

MARCH 9, 2026
5:00PM – 7:30PM

Part I: Let's
Transform Your
Neighborhood



GreenRoots
INITIATIVE™

GARY
TOWNMAKERS



TAB
Technical Assistance
to Brownfields



NORTHWESTERN
INDIANA
REGIONAL
PLANNING
COMMISSION

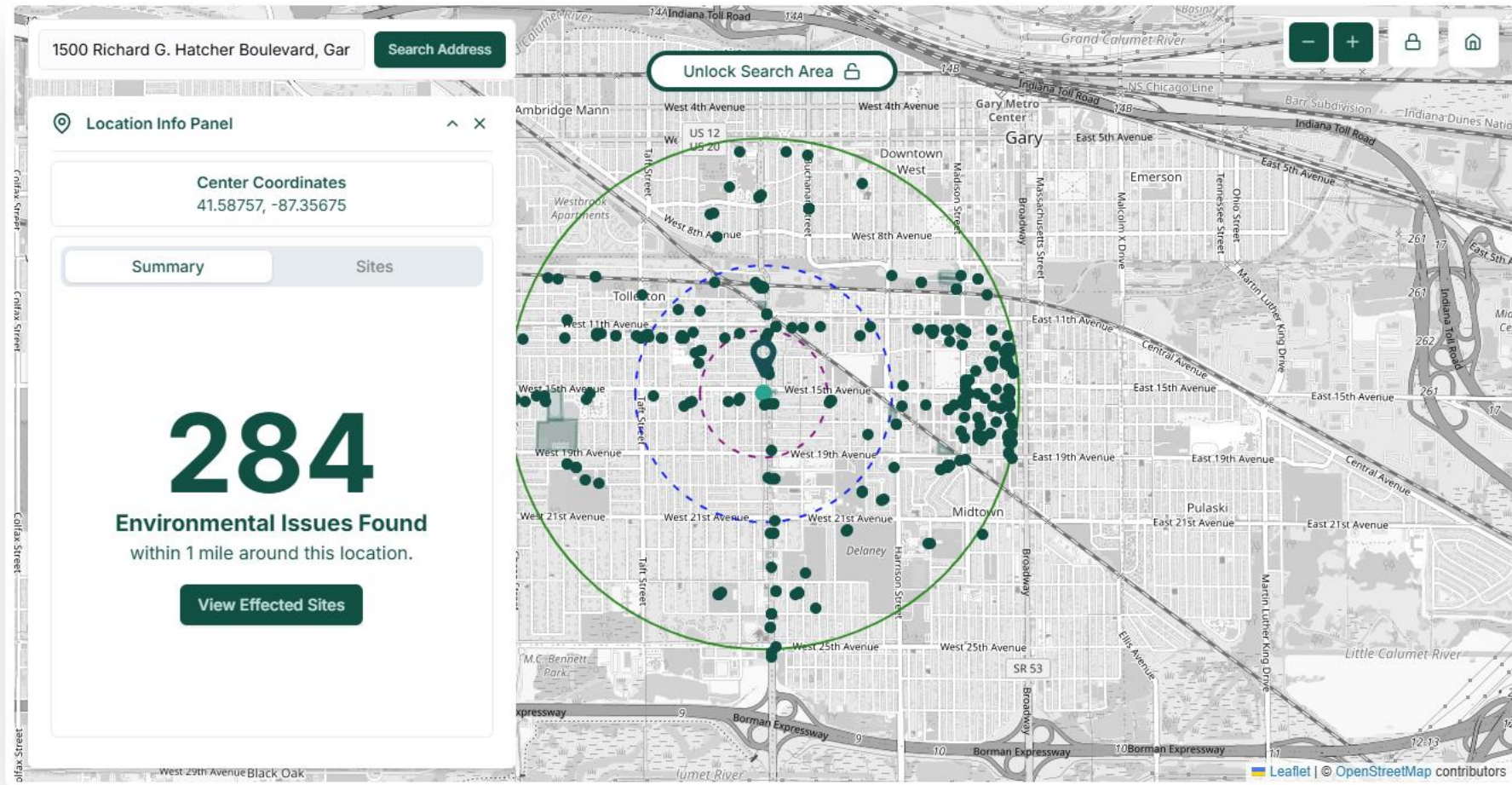
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institute



Discover Environmental Issues Instantly!

