

Downtown Gary, IN

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# GENESIS CONVENTION CENTER REDEVELOPMENT

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**Request for Development Proposals**

January, 2026

# 1 | Introduction

## Purpose and Intent

The City of Gary (“City”) through the Gary Redevelopment Commission (“GRC”), is requesting proposals (“RFP”) for redevelopment of the Genesis Convention Center (site), as described herein. The GRC is inviting qualified real estate development entities (“Developer”) to submit development proposals for adaptive reuse of the Gary Genesis Convention Center or new development on that site.

Following an RFI (Expressions of Interest) the city is seeking proposals that incorporate residential; retail, professional offices; restaurant, entertainment/cultural facilities, sports entertainment to energize Downtown Gary.

The Redevelopment Commission welcomes diverse, imaginative, and thoughtful proposals.

**Subject Property:** The subject property is the Genesis Convention Center, identified as Parcel 45-08-04-282-001.000-004, and encompasses approximately 6.65 acres (“Site”). The Developer may choose to develop all or some of the Site.

**City Commitments:** The City of Gary will facilitate the redevelopment by implementing and funding:

- Demolition of the existing Genesis Convention Center structure if required to meet needs to the Team’s proposal.
- Demolition of the adjacent parking garage on the Site.
- Environmental clean-up, if required, following demolition.
- Negotiate a sale or lease agreement. (appraisals underway)

## Development Objectives and Scope

The City is seeking proposals that incorporate a diverse mix of uses to drive economic and cultural activity in Downtown Gary. Proposed uses should include, but are not limited to:

- **Residential**
- **Retail**
- **Professional Offices**
- **Restaurant/Food Service**
- **Entertainment/Cultural Facilities**
- **Sports Entertainment**

The Redevelopment Commission welcomes **diverse, imaginative, and thoughtful proposals** that maximize the potential of this strategic location.

# 2 | Submission

## Timeline

The following timeline shall be applicable unless modified by GRC pursuant to addendum to this RFP. All times listed are in Central Time.

RFP Issued	January 5, 2026
Tours	as requested
Deadline for questions	February 12 at 5:00 pm
Addendum(s)	No later than February 27, 2026
Due Date	March 24, 2026, at 12:00 pm
Public Review of Proposals	April 8, 2026, at 4:00 pm at the Gary Redevelopment Commission meeting
Team interviews	April, 2026
Selection	April 22, 2026

## Submittal

Submissions must be delivered via email to Corrie Sharp @ [csharp@gary.gov](mailto:csharp@gary.gov). For files exceeding the 25MB limit, provide an e-transfer link for downloading the submission. Include “**Genesis Convention Center RFP**” and your firm’s name in the email subject line and file name.

Respondents are responsible for reviewing all additional submission requirement details herein.

GRC reserves the right to modify or extend any dates, including the RFP due date, for any reason and at any time—even after the original due date has passed.

## Questions

Submit all questions, clarification requests, or notices of RFP ambiguities, conflicts, errors, or discrepancies to Corrie Sharp at [csharp@gary.gov](mailto:csharp@gary.gov). Developers must not contact individual GRC or City staff members or Selection Committee members about the Development Project or RFP. Failing to follow this procedure may result in disqualification. All questions and answers will be posted anonymously as RFP addenda on the City’s website.

## Requirements

Respondents are advised to strictly adhere to the submission requirements described below. Failure to comply with the instructions may be cause for rejection.

### Submission Format

Submissions must be prepared as 8.5-by-11-inch PDF files. Drawings included with submissions must be formatted as no larger than 11-by-17 inches. If the respondent considers that certain portions of the submission contain proprietary information, such portions should be clearly marked.

### Submission Content

Submissions shall include the following:

#### Cover Letter

This section must include a cover letter that briefly describes the proposed development project, identifies the parcels that are being considered and the benefits that the project will create for Downtown Gary. It should describe the respondent's experience in similar development efforts and include a signature from an authorized representative of the responding entity.

#### Project Narrative

This section must provide a detailed description of the project and the ways in which it satisfies the goals and objectives of the RFP. The following information must be provided.

