

Federal/City Partnership Gary, Indiana

New Partners for Smart Growth

St. Louis

February 4, 2017

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Land Revitalization
Coordinator

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City of Gary
Director of Green
Urbanism



Setting the Stage for Investment: HUD/DOT/EPA Partnership for Sustainable Communities (2012-2014)

- Based upon local knowledge, and precedent of success in Milwaukee, Kenosha, Moline
- The lesson from these previous efforts is that having a clear vision for the future can position a City for investment
- Gary and its Federal Partners worked to created the context through planning and demonstration projects

Strong Cities/Strong Communities 2014-2016

- EPA and HUD spent two years completely immersed in implementation
- The follow-through was critical
- Four Strategies follow:
 - Working Hand-in-hand with Philanthropy
 - Creating Actionable Plans
 - Coordinating Public-Sector Investments
 - Convening Diverse Stakeholders to Solve Problems





UNION

FURNITURE

761

OPEN

& APPLIANCE







Strategy 1

Creating Actionable Plans

Context

- 2008 Proposal to replace both train stations with a park-and-ride had caused major turmoil
- We set out to create win-win solution
- Initial planning supported with \$25K EPA Land Revitalization funding – Consultant: SRA/Vita Nuova

Rolling up our Sleeves

- Planning meetings: EPA and HUD with Mayor and Key staff every two weeks
- Mayor designated a district – Gary Northside Redevelopment Project
- Teams of City Staff assigned to each of the Gary Northside Neighborhoods
 - Staff came up with their own future plans for each district
 - City and Federal Team conducted over 100 1 ½ Hour Interviews
- NOAA Logic Model Training was provided by Indiana Coastal Program
 - Painful process of developing Short, Medium and Long-term goals
- July 2013 Convening of Federal, State, and Regional Programs and Foundations