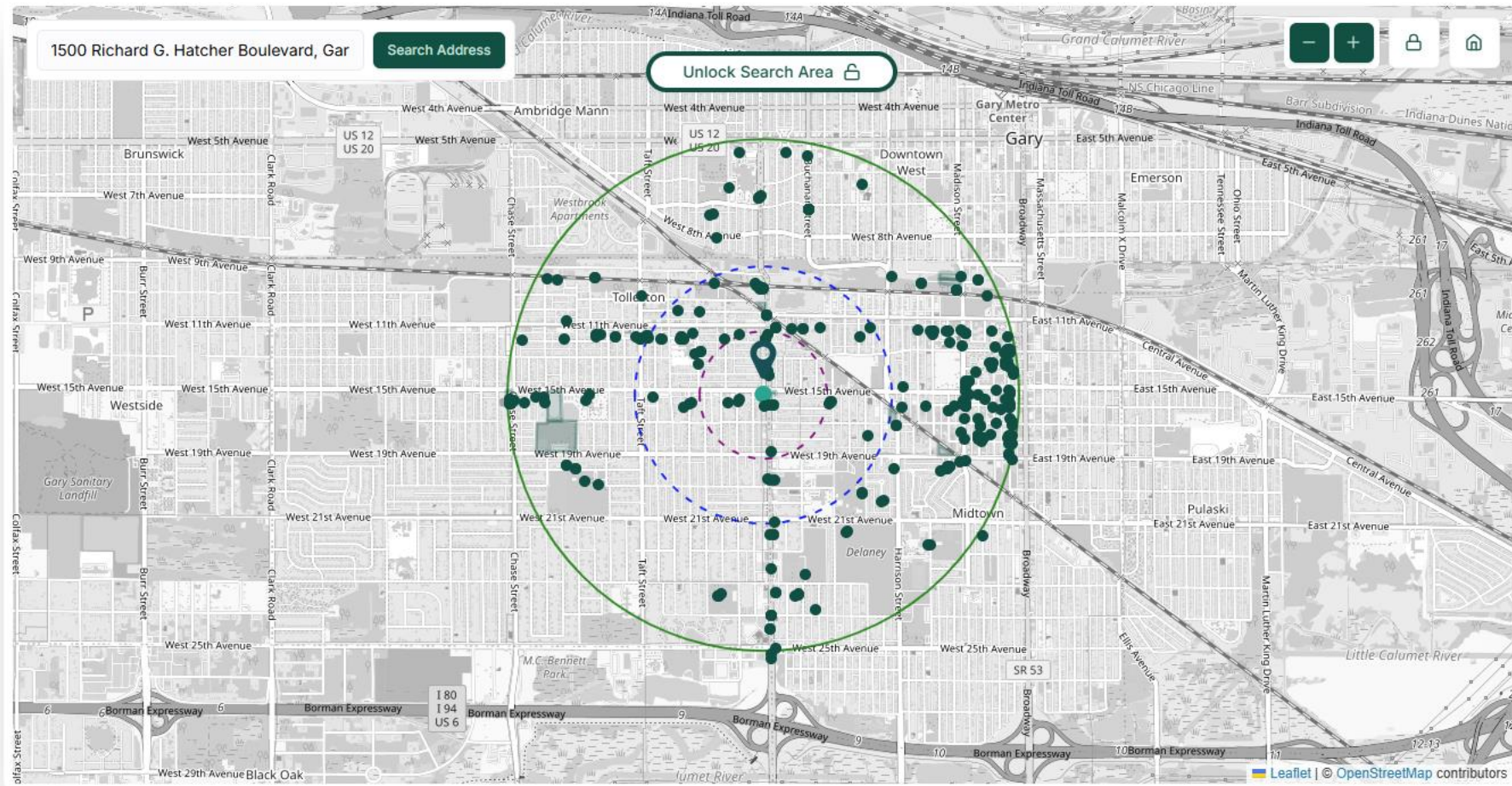
Explore our interactive map to instantly visualize environmental concerns near any location.



The screenshot displays the NETROnline web application interface. At the top left, there is a search bar containing the address "1500 Richard G. Hatcher Boulevard, Gar" and a "Search Address" button. Below the search bar is a "Location Info Panel" with a "Center Coordinates" field showing "41.58757, -87.35675". The panel has two tabs: "Summary" (selected) and "Sites". A large green number "284" is prominently displayed, with the text "Environmental Issues Found within 1 mile around this location." below it. A "View Effected Sites" button is located at the bottom of the panel. The main map area shows a street grid in Gary, Indiana, with a green circle representing a 1-mile radius around the search location. Numerous green dots are scattered across the map, representing environmental issues. A "Unlock Search Area" button is visible at the top center of the map. The map includes various street names, landmarks like "Gary Metro Center", and geographical features like the "Grand Calumet River" and "Little Calumet River". The bottom right corner of the map area contains the text "Leaflet | © OpenStreetMap contributors".

Discover Environmental Issues Instantly!

Explore our interactive map to instantly visualize environmental concerns near any location.





TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY



TOLLESTON (GARY, IN) BROWNFIELDS INVENTORY WORKSHOP

March 9th, 2026

This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreements to Kansas State University (TR-83684001 and TR-84027001). The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document.

OUR AGENDA FOR TODAY

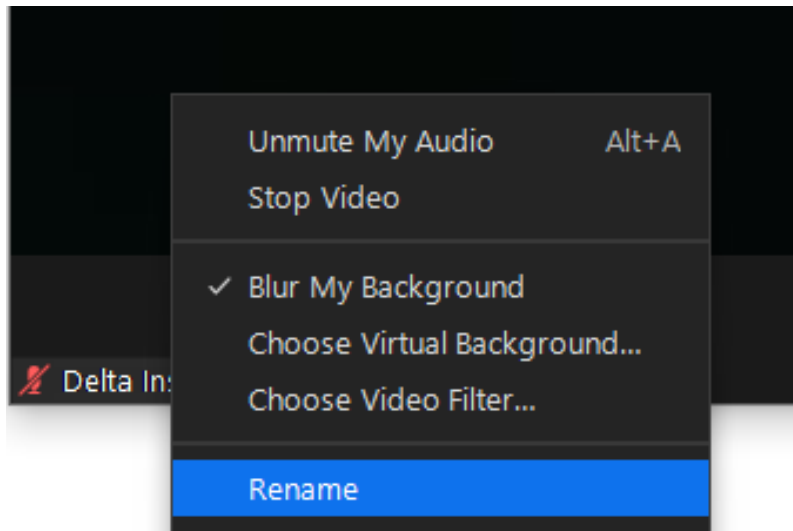
- Welcome, Introductions + Icebreaker
- Brownfields 101, Corridor Context + Previous Work
- GIS Asset Mapping & Ground Truthing
- Break (15 minutes)
- Parcel Prioritization Activity
- Closing Discussions & Next Steps



