

**City of Gary
BROWNFIELDS
MULTIPURPOSE GRANT
2024**



Environmental Remediation at City United Methodist Church



**COMMUNITY
INVOLVEMENT
FORUM**

**4:00pm
NOVEMBER 1, 2023**

City of Gary BROWNFIELDS MULTIPURPOSE GRANT 2024 PUBLIC NOTICE

Jerome A. Prince,
Mayor

Trent A. McCain,
Deputy Mayor



CITY OF GARY
Department of Public Works
Office of Sustainability & Environmental Affairs
401 Broadway, #304 - Gary, Indiana 46402
(219) 882 3000 | Fax (219) 882 3012

Brenda Scott Henry,
Director/MS4 Coordinator
BHenry@Gary.gov

PUBLIC NOTIFICATION U.S. EPA BROWNFIELD MULTIPURPOSE GRANT APPLICATION October 27, 2023

GARY, IN - The City of Gary is announcing plans to submit a 2024 Brownfields Multipurpose Grant application to the United States Environmental Protection Agency (USEPA) to address multiple properties located in the Downtown corridor. These properties present some of the larger obstacles for downtown development but are also located in areas where transportation oriented development is occurring and include:

- City Methodist Church, 549-77 Washington Street
- Gary Metro Center, 100 West 4th Avenue
- Genesis Convention Center, 1 North Genesis Plaza
- Gary Union Station, 251 Broadway
- Palace Theatre, 789 Broadway
- Gordon's Department Store Building, 801 Broadway
- City Hall Annex Building (Former Sears Bldg), 839 Broadway

Conducting hazardous materials investigations with the grant funds (up to \$1,000,000) at these properties are needed to prepare for demolition activities and other redevelopment activities.

The USEPA encourages public participation in this application process to ensure the community's awareness and that the community's needs are being considered related to property redevelopment. A draft version of the draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available for review and comment starting Wednesday, November 1, 2023, on the on-line City of Gary Brownfields Grant repository website: <https://metricenv.egnyte.com/f/VIQFWTrUJap>

A VIRTUAL public meeting will be held on November 1, 2023 beginning at 4:00 pm and ending when all attendees have had an opportunity to comment. If you or your organization is interested in providing a written comment or participating in the VIRTUAL MEETING, please email Reanell Bradley, Land Quality Policy Manager at ReBradley@gGary.gov with "USEPA Brownfield Multipurpose Grant Application" in the Subject line and your comments or meeting registration request in the body of the email.

The email meeting link to join the Zoom virtual public meeting is:
<https://us06web.zoom.us/j/82964928709?pwd=IFlibai9GCFDREhaMuvAhKSX9DSKEY.1>

Persons wishing to provide written comments should direct their comments to Reanell Bradley ReBradley@Gary.gov or Brenda Scott Henry at BHenry@Gary.gov or at (219) 882-3000 Ext 16777.

City of Gary BROWNFIELDS MULTIPURPOSE GRANT 2024

AGENDA

- Introductions and Purpose of Meeting
- Importance of Redevelopment
- City of Gary Scope of Work for Brownfields Multipurpose Grant
- Investigative History for Sites of Interest
- Sites of Interest
- Confirmed Environmental Concerns
- Next Steps
- Questions and Answers?

City of Gary

BROWNFIELDS MULTIPURPOSE GRANT 2024

Introductions

Ms. Brenda Scott Henry

Director, Office of Sustainability and Environmental Affairs

Ms. Kennita Jones

Senior Project Geologist, Metric Environmental

Ms. Karla McDonald, CHMM

Senior Environmental Manager, Metric Environmental

City of Gary

BROWNFIELDS MULTIPURPOSE GRANT 2024

Purpose of the Meeting

- To connect with the community to discuss and address the potential redevelopment and remediation of underutilized properties within the community.

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BROWNFIELDS MULTIPURPOSE GRANT 2024

Importance of Brownfields redevelopment

- Brownfields redevelopment offers a host of benefits ranging from economic & environmental to social and cultural, making the redevelopment of brownfields an essential component of sustainable and responsible land use planning. Examples are as follows:
 - *Land conservation/infrastructure optimization*
 - *Economic revitalization*
 - *Environmental Remediation*
 - *Urban Renewal*
 - *Historic Preservation*

City of Gary BROWNFIELDS MULTIPURPOSE GRANT 2024

Transit Development District

The Gary Metro TDD (315.5 acres) benefits from the momentum to revitalize Downtown Gary through targeted infrastructure improvements, blight elimination, and community-focused redevelopment in partnership with state, regional, and local partners.

