

## **USEPA Brownfields Grant – Narrative Information Sheet** **City of Gary Downtown Revitalization/Gary Metro TDD**

### **IV.D.1 Applicant Identification**

City of Gary, Department of Environmental Affairs and Sustainability;  
 401 Broadway, Suite 304;  
 Gary, IN 46402

### **IV.D.2 Funding Requested**

\$1,000,000

#### **IV.D.2.a. Grant Type**

Multipurpose

#### **IV.D.2.b Federal Funds Requested**

Funding Amount Requested: \$1,000,000

### **IV.D.3 Location**

Gary, Lake County, Indiana

### **IV.D.4 Target Area and Priority Site Information**

#### **Downtown Gary Revitalization/Gary Metro Transportation Development District**

<b>Census Tract 18089010205</b>	<b>Census Tract 18089010500</b>
251 Broadway, Gary, IN	765 Broadway Ave, Gary, IN
200 W. 4th Ave, Gary, IN	813 Broadway Ave, Gary, IN
1 Genesis Ctr Plz, Gary, IN	839 Broadway, Gary, IN
549 Washington St, Gary, IN	

### **IV.D.5 Contacts**

#### **IV.D.5.a Project Director**

Ms. Brenda Scott-Henry

Title: Director

Affiliation: City of Gary, Department of Sustainability and Environmental Affairs

Address: 401 Broadway

Suite 304

Gary, IN 46402

Email: [bhenry@gary.gov](mailto:bhenry@gary.gov)

Phone: 219.882.3000

#### **IV.D.5.b Chief Executive/Highest Ranking Elected Official**

**Mayor Jerome A. Prince**

401 Broadway, Suite 203

Gary, Indiana 46402  
(219) 881-1302  
(219) 881-1337 Fax  
[jprince@gary.gov](mailto:jprince@gary.gov)

**IV.D.6 Population**

67,972

**IV.D.7 Other Factors**

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#**

The reuse of the priority site(s) will incorporate energy efficiency measures. 9

The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments. 9

At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites(s) within the target area.

**IV.D.8 Letter from the State or Tribal Environmental Authority**

The letter of acknowledgement for this grant application from the Indiana Brownfields Program is included in this application

**IV.D.9 Releasing Copies of Applications**

The City of Gary approves of EPA sharing the grant application as necessary

## **Downtown Gary Revitalization/Gary Metro - Narrative/Ranking Criteria (Evaluation Criteria) for Multipurpose Grants**

### **IV.E.1. Project Area Description and Plans for Revitalization**

The Downtown Gary Broadway corridor/Gary Metro TDD is the Project Area. The Project Area is part of a more expansive plan initially developed with the 2019 *City of Gary Comprehensive Plan*, <https://gary.gov/planning/gary-2019-comprehensive-plan/>, to recognize its challenges such as structural deficits, declining population and blighted buildings to create a flexible, long-term planning framework to address these concerns in a adaptable way, and the regional redevelopment project by the Northwest Indiana Transit Development Districts (NWI/TDD), <https://www.nwitdd.com>, through the Indiana Regional Development Authority (RDA), <https://www.in.gov/rda>. These planning efforts received even more support with the recent legislation of Indiana Senate Bill 434, <https://indianasenatedemocrats.org/melton-economic-development-bill-heads-to-governors-desk/>, signed by the Governor on May 4, 2023, which provides a mechanism for plan implementation funding by leveraging new gaming revenue with local matching dollars to:

- Establish the Lake County Convention and Economic Development Fund to create a convention center in Lake County;
- Creates the Blighted Property Demolition Fund (the City of Gary currently has 300 abandoned commercial/industrial properties), and
- Provides funding to revitalize the Gary Metro Station

A new Gary Metro Station is the catalyst for the TDD plan that in total area covers 315.5 acres in downtown Gary and is focused on revitalization of Downtown Gary through targeted infrastructure improvements, blight elimination, and community-focused redevelopment in partnership with state, regional, and local partners through the RDA.

The City of Gary would use grant funds to initially evaluate and ready the grant target properties so that these funding sources can be used to meet various plan objectives of demolition and redevelopment. Per the Gary Metro TDD project plan “A revitalized Gary Metro Station block has the potential to create immense opportunity or equitable transit-oriented development throughout Downtown Gary. By prioritizing a new multi-modal station area and **capitalizing on property in public control**,... and prioritizing redevelopment and improvements are crucial to ensuring Gary’s sustainable growth and revitalization, catalyzed by the Gary Metro Station”.