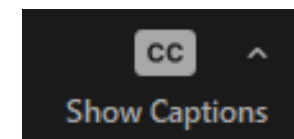
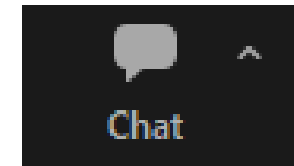
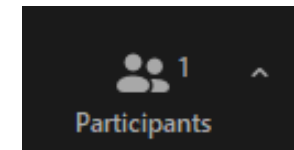
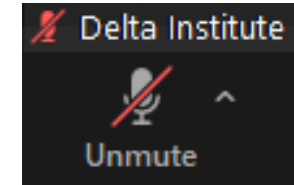
HOUSEKEEPING FOR OUR CONVERSATION TODAY

For Zoom

- Please take a moment to check your preferred audio, background, and name. You may click on the 3 dots by your current name to access Zoom's menu.



- Please keep your **Mic muted** when not speaking to reduce background noise.
- Please use your **Video** in line with your comfort, and have on when you ask questions or engage in discussion.
- Review your appearance in the **Participants roster**.
- Engage in **Chat** as a non-verbal way to engage.
- Turn on **Captions** if helpful for your engagement and enjoyment



ICE BREAKER ACTIVITY

- Your name + organization (or role in the community)
- Imagine it's the year 2035. Someone is visiting your neighborhood for the first time

“What’s the best thing that’s been built here in the last 10 years?”



Technical Assistance to Brownfields (TAB)

- Nationally funding program by U.S. EPA
- Technical assistance for communities, nonprofits, regional councils and tribes revitalizing communities through brownfields redevelopment
- Services provided are free and tailored to meet specific needs



You've Got a Friend in TAB

TAB providers can fill gaps and help support overall project goals.

- Help identifying your community's brownfields
- Strategic planning and reuse visioning
- Solar and Green Energy Strategies
- Economic feasibility and Market Impact/Analysis
- Community outreach and input
- Educational workshops
- Help identify funding sources
- EPA Brownfields Grants-strategy development and application reviews



We Want to Hear Your Feedback

Please provide feedback on today's event:

Click this link

[Green Roots Initiative #3 3/9/2026](#)

Or, Scan this QR image from your smartphone



BROWNFIELD DEFINITIONS

Indiana Definition

- A parcel of real estate that is abandoned or inactive or may not be operated at its appropriate use and one which expansion or redevelopment is complicated because of the presence or potential presence of a hazardous substance, a contaminant, petroleum, or a petroleum product that poses a risk to human health.

Potential Sites

- Abandoned/underutilized industrial factories, junk/salvage yards, schools, gas stations, bulk terminals, railroad tracks/operations, commercial structures, antique landfills, illegal dumping areas, and drycleaners, etc.

EPA Definition

- With certain legal exclusions and additions, the term "brownfield site" means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant..

FINANCIAL INCENTIVES

State and federal \$: loans, subgrants (or awards of professional services), coordination, leveraging funds

- Phase I Environmental Site Assessment (Phase I ESA) Initiative
- Petroleum Orphan Sites Initiative (POSI)
- Revolving Loan Fund (RLF) Incentive (federal \$) (loans/grants)
- IFA State Revolving Fund (SRF) Loan Program coordination
- IDEM Supplemental Environmental Project (SEP) coordination
- OCRA-IFA partnership coordination (e.g., demo/clearance)
- Misc. brownfield determinations/support letters (e.g., PEDs)
- Current/Future funding via U.S. EPA (e.g., 128(a), RLF)



What's in My Neighborhood

Home IDEM > Resources > What's in My Neighborhood

Since IDEM was formed in 1986, the agency has been aggressively searching for and cleaning up contaminated properties. The following links offer Hoosiers several ways to access a wide variety of environmental information about your community.

Map-based Resources

- [IDEM Interactive Map](#): Interactive IDEM-regulated site viewer.
 - [Quick Start Guide \[PDF\]](#)
 - [Frequently Asked Questions \(FAQs\) \[PDF\]](#)
 - [Layer Guide Guidance Document \[PDF\]](#)
- [IndianaMap](#): Official Indiana state GIS atlas. IndianaMap is maintained for the Indiana GIS Community by the [Indiana Geographic Information Officer](#) (GIO) in partnership with [geoConvergence](#) and the [Indiana Geographic Information Council](#) (IGIC).
 - [Additional information about IndianaMap \[PDF\]](#)
- [IDEM Virtual File Cabinet](#): IDEM provides 24/7 access to more than 2 million agency public records through its Virtual File Cabinet (VFC). Instant access to agency public records exceeds the requirements of Indiana's [Access to Public Records Act](#). IDEM diligently strives to maintain current and accurate information in this electronic public record repository, and its staff continues to scan and add records daily.
 - [Additional information about using the VFC \[PDF\]](#)
- [EnviroMapper](#): EnviroMapper for Envirofacts is a single point of access to select U.S. EPA environmental data. This Web site provides access to several EPA databases to provide you with information about environmental activities that may affect air, water, and land anywhere in the United States. With Envirofacts, you can learn more about these environmental activities in your area or you can generate maps of environmental information.
 - [Additional information about using EnviroMapper \[PDF\]](#)
- [How's My Waterway](#): Designed to provide the public with information about the condition of their local waters based on data that states, federal, tribal, local agencies and others have provided to EPA. Water quality information is displayed on 3 scales in How's My Waterway: community, state and national. More recent or more detailed water information may exist that is not yet available through U.S. EPA databases or other sources.