A revitalized Gary Metro Station block has the potential to create immense opportunity or equitable transit-oriented development throughout Downtown Gary.

The resulting TDD boundary for the Gary Metro TDD station area focuses on three future investment strategies: Station as a Catalyst, Improving Station Access, Redefining Broadway, and Property Control. The redevelopment of Gary Metro Center and its neighboring sites will anchor proposed future development for downtown Gary



City of Gary BROWNFIELDS MULTIPURPOSE GRANT 2024

Understanding Brownfields

Types of Brownfields

- *Industrial Brownfields*
- *Commercial Brownfields*
- *Residential Brownfields*
- *Landfill and Dump Sites*
- *Transportation & Infrastructure Brownfields*
- *Waterfront & Port Brownfields*



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Financing Brownfields Redevelopment

- *Federal and State Funding Programs*
- *Public-Private Partnerships*
- *Grants & Loans*



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BROWNFIELDS MULTIPURPOSE GRANT 2024

Scope of Work

The City of Gary is applying for a Brownfields Multipurpose grant from the US Environmental Protection Agency (EPA) in the amount of \$1,000,000. The grant will be used to inventory, assess and cleanup environmental concerns identified at sites of interest.

Environmental health and safety concerns potentially present at each site:

1. Asbestos Containing Materials (ACM) and Lead Based Paints
2. Possible soil, groundwater, and indoor air contamination associated with industries in the area (ex. Drycleaners, auto repair and other industrial operations).
3. Hazardous materials (building materials, or abandoned or dumped materials)

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BROWNFIELDS MULTIPURPOSE GRANT 2024

History of work completed within the City of Gary for potential redevelopment

- **2012** – *Phase I Environmental Site Assessment of City Methodist Church*
- **2017** – *Phase II Subsurface Investigation & Limited Asbestos Inspection of City Methodist Church*
- **2018** - *Transit Oriented Development (TOD) Screening of 90 parcels within the I-65 Redevelopment Area*
- **2023** – *Transaction Screening Screening of 26 parcels within the Northlake Brownfields Area (I-90 south along Broadway to West 15th Avenue and travels to the west along West 15th Avenue to the Chase Street intersection and along Chase Street traveling north to I-90.)*

City of Gary BROWNFIELDS MULTIPURPOSE GRANT 2024

Sites of Interest

1. **Union Station** – 251 Broadway
2. **Adam Benjamin Metro Center** – 200 W. 4th Avenue
3. **Genesis Center** – 401 Adams Street
4. **City Methodist Church** – 549-77 Washington Street
5. **Palace Theater** – 765-95 Broadway
6. **Former Gordon's / Sears Department Store** – 813-59 Broadway



City of Gary BROWNFIELDS MULTIPURPOSE GRANT 2024

- **Union Station**
251 Broadway
 - *Constructed in 1910*
 - *Officially closed in 1950*
 - *Filming location of 1951 movie “Appointment with Danger”*
 - *Listed on National Register of Historic Places in 2019*
 - *Proposed redevelopment underway as a multi-purpose technology and business hub (Fiber Smart House). The Fiber Smart House will provide technology training and education to local residents.*



City of Gary BROWNFIELDS MULTIPURPOSE GRANT 2024

- **Adam Benjamin Metro Center**
200 W. 4th Avenue
 - *Constructed in 1984*
 - *Downtown Gary Station on South Shore Line*
 - *One of three (3) NICTD electric train stations in Gary*
 - *Serves as a stop for Greyhound Lines*
 - *One of three (3) NICTD electric train stations in Gary*



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- **Genesis Center**
401 Adams Street
 - *Constructed in 1981*
 - *Closed in 2020*
 - *Hosted many sporting, social and concert events*



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GRANT 2024

- **Palace Theatre**
765-95 Broadway
 - *Constructed in 1925*
 - *Could accommodate up to 3,000 guests on multiple levels.*
 - *Closed and reopened several times between 1972 and the 1980s.*
 - *Short listed for demolition in 2004*



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- **Former Gordons/Sears Department Store
813-59 Broadway**
 - *Constructed in 1923*
 - *Opened as the Gordon & Sons Department Store in 1939. Department store closed September 1972.*
 - *Adjoining Sears Roebuck & Company Building opened in 1929 and closed in 1974.*