#### **IV.E.1.a. Target Area and Brownfields**

The Gary Metro TDD plan includes the goal of “Redefining Broadway”, which is the major thoroughfare through Downtown Gary. The plan also calls out the importance of the City of Gary to continue to acquire under-utilized or vacant properties strategic locations within the core of the downtown area. The City of Gary should focus on “prime developable property for demolition, stabilization, and a blend of subsidized and market-rate development”.

#### **IV.E.1.a.i. Overview of Brownfield Challenges and Description of Target Area**

In the early 1900s, Gary, Indiana was called the City of the Century due to its almost Magical transformation from sand dunes and swamps at the southern-most shores of Lake Michigan to a bustling metropolis and the economic hub of the mid-western steel region. The needs of steel, oil and other industrial operations dominated decisions about usage of Gary’s land, waterways and natural areas. Unchecked industrial and municipal pollution exacted a heavy toll on Gary’s air, land, and water resources and resulted in a general attitude by outside observers that Gary was an environmental “Sacrifice Zone”, too far gone to save.

White flight in the 1960’s contributed to Gary’s economic decline as well as the downsizing of big steel in the 1980’s. The city lost jobs, population, and retail, commercial, and industrial businesses which, in turn, resulted in the creation of hundreds of brownfields including former industrial sites, abandoned commercial and residential properties, and scores of abandoned gas stations. The loss of tax revenues and reinvestment dollars critically impacted the city and day to day lives of its citizens. The cleanup and redevelopment of these brownfields has been recognized as a key factor in the revitalization of Gary.

#### **IV.E.1.a.ii. Description of the Priority Brownfield Site(s)**

The City of Gary has identified seven (7) specific properties to assess and remediate with grant funds. The only property currently in use is the existing Gary Metro Station, however as discussed, the current metro structure is to be demolished and a new modern station will be the catalyst for downtown revitalization and to accommodate transportation throughout Northwest Indiana, North Central Indiana and the greater Chicago area.

**Adam Benjamin Metro Center (Gary Metro Center – 371-377 Adams Street/ 200 W. 4th Avenue)**: The Adam Benjamin Metro Center (also known as the Gary Metro Center) is a multimodal commuter hub operated by the Gary Public Transportation Corporation. It was built in 1984 as an elevated replacement for the previously ground-level Broadway Street Station. It serves as the central city bus and Greyhound Lines terminal as well as the Downtown Gary station on the South Shore rail line. The property consists of 2.10 acres of improved land with one large building & platform structure constructed in 1984.



**Genesis Center (401 Adams Street)**: The former Genesis Convention Center is a 7,000-seat multi-purpose arena. Built in 1979, it has a 24,472-square-foot arena floor with a 49-foot-high ceiling. Indiana Hall is connected to the center, which was used as a theater with ballroom seating for up to 1,200 people for small concerts, plays, banquets and other special events. The Genesis Center was officially shuttered in 2020. The vacant property consists of 6.46 acres of improved land with one large building structure and a 4-story parking garage. Environmental investigation of the site has not been conducted; building structures are abandoned and environmental



issues may include the presence of asbestos containing materials, hazardous substances and mold.

**Union Station (251 Broadway):**

Union Station is a former union railway station building on the north end of downtown Gary and located between the elevated lines of the Lake Shore and Michigan Southern Railway and Baltimore & Ohio Railroad and is just south of the Indiana Toll Road. The site consists of 0.76 acre of improved land with two (2) buildings of over 4,000 square feet of space constructed in 1910, the passenger station and the luggage/freight building. The building has been vacant and open to the elements since closing in 1971, the current owners are in the process of accessing the structural needs to reuse the buildings.



In 2016, the Decay Devils, a non-profit group obtained title to the property. The buildings and property were listed on the National Register of Historic Places in 2019. In August 2023, the City unveiled plans to renovate the site into a Fiber Smart House, a workforce and technology training hub for local residents. Environmental issues may include the presence of asbestos containing materials, hazardous substances and mold.