1. A detailed description of the proposed project, responses to project questions listed below, and details of how program requirements and goals will be met. A description of intended users of the development, and identification of proposed tenants or end-users if known.
2. Explain whether the project creates opportunities for low-income and moderate-income individuals along with the number of jobs expected to be created. Include an estimate of the number of temporary construction jobs expected to be generated by the Project.
3. Describe any social impact component (e.g., access to fresh food, early childhood education, a community facility, or public open space) and the population served.
4. Describe your approach to engaging and informing near neighbors before construction.

#### Developer Qualifications and Experience:

1. Team Structure: Legal status of the proposing entity and team structure (architects, financing, construction managers). Include an organization chart and resumes of key team members.
2. Experience: Portfolio of similar completed projects (especially mixed-use, large-scale, or adaptive reuse).
3. References: Names and contact information for past clients/partners.
4. A demonstrated willingness and ability to engage with local developers and/or contractors with an emphasis on including business enterprises with a minority-owned (MBE), woman-owned (WBE), veteran-owned (VBE), or disabled-owned (DOBE) status. The intentional inclusion of certified business enterprises will be considered by the GRC reviewers with an emphasis on creating the greatest beneficial impact for business enterprises in Northwest Indiana.

### **Conceptual Development Plan:**

1. Executive Summary: A concise overview of the entire proposal.
2. Narrative/Vision: Detailed explanation of the developer's concept, design approach, and how it meets the City's objectives.
3. Conceptual Design: Site plans, renderings, and floor plans illustrating proposed uses, scale, and massing.
  - a. Site Plan to highlight the boundaries of the proposed development.

### **Financial and Economic Plan:**

1. Sources & Uses Statement (Pro Forma): A detailed budget showing all projected development costs, funding sources, and projected revenues.
2. Financing Strategy: Letters of intent or commitments demonstrating the capacity to secure financing.
3. Offer Terms: The proposed purchase price or lease terms offered to the GRC/City.
4. Economic Impact: Projection of new jobs created (construction and permanent), projected tax revenue, and private investment value.

### **Implementation & Phasing Plan:**

Detailed development schedule, including project milestones, permitting, construction start, and projected completion.

### **Evaluation and Selection Process**

The specific factors used to grade proposals (e.g., Financial Feasibility, Developer Experience, Quality of Design/Vision, Economic Impact).

Financial Capacity	30
Quality of Design	40
Team Experience	20
Local Participation	10

### **Selection Process:**

1. Initial review by City team
2. Shortlist created based on scoring
3. Team interviews
4. Final selection made at a GRC meeting

# 3 | General Information

The Gary Redevelopment Commission seeks a qualified real estate development entity to provide comprehensive services encompassing the financing, design, construction, operation, and maintenance of a development project. This RFP invites Developers to submit Expressions of Interest, which may subsequently be followed by discussions and negotiations. It is important to note that this is not a request for a competitive bid. Submission of an Expression of Interest does not guarantee a contractual agreement with GRC, and developers are solely responsible for their own costs.

## **Right to Alter or Cancel**

The City retains the right to modify the terms and conditions outlined in this RFP, including submission deadlines, by posting updates on the City's website. Additionally, the City may choose not to proceed with a Request for Proposal (RFP) or any related transaction at its sole discretion. The City is not obligated to respondents and reserves the right to select specific respondents based on demonstrated qualifications and products for participation in presentations or future RFP, RFQ, or bid processes.

The GRC reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the RFP without notice.

## **Right to Clarifications**

The GRC reserves the right to request clarification and/ or additional information from the Respondents during the evaluation and selection process. Any Respondent that makes a material misrepresentation will be eliminated from further consideration. The GRC reserves the right to disregard any informality in the submission.

## **No Contract**

Responding to this RFP, whether through written submission or any other form of participation, does not establish a contractual relationship with the City. No legal obligations will arise between the City and any participating parties as a result of this RFP process.