Overview of Programs in What's in my neighborhood- Layer List

- **Brownfield Sites-** ~2,500 Sites
- **Hazardous Waste Corrective Action**
- **Leaking Underground Storage Tanks**
- **Voluntary Remediation Program-** Provides a release from State liability with a “*Covenant not to sue*” signed by Governor that runs with the land for all future owners
- **Dry Cleaner and Laundry**
- **Restricted Sites- IC Approved-** ICs are non-engineered, administrative, legally enforceable measures that limit human exposure to environmental contamination as long as the contamination still poses a risk to human health
- **Restricted Sites- IC Recorded Area**
- **Aerial Imagery**

Search bar: 3800 broadway, gary, IN

Show search results for 3800 broadw...

(1 of 2)

Dry Cleaner and Laundry: 3708 Broadway

ADDRESS	3708 Broadway
MUNICIPALITY	Gary
ZIP_CODE	46408
COUNTY	Lake
REFERENCE_TABLE	More info
LONGITUDE	-87.34
LATITUDE	41.55
MASTER_AI_ID	
INTERNAL_DS_ADDR_ID	6,216.00
STREET_VIEW	More info

[Zoom to](#) ...

Layer List

- Layers
- Brownfields Sites
 - Hazardous Waste Correction Action
 - Leaking Underground Storage Tanks
 - Site Investigation
 - Sites of Special Interest
 - State Cleanup
 - Voluntary Remediation Program
 - County Parcels
 - Dry Cleaner and Laundry
 - Restricted Sites - IC Approved
 - Restricted Sites - IC Recorded Area
 - Aerial Imagery

Lori's presentation focused on the **IDE M Interactive Map**, a key tool available on the "What's in My Neighborhood" website.



TAB
Technical Assistance
to Brownfields

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UNIVERSITY

Liability

Unintended Consequences of Superfund Law

- 1980's: a pattern to avoid potential CERCLA liability was developing...in the greenfields!
- Older industrial/commercial sites continued to deteriorate
- Lenders wouldn't lend due to the liability scheme (CERCLA liability)
- Sites with potential contamination avoided

Brownfields Laws and Incentives

Helps address the environmental issues for property transactions & expansions

Liability protection

- For prospective purchaser, contiguous landowners, and others
- Perform due diligence (environmental assessments) before purchase and cooperate in addressing environmental issues

Funding for eligible sites and entities include:

- Assessment, cleanup
- Redevelopment (primarily non-EPA sources)

EPA Performance Measures:

- *Properties Assessed
- *Jobs Leveraged
- *Dollars Leveraged
- *Acres made ready for anticipated reuse

Liability Protection: All Appropriate Inquiry

AAI: the process of evaluating a property's environmental condition and assessing the likelihood of any contamination

- Conducted to claim protection from CERCLA liability
- Must be conducted within 180 days prior to acquisition
- Report must meet the ASTM E1527-21 Phase I standards

Requirements (at a minimum):

- An opinion as to whether the inquiry identified conditions indicative of releases or threatened releases of hazardous materials, pollutants, etc.
- Identification of “significant” data gaps
- Qualifications and signature of the environmental professional
- The environmental professional must include an opinion regarding additional appropriate investigation

The ASTM Phase I Environmental Site Assessment (ESA) is a critical process to identify potential environmental liabilities and ensure compliance with regulations

Due Diligence!!!

WHATEVER YOU DO...

**DO NOT purchase a property without first conducting
All Appropriate Inquiry/Phase I Environmental Assessment***

**Or using State/Federal resources to support your due diligence*

**Failure to do so may make you ineligible for Brownfields cleanup
funds**



IDENTIFICATION OF BROWNFIELDS



We Want to Hear Your Feedback

Please provide feedback on today's event:

Click this link

[Green Roots Initiative #3 3/9/2026](#)

Or, Scan this QR image from your smartphone





TOLLESTON "Old-Settlers" Centennial

1851-1951



A Neighborhood Shaped by Industry and Change

THE ANDERSON COMPANY
GARY, INDIANA, U.S.A.

OFFICE OF THE
PRESIDENT

TO THE PEOPLE OF
T O L L E S T O N

We are happy to be privileged to conduct our manufacturing business within your community.

We gratefully acknowledge our indebtedness to Tolleston for so many of the excellent men and women who have worked with us so long.

All you good people of Tolleston have a right to feel proud that the integrity of Tolleston people, as built into A N C O products, reflects, in every civilized country on earth, the sturdiness of character of the true Americans who put their hearts into the manufacture of those products.

May the fame of Tolleston spread - for another hundred years and more!

