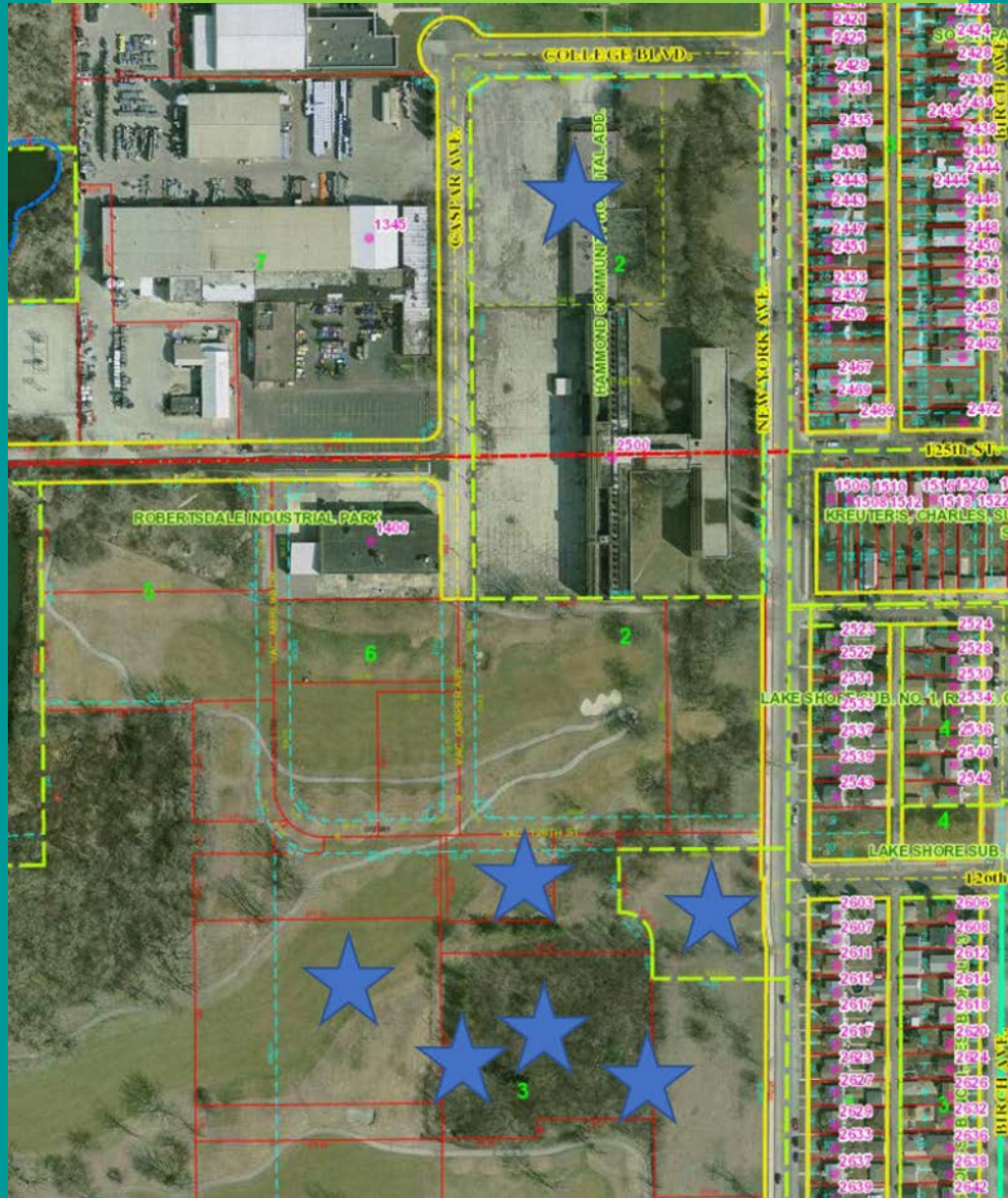
# What have we accomplished to date?