## **Costs and Expenses**

Each respondent is solely responsible for all costs and expenses incurred in the preparation and submission of their response to this RFP, as well as any additional activities related to the RFP process, such as providing further information, attending meetings, or participating in interviews. The City has no financial obligations to any respondent participating in this RFP. All information relevant to this RFP will be made available through the City's website. Individual requests for additional information or document copies will not be fulfilled as part of this solicitation process. In no event shall the GRC be liable to Respondents for any cost or damages incurred by Respondents, team members, consultants, or other interested parties in connection with the RFP process, including but not limited to any and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials, and participation in any conferences, oral presentations, or negotiations.

## **Disclosures**

Prior to further commitments from the City of Gary, Respondents will be required to disclose additional information concerning the structure and ownership of the development entity. All individuals having an economic interest in the project must be free of all delinquent City fines, tickets, fees, or penalties, and must not be in arrears of child support payments. The City of Gary will provide the necessary forms.

### **Ownership of Submissions**

The City will be entitled to retain all submissions received in response to this RFP without pay or compensation. All submitted materials are the property of the GRC. All standard copyright laws shall apply.

Any release of these materials for publication without the prior written permission of GRC is cause for disqualification.

### **Public Records Act**

Submitting parties are advised that the City is subject to the Indiana Access to Public Records Act and that any documents or other records provided to the City may, by law, be subject to disclosure. Any material respondents consider confidential should be marked as such.

However, the final determination on the confidentiality of the material shall be determined by the City under the Indiana Public Access Laws.

## Site Information

### Characteristics

The Genesis Convention Center site (the "Site") is approximately 6.5 acres, located at 1 Genesis Center Plaza. The property is bounded by 4th Avenue to the north, Adams Street to the west, 5th Avenue to the south, and Broadway to the east. Washington Street partially bisects the block extending from 4th Avenue to Genesis Center Plaza, which runs diagonally northwest to southeast and parallel to the convention center building. The northeast corner of the block, shaped by Washington Street and Genesis Center Plaza, is occupied by the Lake County Superior Courthouse and is excluded from the Site. The convention center building sits at a 45-degree angle to the city grid, occupying the southwest portion of the block. The northeast corner of the block hosts the parking garage, attached to the convention center building by a shared stair tower. A loading area is located between the convention center and the parking garage, screened from Adams Street by an 8-foot high concrete wall. The southeast corner of the site supports a surface parking lot. The iconic Centennial Sculpture "The Fusion" is displayed between the surface parking lot and the Genesis Center Plaza access to Broadway.

The Convention Center building, constructed and opened in 1981, spans approximately 83,275 square feet. It features a multi-purpose arena of 24,472 square feet with a 49-foot ceiling height and seating for 7,000 people. The facility also includes a ballroom that accommodates up to 1,200 people, complete with a commercial kitchen and various convention support spaces. The attached parking garage is approximately 125,000 sf providing 450 parking spaces over four floors. The parking garage is attached to the Gary Metro Transit Center by way of a skybridge crossing over 4th Avenue. Both the garage and skybridge to the Metro Center will be demolished in 2025.

In 2022 Veridus Group completed a Limited Property Assessment of the Genesis Convention Center to review and document the existing conditions of the building systems and components and summarize future development opportunities. The full report is available as requested.



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In 2023, The Northwest Indiana Regional Development Authority completed an assessment of blighted properties in Downtown Gary. The Indiana General Assembly passed legislation to establish the Blighted Property Demolition Fund (IC Title 36, Article 7.5, Chapter 6). The bill “established to provide grants to the city of Gary to demolish qualified properties... located in the territory of a current or future transit development district or in the area surrounding the Gary Metro Center.” The Blighted Property Demolition Assessment identified Genesis Convention Center and its attached parking structure as properties qualified to receive funding for removal in pursuit of spurring investment and economic development in Downtown Gary is available upon request.

## History

From its opening in the early 1980’s the Genesis Convention Center served as a hub of social and civic life for residents of Gary and surrounding communities in Northwest Indiana. The convention center hosted sporting events, music concerts, and civic gatherings. Most importantly, in the years preceding its close, the Genesis Center provided rentable community gathering spaces of varying sizes for residents and visitors to host special occasions. Since its close in late 2020, the community has lacked the gathering spaces the facility once offered.