**Palace Theatre (765-95 Broadway):** The Palace Theater was opened in 1925 and featured live stage shows, vaudeville acts, and motion pictures, and could entertain up to 3,000 guests, seated across multiple levels. The Palace, permanently closed in 1976, leaving the 0.57 acres and building vacant. Online photographs and videos depict the building interior in a state of disrepair. Environmental issues may include the presence of asbestos containing materials, hazardous substances, mold, and lead-based paint.



**Former Gordons Department Store and Sears Department Store (813-59 Broadway):**

These two buildings are within the Gary City Center Historic District and were listed in the National Register of Historic Places in 1994. The property consists of 1.29 acres of improved land with two buildings constructed in 1926 and 1927 respectively. The former H. Gordon and Sons Department Store is an abandoned four-story brick building originally constructed for the Benevolent and Protective Order of Elks. In 1934 when the building was remodeled for H. Gordon and Sons department store. H. Gordon and Sons which was in business until September 1972, due to the declining downtown area and a lack of sales.



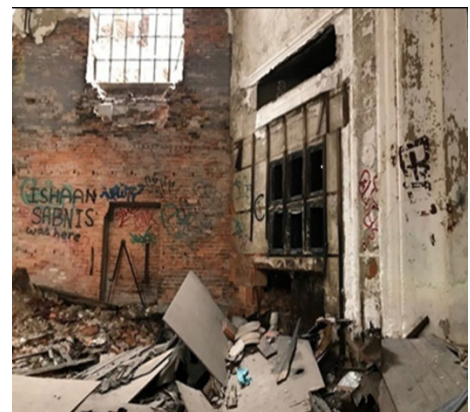
The adjoining Sears Roebuck & Company Building opened in 1929 and closed in 1974. Like Gordon's, the Sears building is four-stories and portions have been remodeled and reused since 1974. Environmental investigation of the property has not been conducted; however, environmental issues at the site associated with the building structure may include the presence of asbestos containing materials, hazardous substances, mold, and lead-based paint.

**City Methodist Church (549-77 Washington Street):**

City United Methodist Church was built on 0.674 acres in 1925. Building structures include the City Methodist Church and Seaman Hall. Seaman Hall was an associated four-story building with a basement that included a gymnasium, fellowship hall, corporate offices, a large kitchen, and dining area, which abutted the church building to the north. The structure contains stylized architecture reminiscent of European cathedrals, which is rather unique in Northwest Indiana. The current condition of the building is in various stages of disrepair. Previous environmental assessments have determined the most prominent environmental issues are the asbestos containing material and standing water in the flooded basement which contain boilers and other heating fuel structures. Due to the deteriorated condition of the building, not all areas in the Church are accessible. Suspect ACMs have been identified in the flooded area of the lower-level/basement mechanical room, and inaccessible areas of the second and third floors and the rooftop penthouse should be assumed to contain asbestos. Abatement in some areas can only be conducted during demolition work.



**Challenges for all seven properties:** Each of the target properties have existing building structures that will require inspections and investigations prior to the development of remedial plans. Union Station, the Palace Theater and the City Methodist Church have structural issues that will require rehabilitation or demolition. Plans for the Metro Station and the Genesis Center is complete demolition. Regardless of the final disposition, multiple environmental inspections and assessments are needed to quantify: *Asbestos Containing Material(ACM)* in roofing materials, asphalt duct sealants; metal fire rated doors, resilient vinyl floor tiles/adhesives, resilient vinyl wallboard, and Thermal System Insulation (TSI); *mercury* in fluorescent Light Bulbs, High Intensity Discharge (HID) lamps and thermostats; *Poly-chlorinated Biphenyls (PCBs), bis(2-ethylhexyl)ester or di(2-ethylhexyl)phthalate (DEHP)* in lighting ballasts for fluorescent light bulbs and HID lamps; *Chlorofluorocarbons (CFCs) and hydrofluorocarbons (HCFC's)* in drinking fountains and air conditioners; lead and cadmium in batteries found in emergency lighting, exit signs, security systems, and alarms; oil containing hydraulic



equipment; as well as discarded paint, oil, pesticides and other commercial chemicals. Previous soil and groundwater assessments conducted in the Gary downtown corridor have identified multiple properties with past uses as machine shops, dry-cleaning facilities, auto body shops and filling stations

#### **IV.E.1.a.iii Identifying Additional Sites**

Using past funding from the RDA and the Indiana Brownfields Program was used to conduct ASTM Transaction Screen assessments per ASTM E1528-14 in two separate evaluation areas within the City of Gary, the I-65 Redevelopment Area (downtown east of Broadway Avenue) and the Northlake Redevelopment Area (downtown west of Broadway Avenue). More than 100 properties were identified as brownfields within the evaluation areas. Data from these evaluations can be used to prioritize sites for inclusion into grant activities in the event additional properties are needed to fulfill grant requirements.