Gary Northside Redevelopment Project

Gary Metro Center

Miller Station

Gateway Station





Greetings from



THE

LAKEFRONT

District

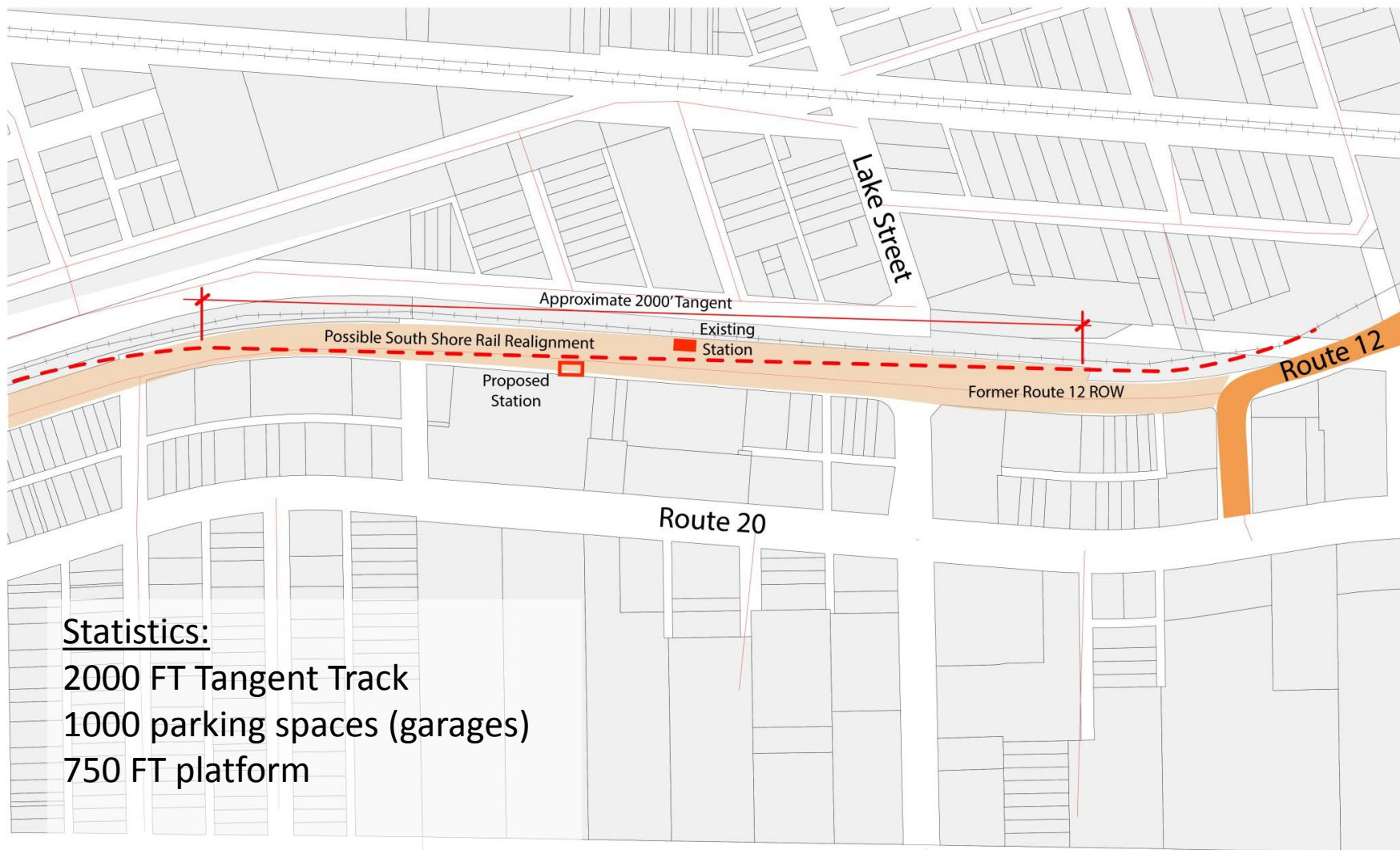
Gateway to the Dunes

Steel Mills

DUNES

"PLAYGROUND OF THE MIDDLE-WEST"

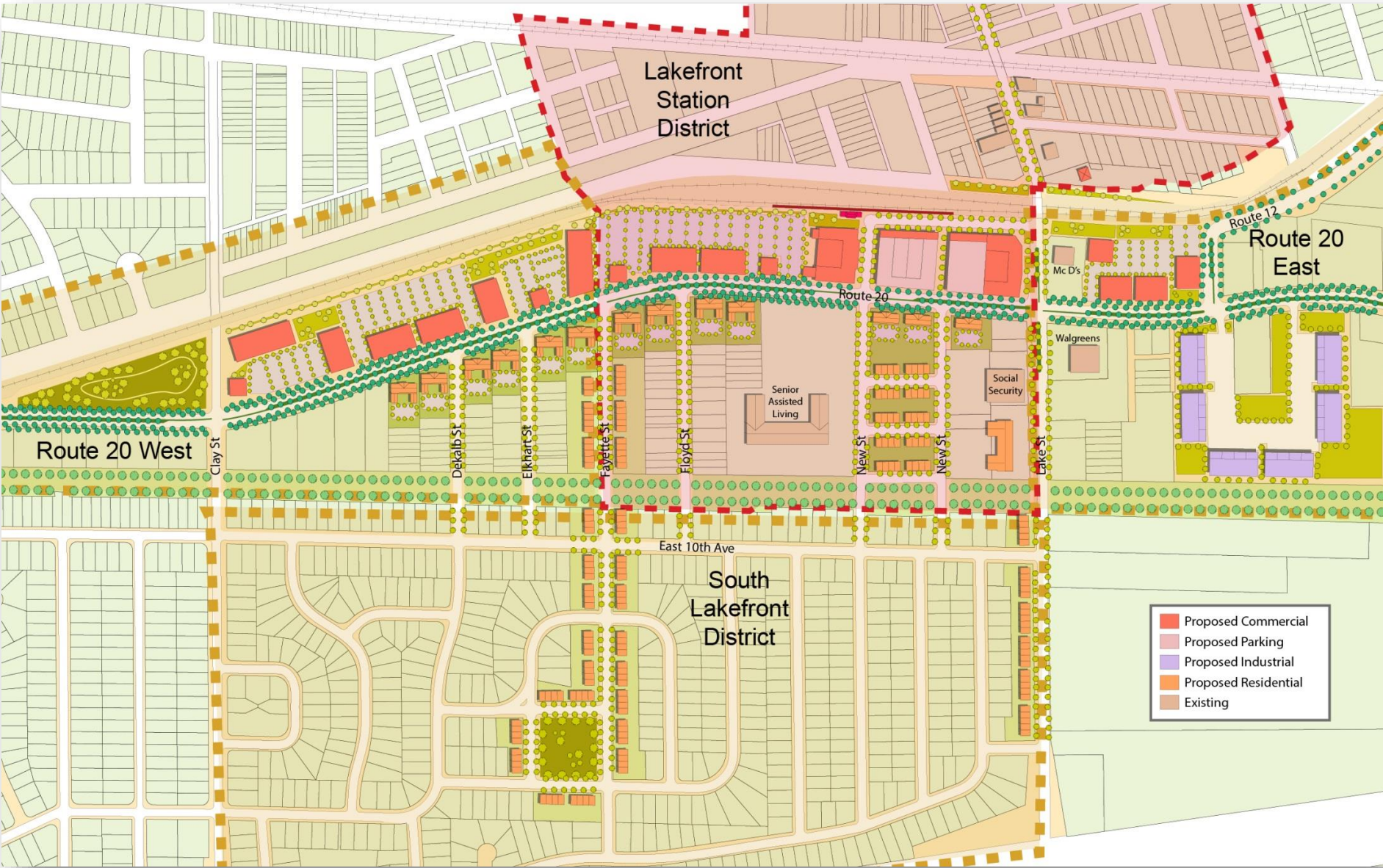




Statistics:

2000 FT Tangent Track
1000 parking spaces (garages)
750 FT platform

Strategy to realign the rail in the vacated Route 12 ROW



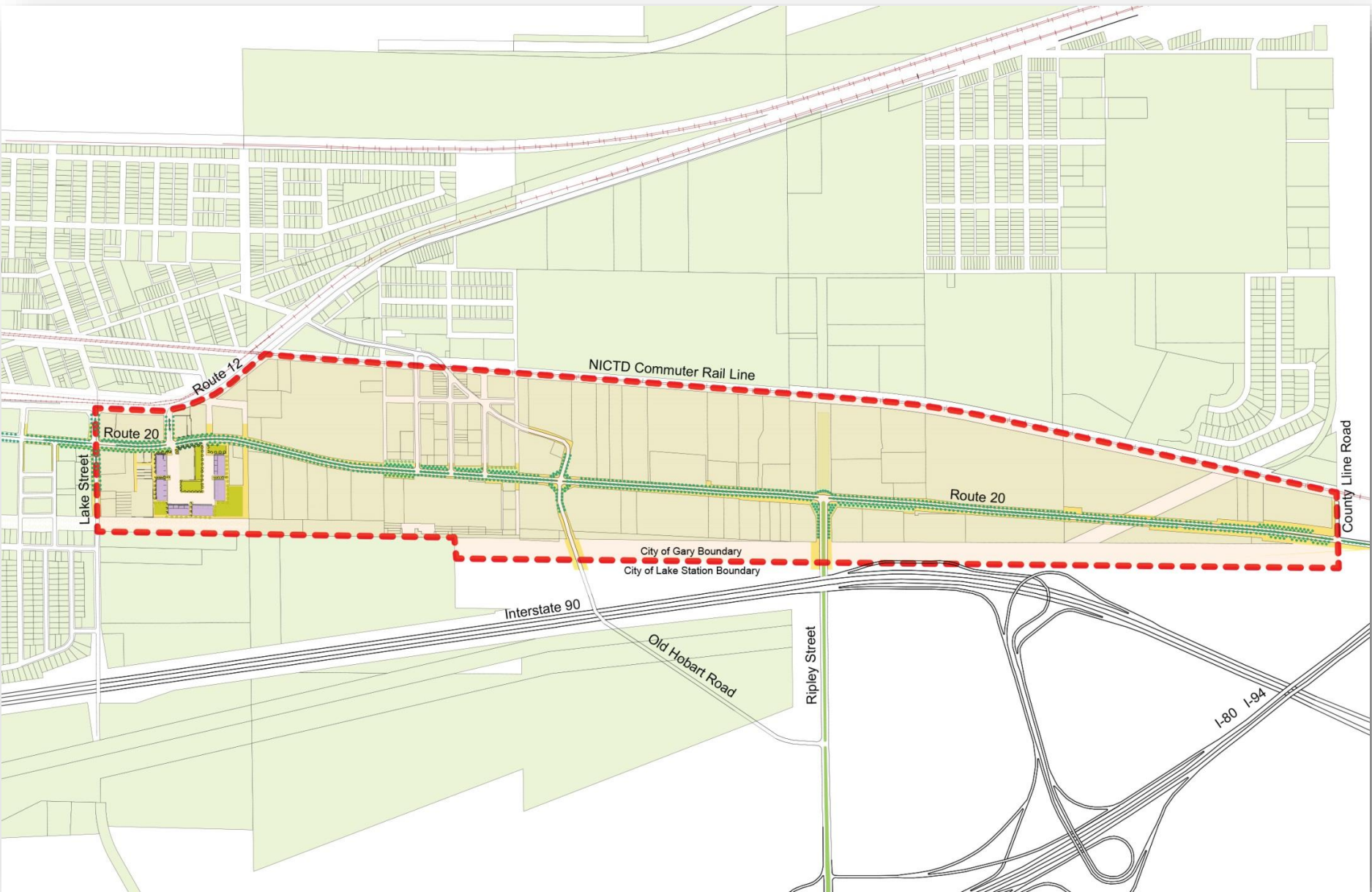
District Plan



Aerial view of Lakeshore District along Route 20



View along Route 20 looking east at the proposed park



Route 20 East District Plan

Implementation in Lakefront District

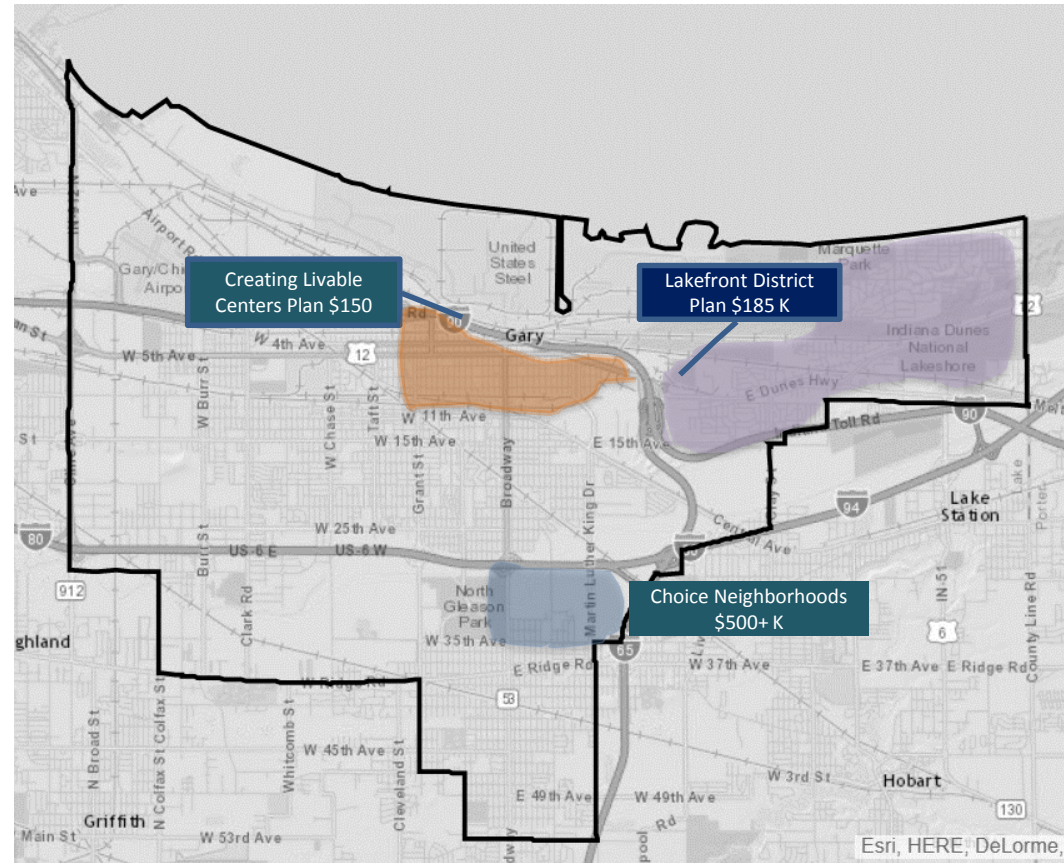
- Brownfields Area-wide assessment completed
- Tax Increment Finance District underway
- Engineering for Rail improvements and NEPA work underway - \$4 Million
- Re-routing of Rt. 12 and Green Complete Streets funded - \$6.7 Million
- Zoning, Code, and Ordinance revisions underway – Vita Nuova

CREATING PLANS

Creation of Plans for Gary's Future

- Creation of Gary Northside Redevelopment Project
 - \$25,000 USEPA Land Revitalization Technical Assistance
- Lakefront District Plan: Miller, Aetna and Glen Ryan
 - \$185,000 USEPA Brownfields Technical Assistance
- Creating Livable Centers Plan: Horace Mann, Emerson, and Downtown
 - \$150,000 Grant from NIRPC
- Choice Neighborhoods Plan: University Park East
 - \$500,000 Grant from HUD
 - Direct engagement of Legacy Foundation

Total: \$860,000



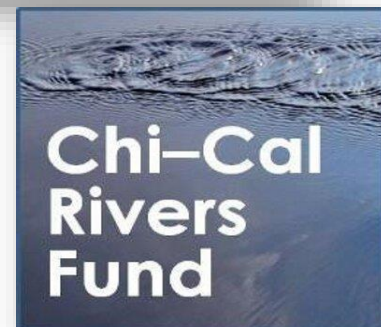
Each plan is linked directly to funding strategies and implementation steps. Plans assessed challenges and opportunities, and steps needed to benefit the people of Gary.

Strategy 2

Coordinating Public-Sector Investments

Green Infrastructure Strategy

- Initial GLRI-funded project set the stage
- City aspired to implement a strategy based upon flooding, community beautification, and Jobs
- Federal Partners worked with City to identify funding sources