- Secured \$600,000 in US EPA Brownfield Assessment Grant Funds
- Completed 20 Phase I Environmental Assessments
- Completed 5 Phase II Environmental Assessments
  - New York Ave- Hammond
  - City Methodist Church Ruin Garden-Gary
  - Main St – East Chicago
  - Riley Building- East Chicago
  - Homerlee- East Chicago



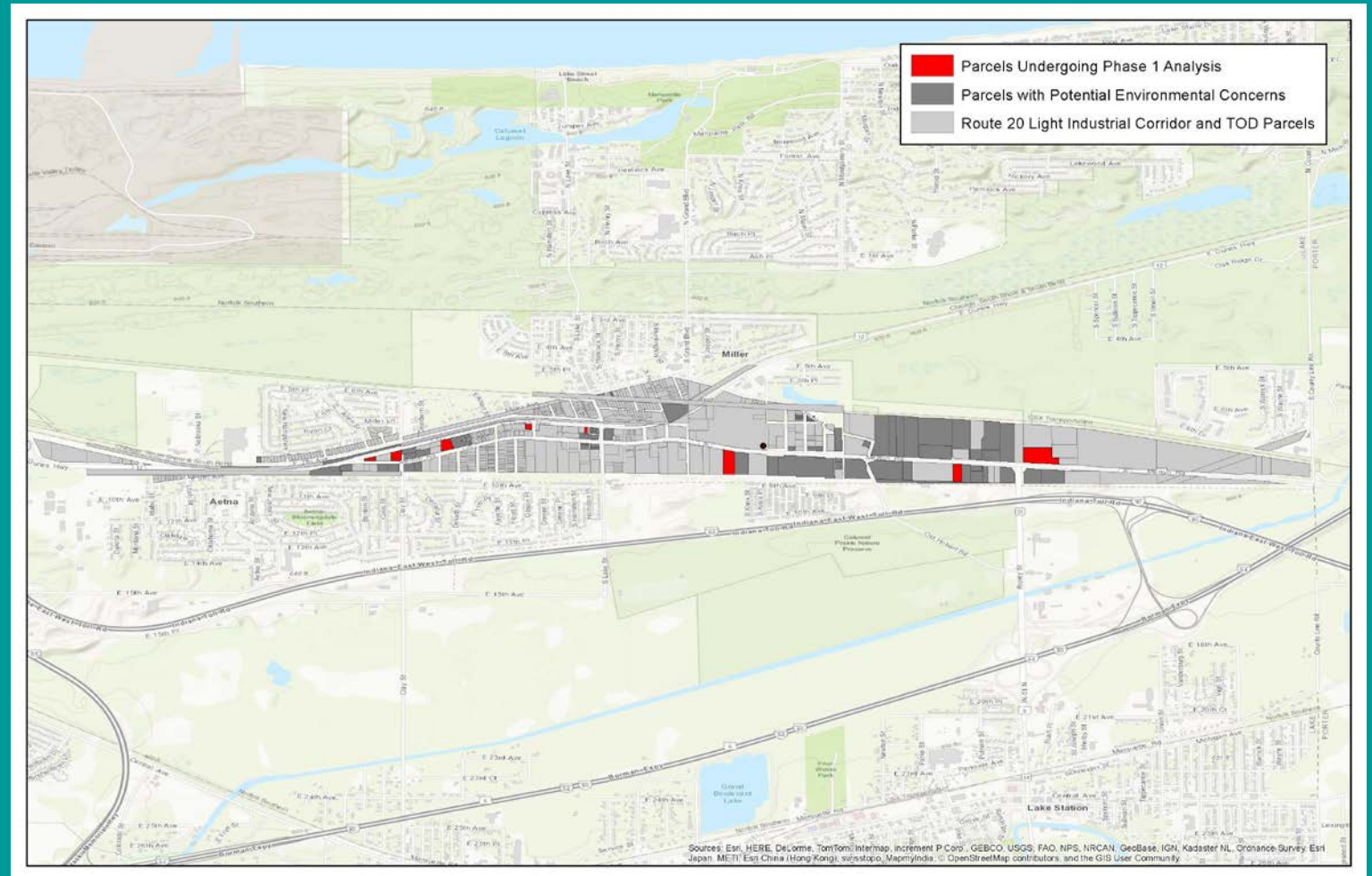


# New York Ave.



# What have we accomplished to date?

- Completed Real Estate Transaction Screens on 600+ Parcels in the Gary 12-20 Corridor.