## **New Section**

#### **IV.E.1.b. Revitalization of the Target Area**

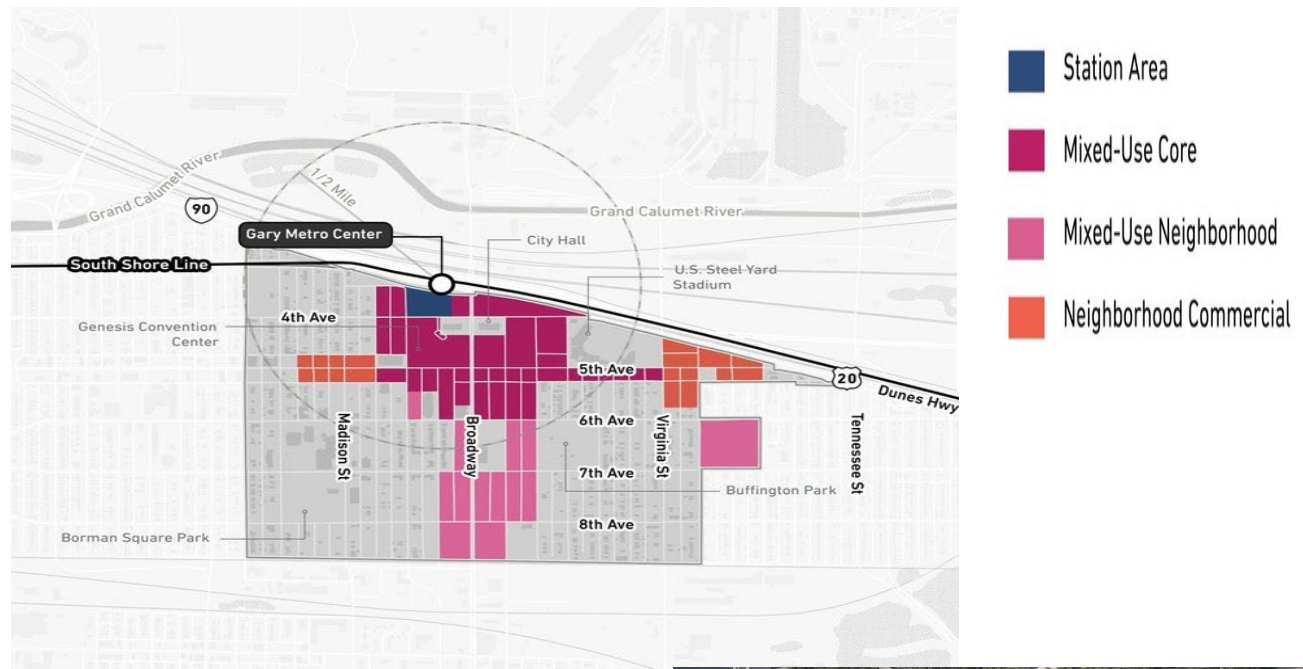
The revitalization of the Downtown Corridor process is described in the City of Gary Comprehensive Plan as *“The approach to future land use simplifies the land uses downtown, where TOD has the potential to bring back considerable economic development opportunities, residents, and businesses. This strategy concentrates high-density Mixed-Use Core land uses to the immediate vicinity of the (new Gary Metro) station and key corridors to encourage impactful high-density development. Mixed-Use Neighborhood land uses continue along the blocks surrounding the Broadway corridor south”*. The supporting plan for the overall Gary Metro TDD area also identifies the need within this core area, *“Redevelopment of Gary Metro Center and its neighboring sites will anchor proposed future development for downtown The City should target properties within the core of the downtown area located on prime developable property for demolition, stabilization, and a blend of subsidized and market-rate development. Sites in close proximity to the Gary Metro station, including that occupied by the Genesis Convention Center today, could form a mixed-use development core. Southern sites along Broadway Avenue form a corridor for future commercial and mixed-use development. The goal is to create a critical mass of development in the core of Downtown Gary that can create a market around TOD and support the City’s economic development path”*.