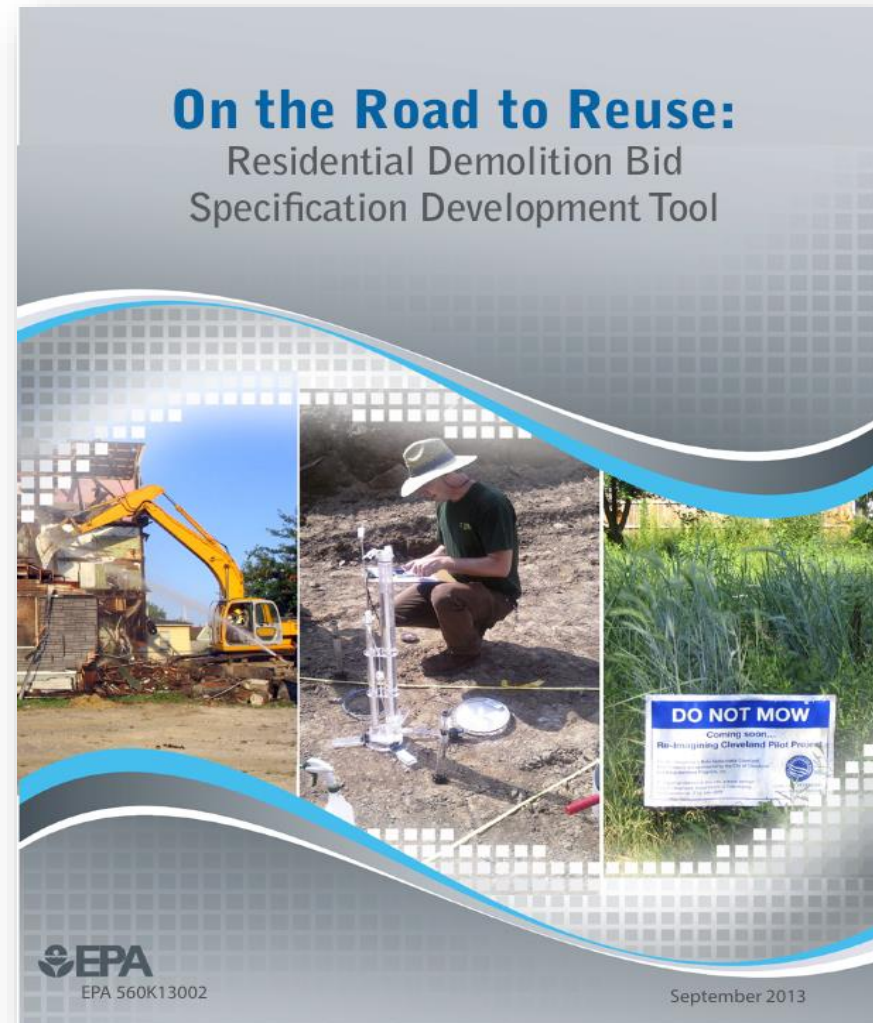


City and its Partners Successfully Applied for a Range of Green Infrastructure Grants

- Chi-Cal Rivers Fund, National Fish and Wildlife Foundation \$259,000
- EPA Office of Water Technical Assistance \$70,000
- RDA Green Infrastructure, GLRI: \$250,000
- USGS Monitoring of Green Infrastructure, GLRI: \$30,000
- EPA Shoreline Cities Grant: \$250,000
- GLRI – Marquette Park Lagoon Dredging: \$1 Million
- GLRI – Phytoremediation Pilot, Delta/Fresh Coast: \$170,691
- Indiana Coastal Program –GI Plan \$35,000
- Vacant to Vibrant, Great Lakes Protection Fund \$300,000
- **Total: \$2,365,000**

Combining Residential Demo and Green Infrastructure

- City receives \$6.645 Million in Hardest Hit Funds to demolish 374 homes!
- USEPA Green Demolition Specs are incorporated into Gary's bid documents



Gary has completed the first 300+ demolitions



Bringing it all together: 12th and Oklahoma, Aetna





VACANT to VIBRANT
Project Site
Coming this Fall 2014

FOR MORE INFORMATION
or VOLUNTEER
Opportunities
CONTACT US:

City of Gary
Green Urbanism
(719) 882-3000
CLEVELAND
BOTANICAL
GARDEN
Cleveland Botanical
Garden (West)
(216) 707-2876

This site is one of three future park spaces that will be installed in Aurora this fall. Each site aims to provide Aurora residents with a beautiful environment for recreation and education. We are currently collecting 100 signatures for the installation and maintenance of these parks. Signatures are not to go out July 2014.

Website: v2v.mindmixer.com 



Sheraton Hotel Demolition

- Dramatic Symbol of Blight
- Right next to City Hall
- Identification of Funding Sources
 - EPA: Brownfields RLF and TBA (\$735K)
 - HUD: Neighborhood Stabilization Program (\$600K)
 - Regional Development Authority paid for consulting firm to assist in development of bid specs and in review (\$200K)