The Genesis Convention Center has been a source of pride and civic celebration in Gary. It was home to the Gary Splash, a member of the Independent Basketball Association from 2010 to 2013. It was also home to the Gary Steelheads basketball team and twice hosted the Miss USA pageant, in 2001 and 2002. The arena hosted noteworthy athletics, such as Michael Jordan with the Chicago Bulls, the Indiana Pacers, and the Harlem Globetrotters. The arena also showcased touring headliners, including Whitney Houston, Ice Cube, Ludacris, George Clinton, Fred Hammond, Donnie McClurkin, Public Enemy, LL Cool J, Morris Day and the Time, as well as PRINCE and The Revolution.<sup>[1]</sup>

The building was designed by Wendell Campbell, FAIA a renowned African American architect and Northwest Indiana local. Architect Wendell Campbell was local to neighboring East Chicago, Indiana, but left an impact extending far beyond. His architecture and urban planning practice contributed to notable projects such as the expansion of Chicago’s McCormick Place

convention center and DuSable Museum of African American History, as well instilling pride in place and in Black achievement in downtown Gary. Wendell Campbell worked to raise the profile of minority architects and founded the National Organization of Minority Architects (NOMA). In 1972 he was awarded the Whitney Young Medal of Honor by the American Institute of Architects, a prestigious award recognizing his “significant contribution to the social responsibility of the architectural profession.” He was elevated to a Fellow of the American Institute of Architects in 1979.<sup>[2]</sup> <sup>[3]</sup> <sup>[4]</sup>

Wendell Campbell designed both the Genesis Convention Center and the neighboring fitness center, bearing his name – the Hudson Campbell Fitness Center. The City of Gary is in the process of planning adaptive reuse of the Hudson Campbell center to retain a smaller footprint of recreational functions for downtown residents and employees and taking on a role as a civic community hub including events center spaces, municipal offices, and entrepreneur incubation. This adaptive reuse will retain and celebrate the architecture of Wendell Campbell, a source of pride for Downtown Gary, while opening the possibilities for reuse or removal of the Genesis Convention Center building.

The full package for the conceptual design for adaptive reuse of the Hudson Campbell Center is available upon request.

There is also potential for adaptive reuse or redevelopment of the Gary Metro Station, also designed by Wendell Campbell as part of an updated transit-oriented-development strategy with public partnerships.

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[1] <https://www.50yearswhitneyyoung.org/wendell-campbell-faia-young-award>

[2] [https://en.wikipedia.org/wiki/Wendell\\_Jerome\\_Campbell](https://en.wikipedia.org/wiki/Wendell_Jerome_Campbell)

[3] <https://www.noma.net/noma-founder-03-wendell-campbell/>

## Surrounding Investments

### Catalytic Investments in Gary

Redevelopment of the Genesis Convention Center is one component of exciting, transformative changes taking place in Downtown Gary, Indiana. Through infrastructure investments; renewed state and local policies; and partnerships with non-profit, public, and private developers the City of Gary is poised for rebirth as a vibrant, walkable downtown center.

On-going infrastructure investments are positioning the City of Gary for a once-in-a-generation opportunity to redefine itself as a center of economic vitality. Current investments span a variety of sources and outcomes, including:

- Improved commuter rail service to Chicago as a result of the \$650 Million to double track 18 miles of track, funded by the State of Indiana, Federal Transit Administration (FTA), Regional Development Authority (RDA), Northern Indiana Commuter Transit District (NICTD) and local partners.
- Up to \$6 million in annual funding for 25 years to replace the Gary Metro Station to revitalize the economic development potential of downtown Gary. Establishes the Gary Metro Station Authority to own and operate the new station. Total potential \$150 million project impact (up to \$75 million from the State of Indiana to be matched 1:1 by local dollars and/or dollars from other sources).
- Up to \$6 million dollars in annual funding for 2 years to fund the demolition of blighted property within walking distance of the Gary Metro Transit Center. Total potential \$12 million project impact (up to \$6 million from the State of Indiana to be matched 1:1 by local dollars and/or dollars from other sources).
- Transit Development Districts to leverage property and local income tax increment for reinvestment, established by the State of Indiana and administered by the Northwest Indiana Regional Development Authority (RDA).