Cordially,

J. W. Anderson
President

Tolleston's Decline: More Complex Than the Narratives Told

It **did not** begin with the collapse of the steel industry. It began decades earlier, as:

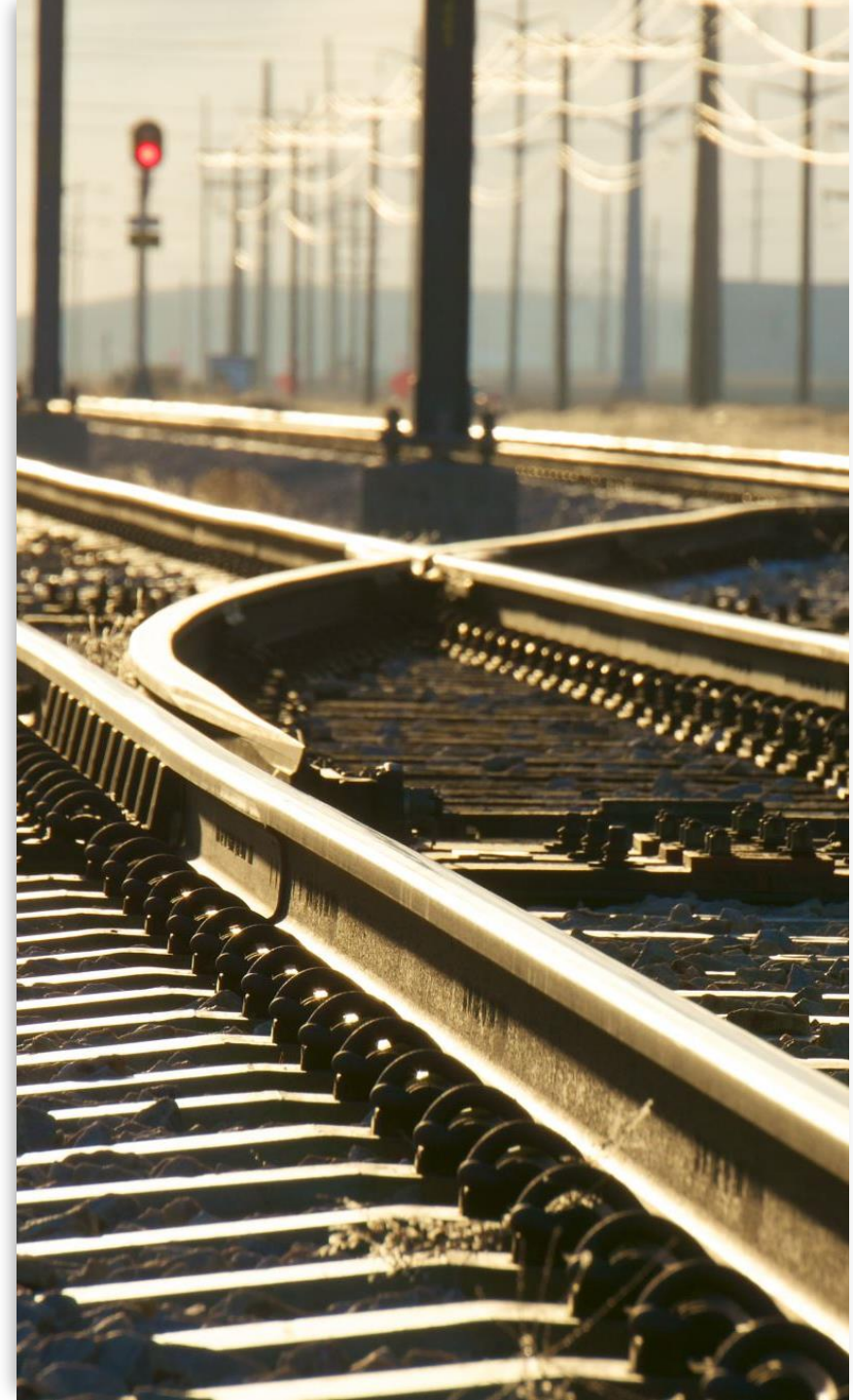
- Railroads dieselized
- Local industries consolidated
- National brands replaced neighborhood businesses
- Redlining denied reinvestment
- Highways redirected growth

Tolleston's **landscape** was shaped by its strategic location along multiple rail lines. Rail access made it a natural home for:

- Coal yards supplying both households and steam locomotives
- Food processors and dairies
- Lumber and building material yards
- Small manufacturers and warehouses
- Service stations and auto repair shops

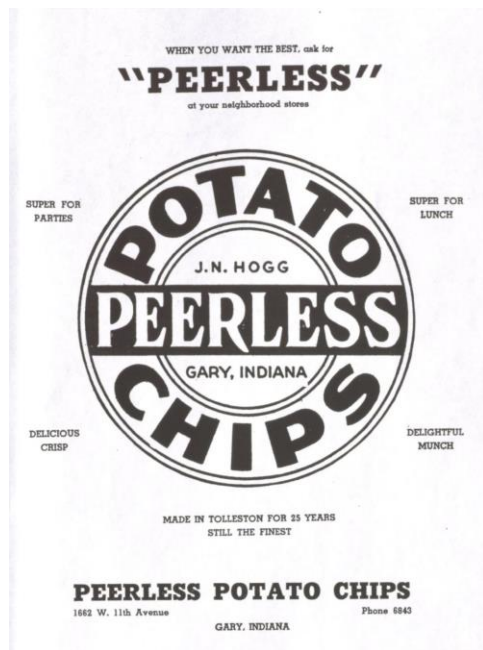
The Backbone of Early Tolleston

- Before diesel locomotives, steam engines required constant refueling. This created a network of **rail-adjacent coal yards** that served two markets:
 - **Railroads**, which needed coal every few miles
 - **Households**, which relied on coal and fuel oil for heating
- **Why** coal yards disappeared?
 - **Diesel** locomotives replaced steam engines
 - Natural gas **pipelines** replaced coal and fuel oil in homes