Rendering of an option for the new Gary Metro Center



### IV.E.1.b.i. Overall Plan for Revitalization

As previously described, Planning for the revitalization of the Target Area has been underway not only by the City of Gary but also on a regional scale. The transit development plan is also in conjunction with the Northern Indiana Commuter Transportation District (NICTD) South Shore Line improvement projects, NICTD’s 20 year plan to improve passenger rail service from Chicago to South Bend, Indiana. The Double Track NWI and the West Lake Corridor section of this project travel through Gary and Lake County. The new Gary Metro Center facility will be the access point to the rail line in downtown Gary. The TDD plan identifies the larger downtown Gary development area as noted in the plan figure below:



Specific overall development as provided in the TDD plan is for a phased anchor-based approach targeting city blocks around the Gary Metro Station and the Genesis Convention Center to co-locate community resources within existing anchors. Broadway Avenue should be enhanced with a complete street design that would include multi-use paths to increase pedestrian comfort and safety and connect to future local and regional trails. Plan rendering of an area wide redevelopment option with the new Gary Metro Center in the background.





#### **IV.E.1.b.ii. Outcomes and Benefits of Overall Plan for Revitalization**

Revitalization of the downtown corridor also is a part of the City of Gary Climate Action Plan, developed in 2021. The plan includes strategies for attracting investment and development efforts that are committed to reducing carbon emissions, improving energy efficiency, and preserving unique natural habitats. The plan also ties in effect urban blight has had on the City of Gary and the resulting need to have energy efficient buildings to lower the utility costs of its citizens and ultimately reduce homelessness as utility costs are directly related to being able to afford housing. The Plan identifies six (6) climate related goals in relation to creating economic vitality for the City. Those goals are:

- Improve the energy efficiency of homes and reduce the energy-burden on low-income residents (Property)
- Increase local property value (Property)
- Attract renewable energy investment and projects to Gary, IN (Investment)
- Increase the local tax-base and tax revenue (Investment)
- Expand existing renewable energy job-training programs (Jobs)
- Create stable and high-paying jobs for local residents (Jobs)

#### **IV.E.1.c. Strategy for Leveraging Resources**

The strategy for leveraging resources has been developed through collaboration with the RDA, NWI/TDD and with Indiana Senate Bill 434 legislation. The City of Gary has the ability to reach out to these resources once target properties are evaluated for environmental concerns.

#### **IV.E.1.c.i. Resources Needed for Site Reuse**

The City of Gary believes that the Brownfields Multipurpose Grant funds would be the spark to get the plans off the ground. Currently, the City has taken advantage of the Indiana Brownfields Program/Indiana Finance Authority for completion of transaction screens, Phase I & Phase II ESAs. Gary can utilize all these resources for the Target Area as the need is great.

#### **IV.E.1.c.ii. Use of Existing Infrastructure**

As noted NITCD is in the process of adding rail lines to its commuter rail line, the City of Gary desires to prepare properties for related use including residential, commercial and transportation. Final infrastructure improvements will be dependent on new building layouts.

### **IV.E.2. Community Need and Community Engagement**

#### **IV.E.2.a. Community Need**

As included in the City of Gary Climate Action Plan and the Gary Metro TDD plan, urban blight is described as the prevalence of substandard housing (residential spaces that do not meet health and safety requirements), abandoned and decrepit buildings. The City of Gary lost over half of its population since 1960, 178,000 to 69,000 in 2022. The Gary-Harris Initiative (a partnership of the University of Chicago's Harris School of Public policy and the City of Gary, <https://mag.uchicago.edu/law-policy-society/city-limits>) collected data on blighted buildings to identify the areas where attention was needed to board up buildings or prevent public access due to safety concerns. Implementing the Metro Gary TDD and the Climate Action Plan provides transportation options which in turn will assist in addressing blight and combat existing inequities

of the energy burden on its residents, many of whom are or will otherwise be forced to choose between paying for energy bills, food, health care or medicine. By making buildings more efficient and effectively reducing utility costs, especially for low-income residents, Gary can also make progress to reducing its 32% poverty rate identified in the 2022 census.