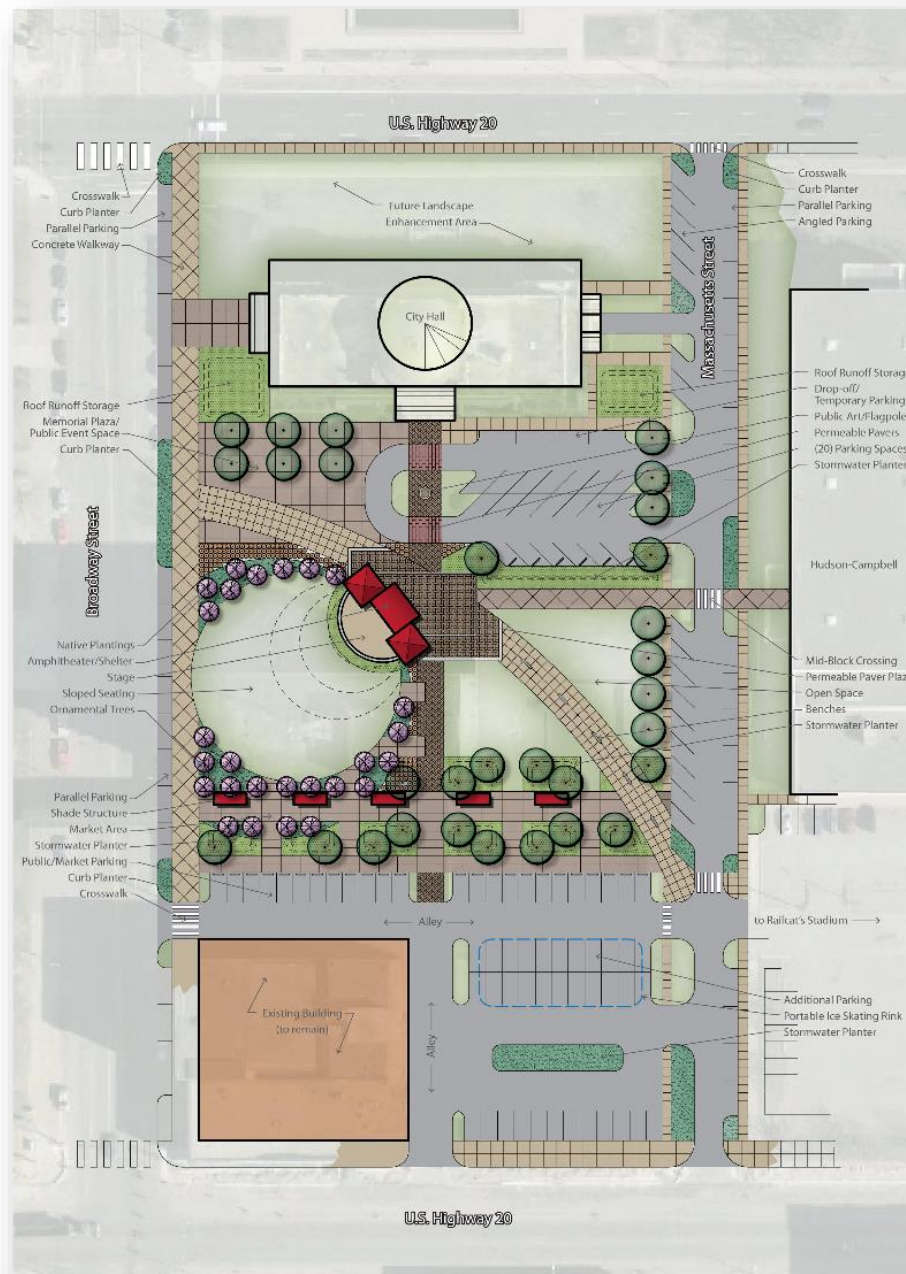














Demolition Funding

Housing

• Hardest Hit Funds:	\$6,645,000
• Delta/Steel City Salvage, Knight Foundation:	\$385,000
• Hardest Hit Funds Round 2	\$4,500,000
• Total:	\$11,530,000

Buildings

• Sheraton Hotel	
• EPA:	\$678,000
• HUD:	\$600,000
• RDA:	\$200,000
• Ambassador Hotel & N. Broadway	
• EPA:	\$228,000
• OCRA/CDBG:	\$981,500
• Total:	\$2,687,500