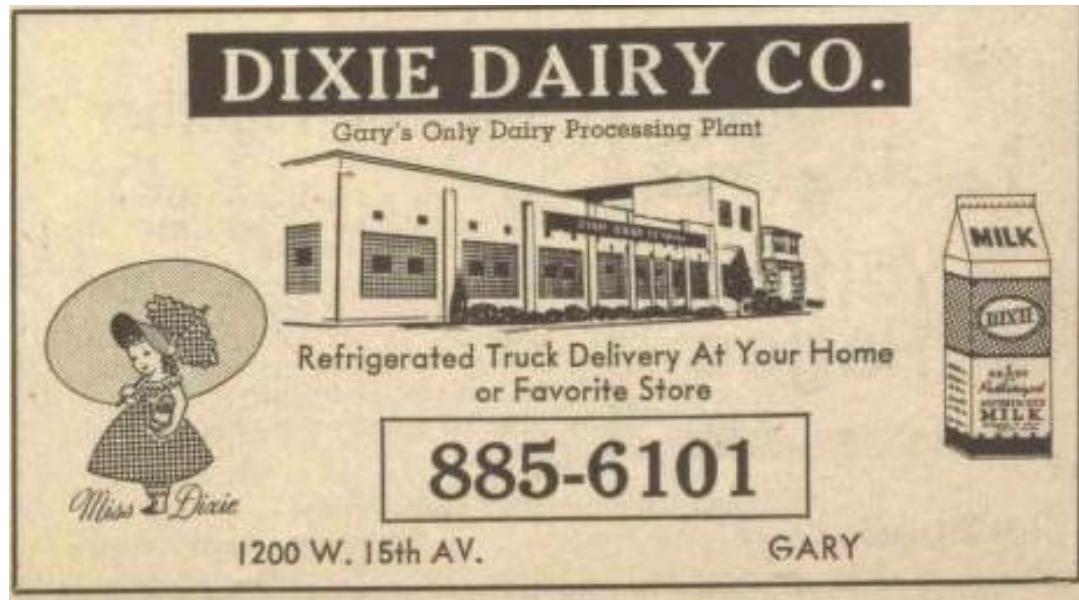
Neighborhood-Scale Food and Household Industries



- **Superior Meat Products and Monroe Packing Co.**
- **Peerless Potato Chips**, a beloved local snack maker
- local dairies delivering milk and butter
- neighborhood bakeries supplying corner stores
- independent pharmacies such as **Tolleston Rexall Pharmacy** and **Austin Sundries**
- specialized services like **Oscar's Poultry** and **Behnke Rug & Furniture Cleaners**

Why Local Industries Vanished

Their disappearance reflects **national economic restructuring**:



- **Consolidation** of food processing
- Federal **regulations**
- **Centralized purchasing**
- **National drugstore chains** displacing independent pharmacies
- **Mass-produced** bread replacing neighborhood bakeries
- **National snack brands**




Tolleston's Small Manufacturers and Service Businesses

Tolleston was home to dozens of small industrial and service operations.

- Calumet Custom Chrome Platers
- Calumet Mill Work Co.
- Parry-Read Brick
- Bader Building Material Corp.
- Guaranteed Welding Sales & Service
- Steel City Scrap Iron & Metal Co.

ON OUR 50th ANNIVERSARY
We Jointly Celebrate With Pride
GARY'S GOLDEN JUBILEE

**BADER
CORPORATION**



943 BROADWAY All Phones — TUrner 5-7461

BADER LUMBER CO., 1013 Broadway
CALUMET MILLWORK CO., 940 Taft St.
STEEL CITY LUMBER, 5616 Miller Ave.
CALUMET SUPPLY CO., 921 Broadway
GARY MATERIALS CO., 5185 Broadway
FIFTH AVENUE LUMBER, 7015 W. 5th Ave.

East Gary — STEEL CITY LUMBER, 2319 Ripley St.

SERVING GARY'S BUILDING NEEDS FOR 50 YEARS
1906 — — 1956

The Forces That Ended Neighborhood Manufacturing

By the 1970s and 1980s, these businesses faced pressures that they could not survive:

- **Offshoring** of manufacturing
- **Automation** reducing demand for small-scale production
- **Corporate consolidation** eliminating local suppliers
- **Collapse** of **steel** employment reducing local demand
- Shift to **regional distribution** centers near highways

Auto Shops, Gas Stations, and the End of the Corner Station

Tolleston's corridors once featured numerous service stations.

- More **reliable** vehicles
- Rise of **big-box auto** centers
- High cost of removing **underground storage tanks**
- The **shifting of traffic** away from neighborhood corridors

24 HOUR SERVICE
4 LOCATIONS TO SERVE YOU
PICK-UP and DELIVERY



KURTH STANDARD
SERVING GARY 48 YEARS

COMPLETE AUTO CARE
TOWING—ROAD SERVICE



2100 W. 11TH ONLY



Authorized Station

"COMPLETE BODY SHOP FACILITIES"
SCIENTIFIC MOTOR TUNE-UP

- WHEEL BALANCING
- FRONT END ALIGNMENT
- BRAKE SERVICE
- IGNITION
- MUFFLER and TAILPIPE
- GENERATORS

ATLAS TIRES — BATTERIES — ACCESSORIES

2100 W. 11th 835 W. 5th

944-0053 **885-6991**
886-9072



Redlining and the Withholding of Capital

Beginning in the 1930s, federal redlining maps labeled Tolleston and Midtown as “hazardous” or “declining.” This designation:

- Restricted mortgage lending
- Discouraged private investment
- Prevented property owners from accessing capital for repairs
- Accelerated physical decline