# Challenges

- Understanding Eligibility
- Brownfields vs. “Brownfields”
- Timing – its hard to strike when the iron’s hot!
- Brownfield funding’s role in the Economic Development Ecosystem
- The problem with Inventories



- Conducted a Developer Marketing Bus Tour of Brownfields
- Held a Real Estate Developer Training Workshop

**3615 W. 25th Ave., Gary, IN 46406**

**Lake Sandy Jo**

The site known as Lake Sandy Jo is a 46-acre capped, superfund site located on the northern edge of Interstate 80/94. A former landfill site, this property now has a clean soil cap, and stands as a flat, mowed field of grass that is entirely visible from Interstate 80/94, and is located only 1-mile from the highway's Burr street and Grant street exits, and 4 miles to the west of Interstate 65. Lake Sandy Jo stands as a catalytic site along Gary's Bowman Expressway corridor, an area that the City is targeting for redevelopment as large box commercial, logistics, and light industrial uses.

**Specifications**

- Current Ownership: City of Gary (38 ac.) 5 private owners (5.86 ac. total)
- 2015 assessment value: \$0 (public parcel) \$127,500 combined (private parcels)
- Lot Size: 46 ac.
- Building Size: n/a
- County: Lake
- Township: Columet
- Frontage: 1,602' along W. 25th Ave.
- Parcel #: 45-09-18-401-001-000-003 (primary public parcel)
- Zoning: R2 - Single Family Residential
- Current Use: Vacant Urban Lot

**Demographics**

- Number of Households within 1 mile: 6,969 3 miles: 20,474 5 miles: 51,298
- Adult Population within 1 mile: 12,664 3 miles: 44,032 5 miles: 98,216
- Avg. Household Income within 1 mile: 12,664 3 miles: 44,032 5 miles: 98,216
- Median Age: 37
- Proposed Land Use Options: Large Box Commercial, Logistics, and Light Industrial

**Future Use Options:**

## REGISTER TODAY!

**WHEN**  
August 2nd, 2016  
11:15am - 4:15pm

**WHERE**  
**Purdue Technology Center**  
9800 Connecticut Dr., Crown Point, IN 46307

**SPONSORS** • Northwest Indiana Regional Development Authority • Northwestern Indiana Regional Planning Commission • Indiana Finance Authority • SME

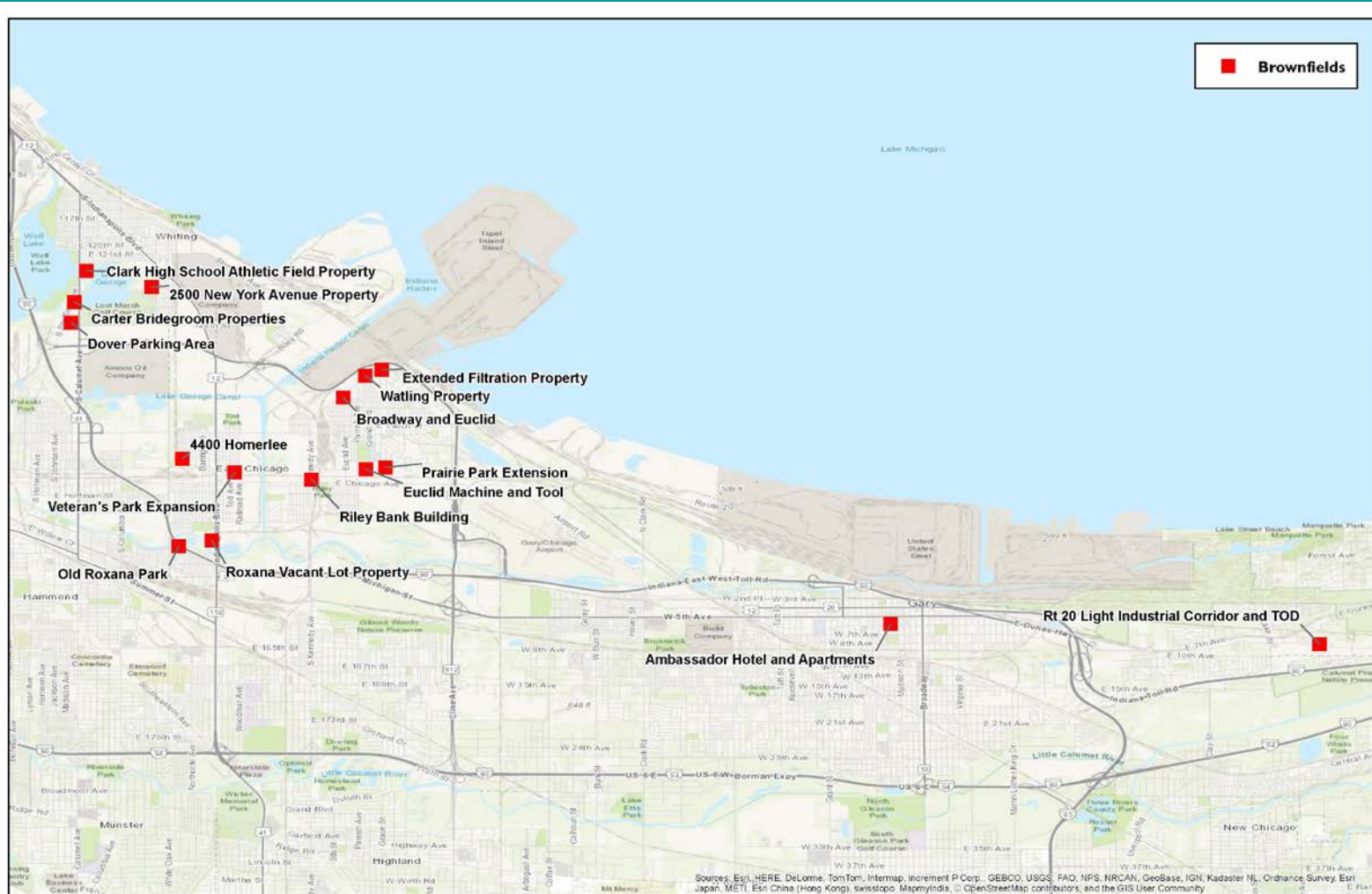
To REGISTER RSVP To David Wellman at:  
dwellman@rda.in.gov OR (219) 644-3506  
**DEADLINE FOR REGISTRATION IS JULY 28**