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- **City Methodist Church**
549-77 Washington Street
 - *Constructed in 1926*
First Service October 3, 1926
 - *Closed in 1975*
Last Service October 5, 1975
 - *Film location for “Soul Survivors”, “A Nightmare on Elm Street”, “Transformers: Dark of the Moon” and others.*
 - *Proposed redevelopment as a ruins garden*



City of Gary BROWNFIELDS MULTIPURPOSE GRANT 2024

City Methodist Church
Confirmed Environmental
Concerns

- *Structural Issues*



**City of Gary
BROWNFIELDS
MULTIPURPOSE
GRANT 2024**

**City Methodist Church
Confirmed Environmental
Concerns**

- ***Asbestos and
Flooding Issues***



City of Gary BROWNFIELDS MULTIPURPOSE GRANT 2024

City Methodist Church
Confirmed Environmental
Concerns

- *Asbestos Containing
Materials*

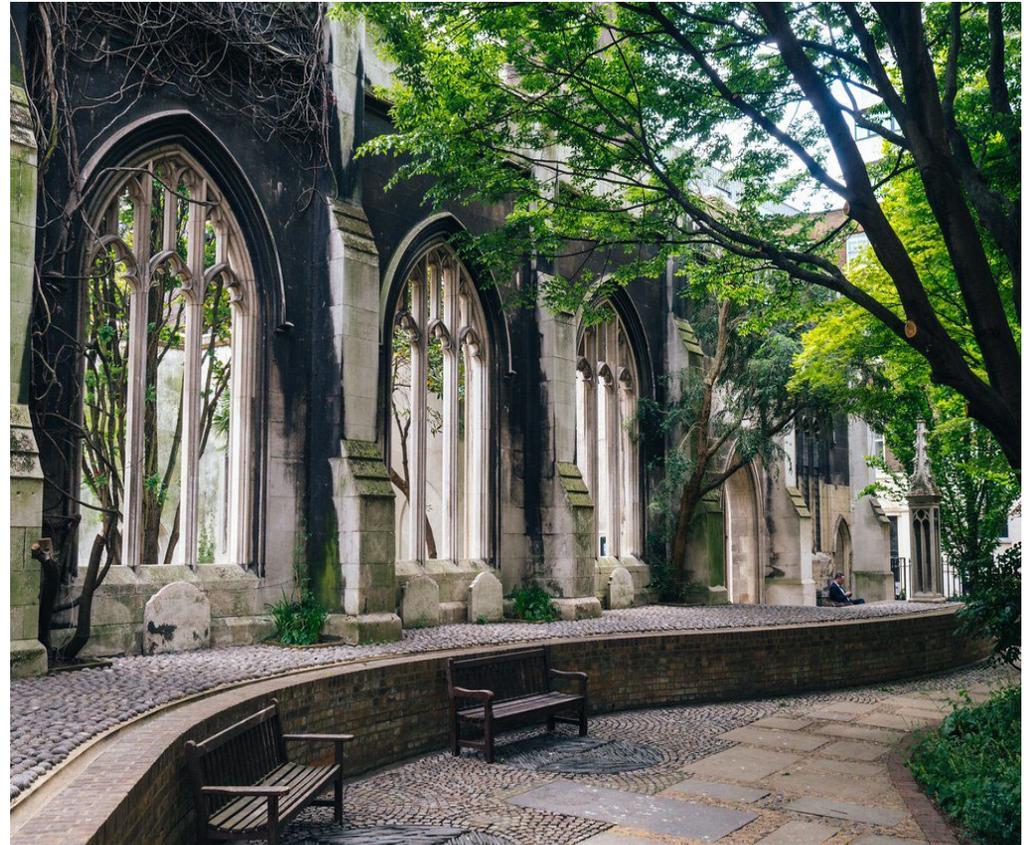


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Next Steps for Redevelopment

- Grant Application & Award (Spring 2024)
- Continue Identifying & Prioritizing Sites of Interest
- Conduct Site Assessments on Top Prioritized Sites
- Remediate/Address Environmental Concerns Identified at Prioritized Sites
- Secure Project Financing for Redevelopment



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Questions and Answers?



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Link for Survey Comments

[https://qfreeaccountssjc1.az1.qualtrics.com/jfe/form/SV_d
bNDPNRTz2LSdQG](https://qfreeaccountssjc1.az1.qualtrics.com/jfe/form/SV_d
bNDPNRTz2LSdQG)

City of Gary BROWNFIELDS MULTIPURPOSE GRANT 2024



CONTACT

Ms. Brenda Scott Henry

Director

Office of Sustainability and Environmental Affairs

(219) 882-3000

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