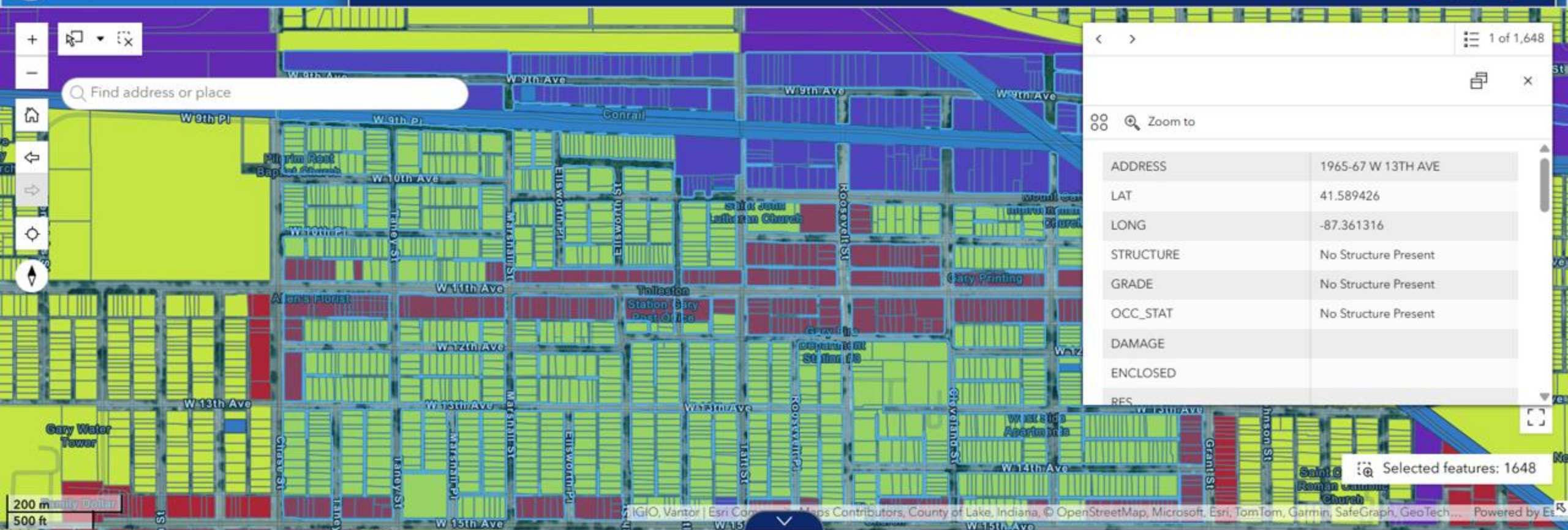
While other cities used federal urban renewal funds to rebuild neighborhoods, Gary's efforts were limited and fragmented. The result was a slow erosion of:

- Commercial corridors
- Building stock
- Neighborhood services
- Environmental oversight

The Legacy Visible Today

The environmental conditions are the physical remnants of this century-long transformation:

- Abandoned industrial buildings
- Deteriorated foundations
- Coal ash and industrial fill
- Petroleum residues and tank remnants
- Solvent contamination from dry cleaners
- Metals and debris from scrap yards
- Uncertain site histories



1 of 1,648

Zoom to

ADDRESS	1965-67 W 13TH AVE
LAT	41.589426
LONG	-87.361316
STRUCTURE	No Structure Present
GRADE	No Structure Present
OCC_STAT	No Structure Present
DAMAGE	
ENCLOSED	
RES	

Selected features: 1648

GARY_PARCEL_SURVEY_JUL_16



ADDRESS	LAT	LONG	STRUCTURE	GRADE	OCC_STAT	DAMAGE	ENCLOSED
15TH & ELLSWORTH ST	41.586971	-87.369033	Structure Present	Fair	Occupied Structure		
15TH & 17TH AVE	41.586939	-87.371391	No Structure Present	No Structure Present	No Structure Present		
1965-67 W 13TH AVE	41.589426	-87.361316	No Structure Present	No Structure Present	No Structure Present		
1248 W 13TH AVE	41.589782	-87.352639	No Structure Present	No Structure Present	No Structure Present		

APRIL 13, 2026
5:00PM - 7:30PM

Part II: Let's
Transform Your
Neighborhood

GreenRoots
Initiative™



GIS ASSET MAPPING & GROUND-TRUTHING



Gary-Chicago
International
Airport



Grand Calumet River

Grand Calumet River

W 5th Ave W 5th Ave

W 4th Ave

W 4th Ave

Gary

E 5th Ave

E Dunes Hwy

Broadway

Little Calumet River





Legend

Church	School	Recreation Areas / Green Space
Community Center	Gary Public Transit Route Stops	Tolleston Brownfield Parcels
Grocery Store		

What's Missing From This Map?

- Is there anything on this map that is missing?
- Are there places people gather that aren't formally listed?
- Are there services operating out of homes, churches, or shared spaces?
- Are there informal green spaces people use?
- Are there small businesses that may not be in official records?
- Are there community resources that don't show up in datasets?

Write the name or type of place on a dot sticker -> Place it where it exists on the map

- **Green Sticker = A place that supports your daily life**
 - (ex: grocery store, school, bus stop, church, childcare)
- **Blue Sticker = A place where you spend time or gather**
 - (ex: park, rec center, salon, café, friend's house, faith space)
- **Yellow Sticker = A place you go for services**
 - (ex: clinic, job center, library, food pantry)

What makes this place important?