**THE EVENT**  
**THE NORTHWEST INDIANA REGIONAL REDEVELOPMENT FORUM**



**FEATURING**  
Jesse Silverstein  
Real Estate Economist  
Development Research Partners, Inc.  
Bradley Sugarman  
Environmental Practice Chair  
Krieg DeVault  
AND MORE!

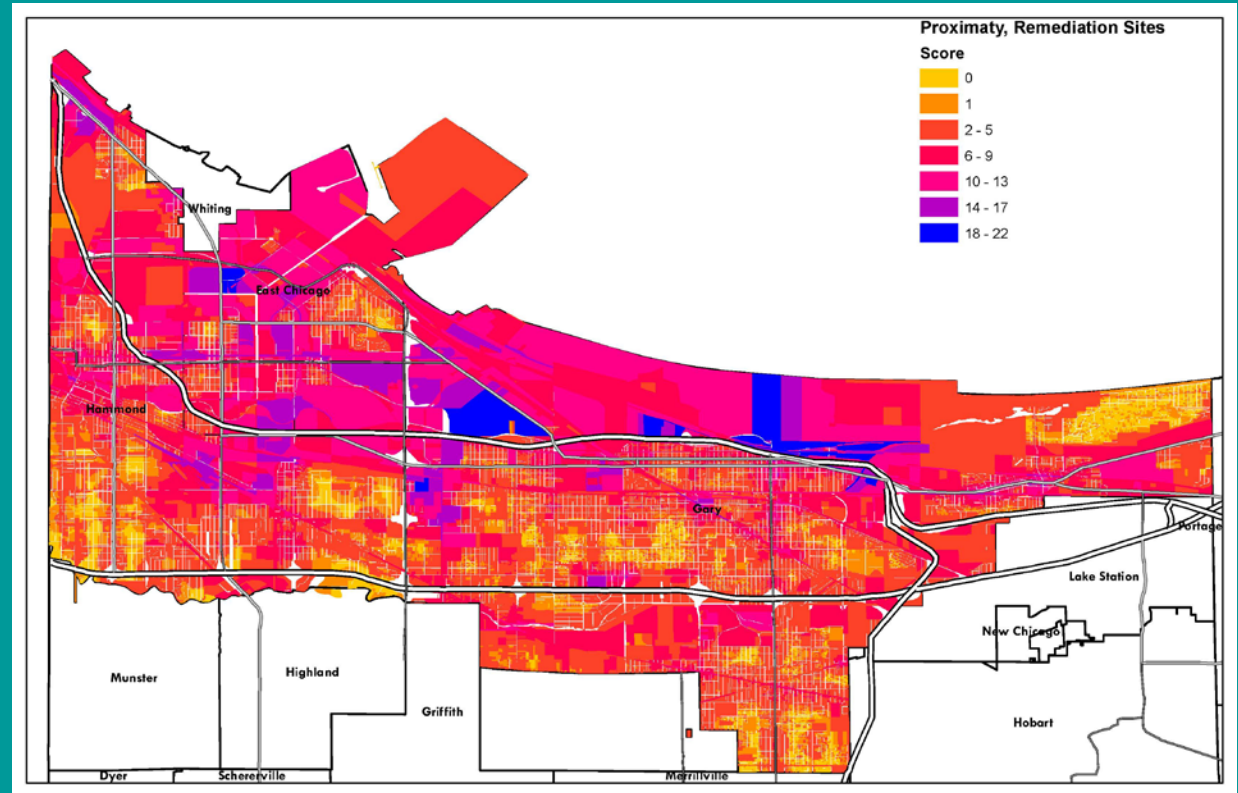
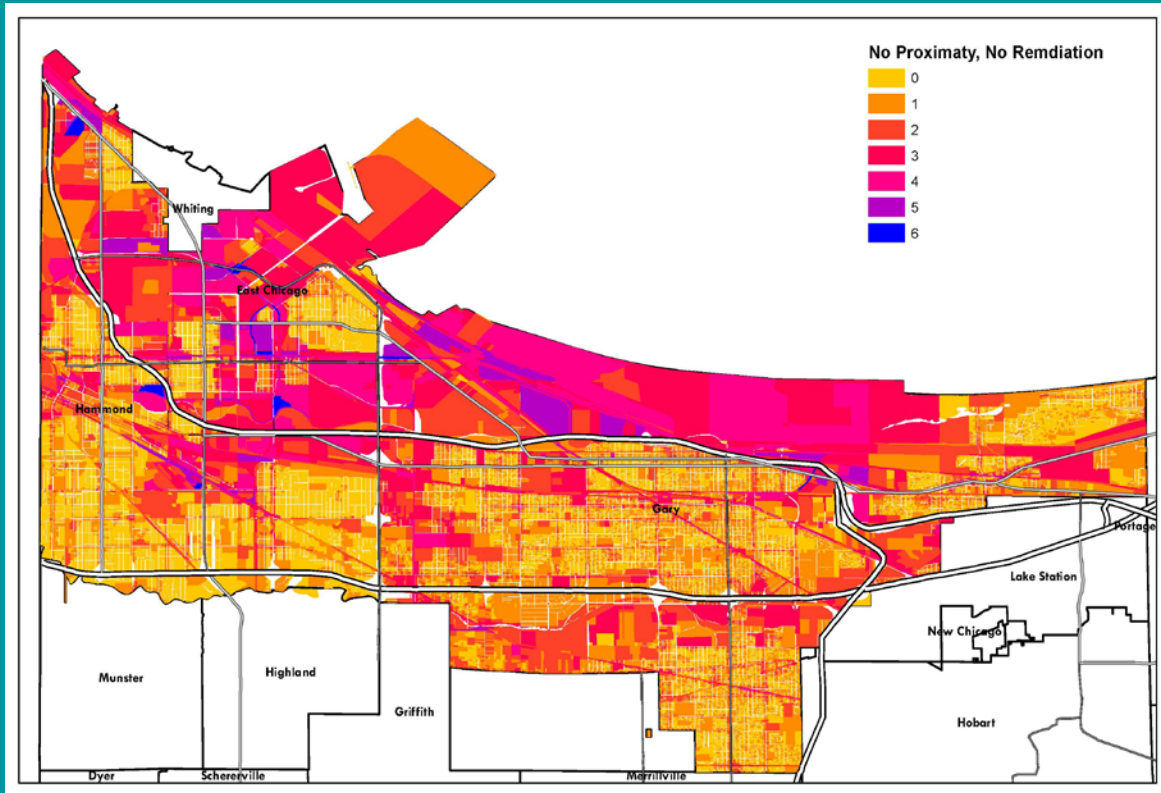
# The Inventory



- <https://www.arcgis.com/home/webmap/viewer.html?webmap=f80cf8cf28f4006ab15ef9d659df77b&extent=-87.5695,41.512,-87.0624,41.7439>



# An Alternative Inventory Approach





# What Happens Next?

- Brownfield RLF Open for Business
- NIRPC Applied for new Coalition Assessment Grant
- Partnering with NWI Forum for developer education and LMMSDC.

Questions?