#### **IV.E.2.a.i. The Community's Need for Funding**

The fact that the City of Gary lost more than half of its residents identifies the need to address unused or underused properties within the City. These properties put a strain on City services and present larger funding challenges that fall to the remaining residents.

#### **IV.E.2.a.ii. Threats to Sensitive Populations**

##### **2.a.ii.(1) Health or Welfare of Sensitive Populations**

As presented in the City of Gary Climate Action Plan, the 2018 State of the Air report from the American Lung Association ranked Chicago and Northwest Indiana in the top 25 most polluted cities in the U.S. for air quality. According to the U.S. Environmental Protection Agency's Toxic Release Inventory, Gary in particular displays a large percentage (>5%) of days over air quality standards for fine particulate matter (PM 2.5). Data by the American Lung Association, <https://www.lung.org/research/sota/city-rankings/states/indiana/lake>, indicates pediatric asthma rates in Lake County are more than three (3) times higher than those in surrounding counties.

A 2019 Community Health Needs Assessment found that the Northlake Campus of Methodist Hospitals is the only hospital in Gary, Indiana. In fact, Lake County is designated as a Medically Underserved Area, that has too few primary care providers relative to its population, high rates of infant mortality, poverty and elderly population. This is largely due to the low income population. Limited access to transportation is a main factor towards limited access to healthcare.

##### **2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

The assessment noted that 26% of Gary residents reported that they were unable to secure transportation for health-related travel such as doctor appointments and follow up care, and 68% of participants rated transportation assistance as a "very important" community resource. Such limited access to healthcare means that negative health impacts will disproportionately impact Black and Hispanic citizens who, respectively, comprise 81% and 6% of Gary's population. The median income in the city of Gary is well below the rest of the state with more than 36% of Gary residents living in poverty.

##### **2.a.ii.(3) Environmental Justice**

Per the USEPA EJSscreen report, the City of Gary surpasses the State of Indiana averages for almost all of the Environmental and Socioeconomic indicators. Gary's air toxics cancer risk is 30, Indiana's risk is 21; Gary's value of toxic releases to air is 410,000 while Indiana's is 16,000; the wastewater discharge value for Gary is 25,000 while Indiana's is 200. Additionally, the City is also within a non-attainment area as identified by USEPA.

The socioeconomic indicators identify Gary with 96% people of color, 73% low income and a 12% unemployment rate compared to the Indiana values of 22%, 32% and 5% respectively. Based on the socioeconomic indicators from the screening tool, citizens of Gary fall into the top 85 percentile for people of color, low income, unemployment rate and less than a high school education when compared to communities across the USA. Redevelopment, blight removal and environmental cleanup of the downtown area can only help to improve the livability of the area.

**IV.E.2.b. Community Engagement**

**IV.E.2.b.i. Prior/Ongoing Community Involvement**

The multiple plans discussed in this application have include many public meetings and continue to have public meetings and comment periods. Specifically for this grant application, a virtual meeting was held on November 1, 2023. The NWI/TDD holds public hearings and public engagement meetings on the development plans and progress with the most recent Gary Metro TDD meeting on September 7, 2023. Those in attendance included local and regional newspapers, local environmental advocacy groups as well as community members.

**IV.E.2.b.ii. Project Involvement**

Continued project and public involvement is necessary and will continue as part of the various planning documents that are guiding this project and as required by the multiple funding sources.

**IV.E.2.b.iii. Project Roles**

Name of organization/entity/group	Point of Contact (name, & email)	Specific involvement in the Project or assistance provided
City of Gary Office of Environmental Affairs	Brenda Scott-Henry <a href="mailto:bhenry@gary.gov">bhenry@gary.gov</a>	Project Coordinator
Gary Redevelopment Commission	Christopher Harris <a href="mailto:charris@gary.gov">charris@gary.gov</a>	Identification & prioritization of sites; redevelopment input
Northwestern Indiana Regional Planning Commission (NIRPC)	Kathy Luther <a href="mailto:kluther@nirpc.org">kluther@nirpc.org</a>	Larger area Planning communication; public outreach

**IV.E.2.b.iv. Incorporating Community Input**

Continued project and public involvement is necessary and will continue as part of the various planning documents that are guiding this project and as required by the multiple funding sources.

**IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress**

**IV.E.3.a. Description of Tasks/Activities and Outputs**

**IV.E.3.a.i. Project Implementation**

**i. Project Implementation:** Activities that will be conducted once the grant agreement is in place include: Cooperative agreement oversight, procuring a Qualified Environmental Professional, development and initiation of a community engagement plan; submitting and obtaining approval of Quality Assurance Project Plans; securing site access; preparing site

specific sampling and analysis plans (SAPs) and Health & Safety Plans (HASPS) for approval to the EPA Grant Manager and the Indiana Brownfields Program Manager for approval; conducting Phase I and Phase II environmental site assessments, asbestos inspections, hazardous materials inspections, cleanup planning for all seven (7) sites (including developing an ABCA, and coordination with the Lake County Health Department and the Indiana Department of Environmental Management on health monitoring activities; preparation of asbestos abatement plans and specifications for obtaining bids to conduct abatement; structural engineering evaluations for health & safety plan development and building reuse; preparing and obtaining local and state permits for investigation and remedial work as needed; Preparation and submittal of application packages requesting Comfort or Site Status Letters from the Indiana Brownfields Program;

**ii. Anticipated Project Schedule:** Upon award notice, the City of Gary will begin the request for proposals for environmental consulting support as well as initial development of the community engagement plan. Once the consultant is contracted, the QAPP development and submittal will be completed; A plan for each property will be developed to identify assessment steps as well as the site HASP. Through the community engagement process, the priority and specific schedule can then be set for each property. It is anticipated that three properties will be worked on during each year of grant. The goal is to use the schedule to conduct work in the most cost efficient manner such as conducting a similar task with a specific contractor on multiple sites together.

**IV.E.3.a.iv. Outputs**

Outputs include site prioritization, assessment and/or cleanup plans, community involvement plans, brownfields site-specific and area-wide reuse plans, final Analysis of Brownfield Cleanup Alternatives (ABCA) documents, administrative records, and cleanup completion report or letter. Outputs and outcomes are very straight forward for this project. Milestones and results can be measured by the following:

- Signing of Grant Award
- Contracting of Environmental Engineering firm
- Contracting with firms to conduct removal & disposal actions
- Completion of Site documentation
- Grant Closeout process

**IV.E.3.b. Cost Estimates**

Budget Categories	Budget
Direct Costs	
Personnel	
Fringe Benefits	
Travel*	
Equipment**	
Supplies	

Contractual
Construction***
Other (include subawards and specific participant support costs such as stipends - specify type)
Total Direct Costs
Indirect Costs
Total Federal Funding
Total Budget

**IV.E.3.c. Environmental Progress and Results**

Grant progress will be tracked via multiple approaches, the overall grant activities will be updated quarterly as required in the USEPA ACRES database. Additionally, the selected consultant will be tasked to create and track a project schedule for each property as well as the associated budget.

**IV.E.4 Programmatic Capability and Past Performance**

**IV.E.4.a Programmatic Capability**

The City of Gary has received and implemented USEPA grants through the Office of Environmental Affairs and is capable of doing the same with this grant.

**IV.E.4.a.i. Organizational Capacity**

The City of Gary Office of Environmental Affairs use consultants regularly to assist staff with addressing environmental issues in the City. We have the capacity to and experience to continue this approach for the grant funds.

**IV.E.4.a.ii. Organizational Structure**

**IV.E.4.a.iii. Description of Key Staff**

Brenda Scott-Henry, Director; Reanell Bradley, Land Quality/Policy Manager; and Delores Brown, Office Manager are the main day to day staff to work on grant activities

**IV.E.4.a.iv. Acquiring Additional Resources**

Additionally, the City of Gary Redevelopment office, the selected consultant with the ability to subcontract laboratory, structural engineer, asbestos abatement firms, waste disposal firms, etc

**IV.E.4.b. Past Performance and Accomplishments**

**IV.E.4.b.i. Currently Has or Previously Received an EPA Brownfields Grant**

yes

**IV.E.4.b.i.1 Accomplishments**

**IV.E.4.b.i.2. Compliance with Grant Requirements**

**IV.4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements**

NA

## **Threshold Criteria for Multipurpose Grants**

### **III.B.1. Applicant Eligibility**

#### **III.B.1.a. Applicant Eligibility**

I affirm that my organization is a city, town, or county and therefore, eligible to apply for this assessment grant.