BREAK

(15 MINUTES)

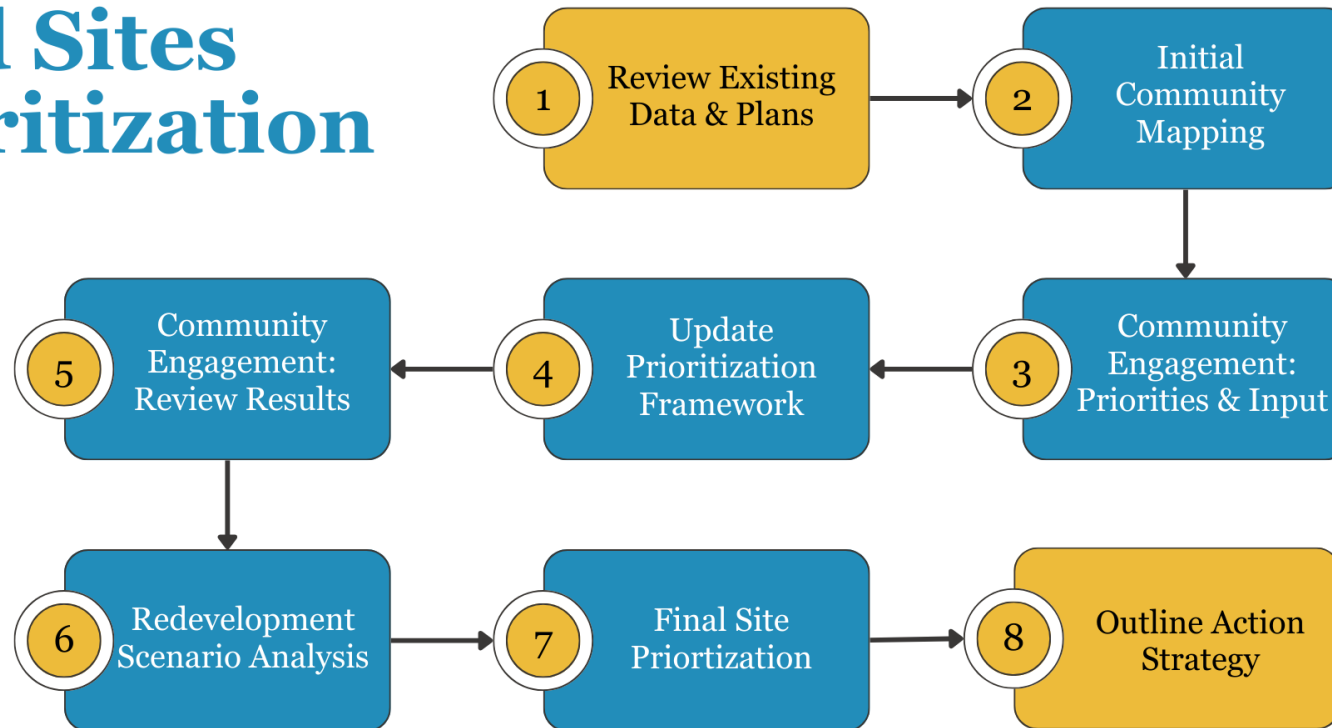


FROM MAPPING TO DECISION-MAKING

- Not all vacant parcels can be redeveloped at once.
- Prioritizing helps us:
 - Focus investment where it's most needed
 - Improve access to services and opportunity
 - Support community-driven development
 - Ensure redevelopment benefits existing residents
- Some sites may be very important to the community, but harder to redevelop.
- Others may be easier to redevelop, but less impactful.
- Today's activity helps us understand what the community believes should matter most.



Brownfields and Vacant Land Sites Prioritization



PARCELS PRIORITIZATION ACTIVITY

- Review the factors listed on each poster.
- Use your 10 sticky dots:
 - Place one dot on one factor
 - If something is missing, feel free to add another factor under that category.
- Your votes help determine which criteria will carry more weight in the parcel prioritization framework used to evaluate sites.

ACCESS & DAILY NEEDS

Close to transit or bus stops	● ● ●
Close to grocery stores or services	●
Close to parks or green space	●
Close to jobs or commercial areas	● ● ● ●
Close to community gathering spaces	● ● ● ● ● ● ●



ACCESS & DAILY NEEDS

Close to transit or bus stops	
Close to grocery stores or services	
Close to parks or green space	
Close to jobs or commercial areas	
Close to community gathering spaces	
Close to schools	

COMMUNITY BENEFIT

Affordable housing	
Grocery or food access	
Youth or community spaces	
Small business opportunity	
Health or wellness services	
Job opportunities	
Parks or open space	
Cultural Preservation	
Community Identity	



FEASIBILITY

Publicly owned land	
Infrastructure already exists	
Fewer structural or legal barriers	
Easier to redevelop quickly	
Parcel size supports reuse	

ENVIRONMENTAL OPPORTUNITY

Flood-prone area	
Opportunity for green space	
Reduces pollution or heat	



NEXT STEPS

- Delta will compile the community mapping results.
- Delta will incorporate your prioritization votes into the scoring framework.
- A summary of today's input will be shared before the next meeting.
- **Next Workshop: Monday, April 13th, 2026 (J's Breakfast Club)**
 - Review GIS results and parcel prioritization
 - Refine priority sites together
 - Discuss redevelopment scenarios and begin outlining an action strategy
- If you have any additional information you would like to share, we would love to hear from you.





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THANK YOU

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delta institute 