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. at 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
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 – it’s hard to strike when the iron’s hot!
• Brownfield funding’s role in the Economic Development Ecosystem
• The problem with Inventories
Training and Marketing

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