#### **III.B.1.b. Applicant Eligibility 501(c) 4 Status - NA**

### **III.B.2. Community Involvement**

The multiple plans discussed in this application have include many public meetings and continue to have public meetings and comment periods. Specifically for this grant application, a virtual meeting was held on November 1, 2023. The NWI/TDD holds public hearings and public engagement meetings on the development plans and progress with the most recent Gary Metro TDD meeting on September 7, 2023. Those in attendance included local and regional newspapers, local environmental advocacy groups as well as community members.

drop in community meetings as part of the TDD process and last weeks meeting documentation

### **III.B.3. Target Area**

Gary, Indiana – Metro Station TDD/Downtown Corridor

### **III.B.4. Affirmation of Brownfields Site Ownership**

I affirm that my organization is the sole owner of a brownfields site as defined under CERCLA § 101(39) and that the site is a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government. One identified property is owned by a non-profit entity but meets the eligibility requirements.

### **III.B.5. Use of Grant Funds**

Grant funds will be used as described in the Grant Agreement

### **III.B.6. Expenditure of Existing Grant Funds**

The City of Gary does not have an open EPA Brownfields Multipurpose Grant

### **III.B.7. Contractors and Named Subrecipients**

No contractors or subrecipients are selected or included in this application



# INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204  
(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

**Eric J. Holcomb**  
*Governor*

**Brian C. Rockensuess**  
*Commissioner*

November 13, 2023

Ms. Brenda Scott-Henry, Director  
City of Gary  
Department of Sustainability and Environmental Affairs  
401 Broadway, Suite 304  
Gary, Indiana 46402

Re: IDEM Acknowledgement Letter  
U.S. E.P.A. Brownfields Grant Proposal  
Multipurpose Grant  
City of Gary  
Lake County

Dear Ms. Scott-Henry:

This letter is provided in support of the City of Gary (Gary) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Community-Wide Multipurpose Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that Gary is requesting \$1,000,000 for hazardous substances and/or petroleum assessment and remediation.

IDEM understands that Gary has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered through the Indiana Brownfields Program (Program) and that Gary, based on the information it has provided with its request, believes it has the capability to perform the proposed grant-funded activities. The requested Multipurpose grant funding will help Gary with assessing and remediating seven parcels with abandoned buildings in preparation for rehabilitation or demolition. The Sites currently under evaluation include the Former Union Station, the Genesis Center, Palace Theater, Former Sears Department Store, Gary Metro Transportation Center, City Methodist Church, and the Former Gordons Department Store. All but one property is currently owned by the City of Gary, which acquired the parcels due to abandonment and tax delinquencies.

The EPA Funding offered by this grant is critical for continued assessment and cleanup of these buildings within the Gary Metro Transit Development District (TDD). The goal is to remove blight and unsafe buildings while providing space to attract new development as part of the transportation upgrades underway in the downtown Gary

area. The grant will allow the City of Gary to assess and remediate co-mingled hazardous and petroleum wastes, conduct lead-based paint and asbestos evaluations, and address any remaining universal waste.

Since Gary has not yet selected/indicated the specific sites that will benefit from U.S. EPA brownfield grant funding, IDEM cannot make site-specific eligibility determinations at this time. However, should Gary be awarded the requested grant funding, the Program will work together with U.S. EPA and Gary to determine site eligibility once Gary has established the sites intended for funding.

IDEM has worked with the City of Gary on several projects. IDEM recognizes that Gary is committed to working with the Program and/or the IDEM Voluntary Remediation Program for technical oversight of grant-funded site activities as applicable during the grant project period. The Program and IDEM are committed to continuing to support brownfield redevelopment within Gary by providing technical and other assistance through the Program.

Based on the information submitted, IDEM considers the City of Gary a good candidate to receive U.S. EPA assessment grant funding to continue its brownfields redevelopment efforts, which support Indiana's brownfields initiative. IDEM looks forward to continuing its partnership with Gary and its constituent communities. For further assistance, please contact John Morris of the Indiana Brownfields Program directly at (317) 234-0235 and at [jmorris@ifa.in.gov](mailto:jmorris@ifa.in.gov).

Sincerely,



Andrea Robertson Habeck  
Technical Staff Coordinator  
Indiana Brownfields Program

*ARH/JTM*

cc: *(via electronic transmission)*

Karla McDonald, Metric