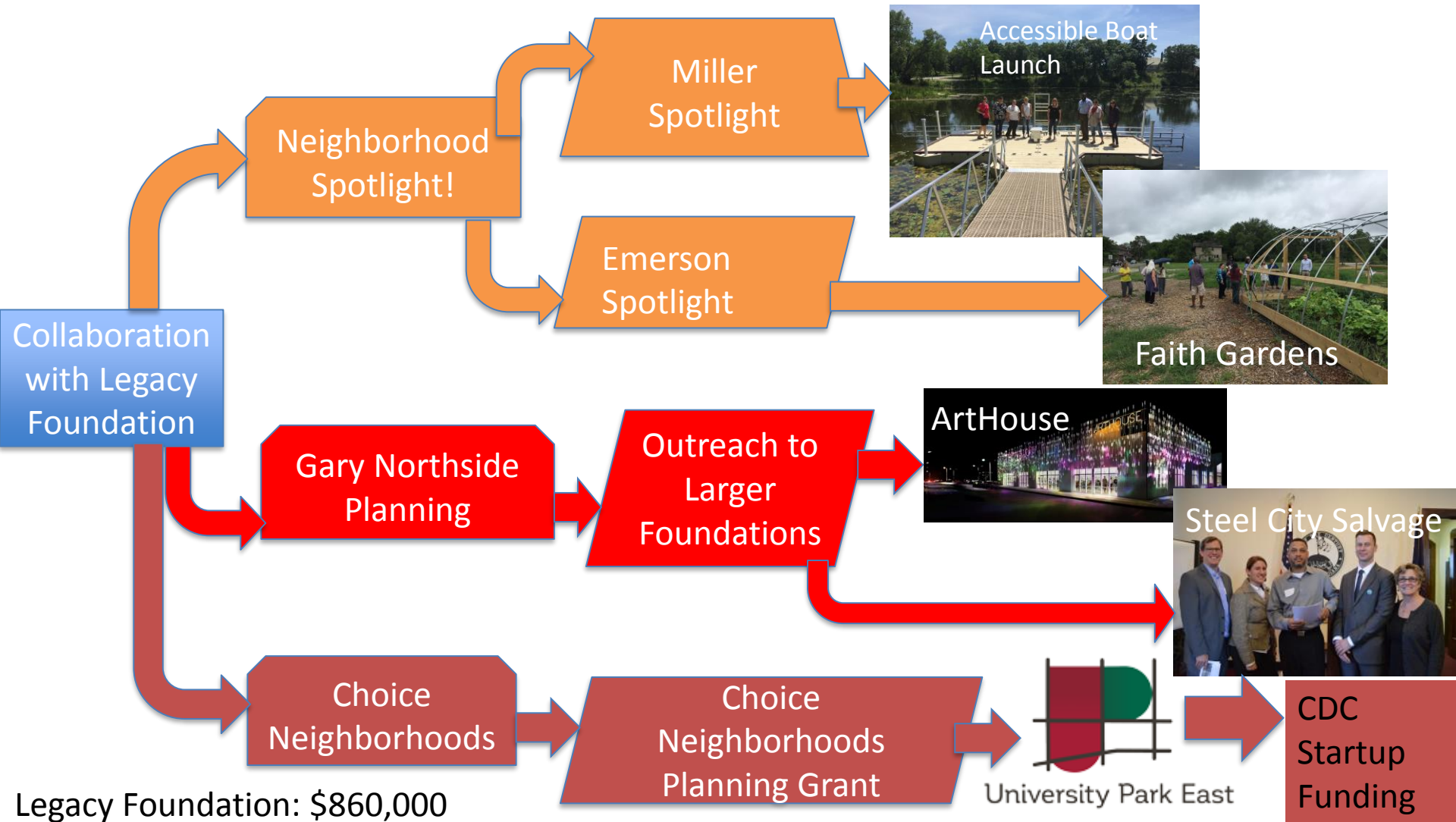


- DOT Bike and Ped Assessment
- Army Corps of Engineers Wetlands Assistance
- USGS Green Infrastructure Performance Monitoring

Strategy 3 – Working Hand-in Hand with Foundations



COLLABORATION



Strategy 4

Convening Diverse
Stakeholders to Solve
Problems

Local Foods, Local Places

Gary, Indiana

COMMUNITY WORKSHOP: DAY 1
August 15-16, 2016



*A Program of the U.S. Environmental Protection Agency, U.S. Department of Agriculture,
U.S. Department of Transportation, Appalachian Regional Commission, Delta Regional
Authority, and Centers for Disease Control and Prevention*

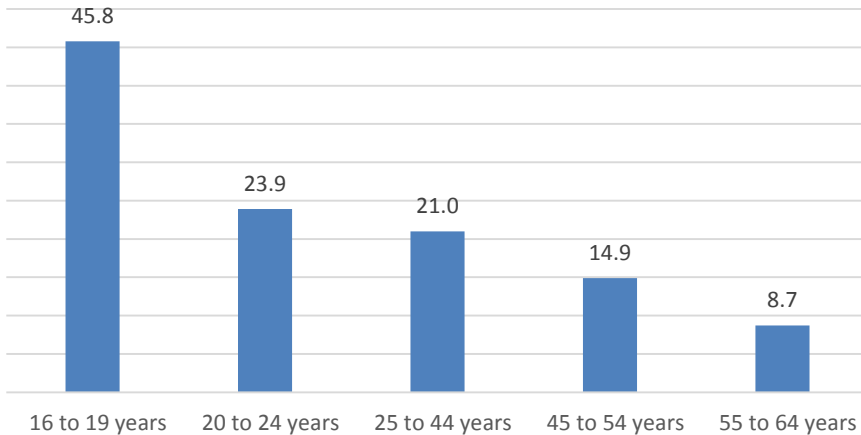
Crime and Data

- DOJ Diagnostic Center Engagement requested by Mayor
- DOJ brought in expertise and models on data-driven enforcement
- Linkage to other Cities, and academia
- Led to Gary's inclusion in National Initiative for Building Community Trust and Justice
- Environmental and interactional approaches to preventing crime



Workforce Development

Unemployment by Age



- 18.2% Unemployment rate (2012 American Community Survey 1-year estimates)
- **2015 Federal Workforce Convening** with HUD, DOL, EDA, EPA, and the Federal Reserve Bank
 - Low utilization of competitive grants
 - Federal procurement programs such as SBA HUBZone and HUD Section 3 were underutilized
 - Emphasis on prioritization of entrepreneurship as a workforce development strategy

Federal Agencies' Response

- SBA and HUD hosted a small business development workshop
- SBA held small business education sessions
- HUD, SBA, GSA, City of Gary and Gary Housing Authority held an on-site registration event
 - Certified contractors and small businesses for local and federal procurement opportunities



Gary4Jobs



- Creation of Re-Entry Coalition
- Funding of Gary4 Jobs
 - Successful program implementation
 - Funded by Economic Development Entity SCORE
 - 5 new businesses created
 - SBA brought in support from Small Business Development Center
 - Micro-lender ACCION funded by EDA
 - Federal Reserve helps to convene Community Reinvestment Act lenders

Investments in Gary

**Planning
Resources
\$860,000**

Engineering and Construction \$13,760,000

**Green
Infrastructure
Funding
\$2,365,000**

Large Building Demolition
\$2,687,500

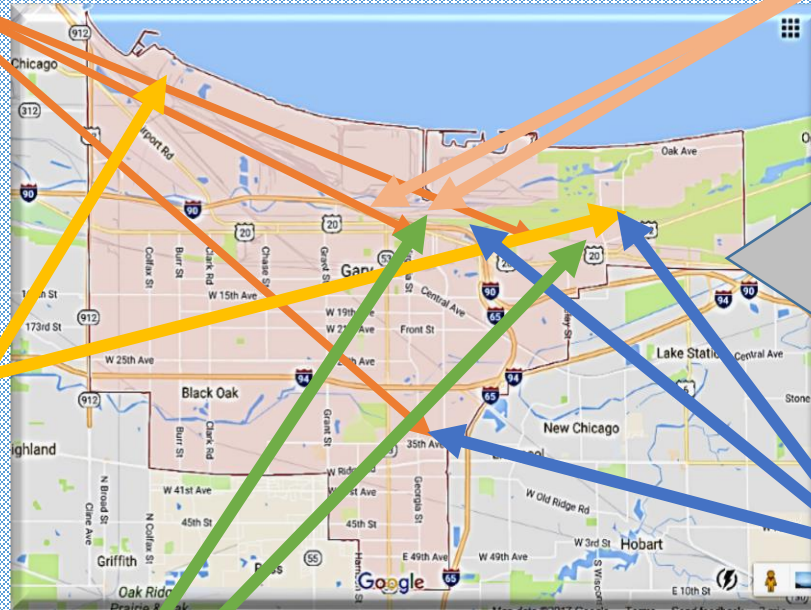
Housing Demolition

\$11,530,000

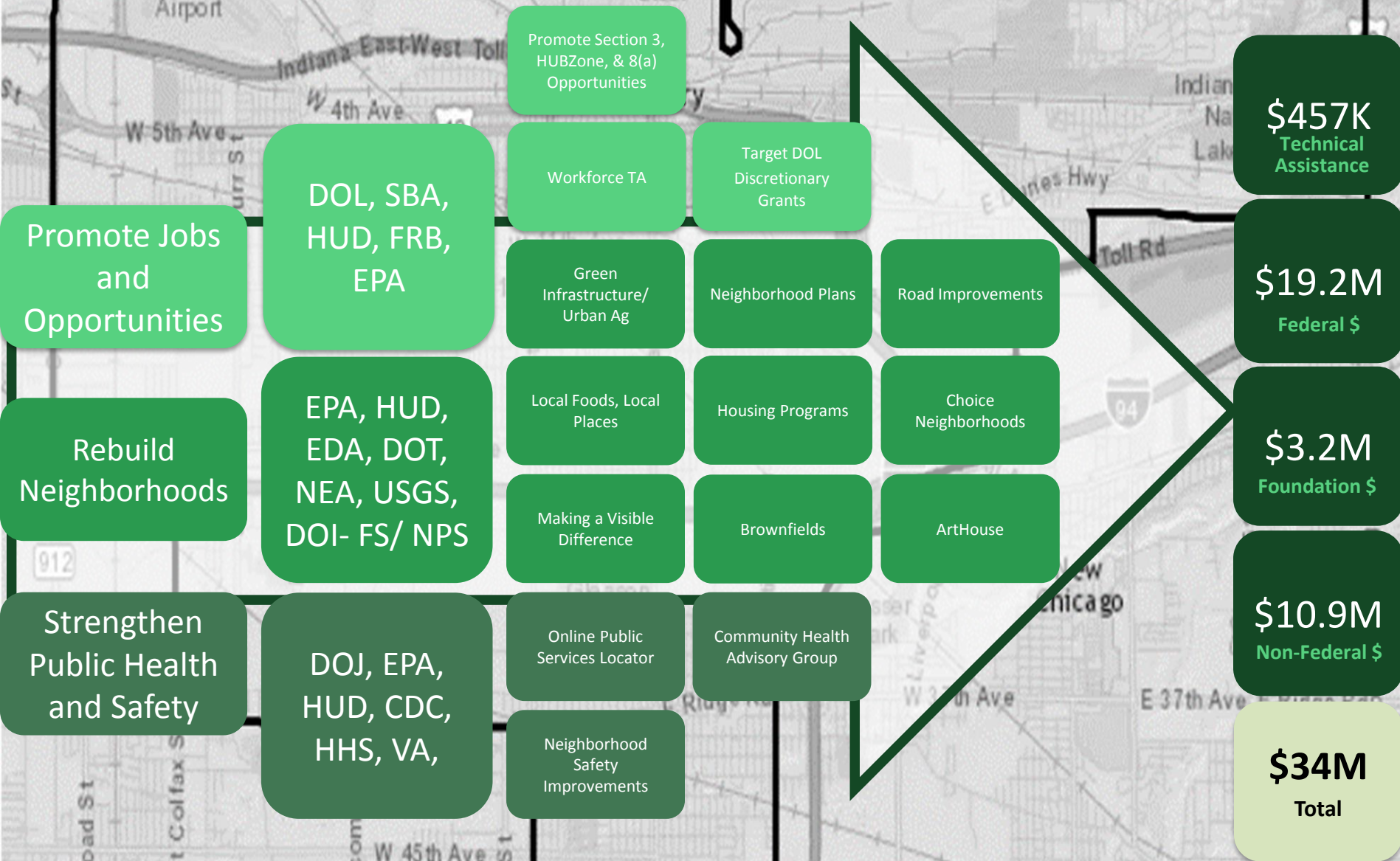
Foundation Investments
\$2,895,000

Other Technical Assistance \$444,850

Total: \$34,542,350



Summary of Investments



POSITION GARY FOR THE FUTURE

Collectively, these actions strongly position Gary for continued investment and progress.