Together, these investments have the power to revitalize this once-thriving center, attract new and returning residents and businesses, and restore the City's tax base.

The RDA Transit Development District boundary information is at the following link:  
<https://www.nwitdd.com/gary-metro-center>

The Genesis Convention Center site is a keystone in the transit-oriented development potential presented by the City of Gary, the RDA, and the State of Indiana's historic investment in blight elimination and the replacement of the Gary Metro Station with a modern, efficient, and attractive multi-modal station and associated parking garage. This entire area is ripe for walkable, mixed-use development as part of a revitalization of Gary's downtown.

Prioritizing the redevelopment of the Genesis Convention Center takes advantage of nearby public investments in infrastructure and amenities. This site, along with others immediately surrounding the Gary Metro Station that are under public control, can help create a vibrant mixed-use core. These areas are identified as shovel-ready sites for development opportunities due to their vacancy, public property control, existing utilities, and proximity to the transit station.

## The Gary Gateway

The vision for Downtown Gary's future begins at the core. Harnessing the historic visionary name "Gary Gateway", the heart of downtown stretches from the NICTD rail lines at the north to 5th Avenue at the south; from Adams Street on the West to Connecticut Avenue on the East.

The current land uses within the Gary Gateway are: Adam Benjamin, Jr Metro Center (aka Gary Metro Transit Center), Gateway Park, Gary City Hall, Lake County Superior Courthouse, Hudson Campbell Fitness Center, two commercial properties, and the Genesis Convention Center and garage. On-going investments in the Gary Gateway include:

- major reconstruction of the Gary Metro Transit Center;
- adaptive reuse of the Hudson Campbell Fitness Center into a multi-faceted community hub offering recreation, commuting events spaces, entrepreneur incubation, and housing city offices; and
- demolition of the blighted structure at 469 Broadway to clear the way for new investment.

In addition to vertical development, a 2023 TOD Implementation Plan for Downtown Gary envisions transformation of the Gateway streets to support safe, convenient, multi-modal connections to and through Downtown. The plan calls for:

- decoupling 4th and 5th Avenues as one-way routes to function as two-directional complete streets;
- diverting truck traffic from 4th and 5th Avenues;
- recreating Broadway as a complete street, with the flexibility between 4th and 5th Avenues to close the street in support of civic events and festivals.

The complete 2023 TOD Implementation Plan is included as at the following link:

[https://issuu.com/mksk/docs/gary\\_metro\\_tod\\_strategic\\_implementation\\_plan\\_-hr?fr=sMWNhZDY1MTExNDM](https://issuu.com/mksk/docs/gary_metro_tod_strategic_implementation_plan_-hr?fr=sMWNhZDY1MTExNDM)

In supplement to the 2023 plan, the Melton Administration engaged the University of Notre Dame to refine a vision for rebirth that is truly and uniquely Gary. In mid-2024, the University of Notre Dame team conducted a charrette and drafted a presentation titled "A Vision (and Action Plan) for Downtown Gary, IN." The resulting ideas include:

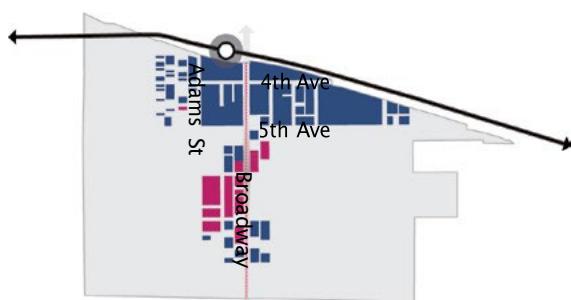
- Elevating the east-west alley between 4th and 5th Avenues into a 4th Place pedestrian connection;
- Embracing traditional architectural proportions and elements of design;
- Positioning Downtown Gary as a gateway to the Indiana Dunes National Park and Lake Michigan; and
- Shaping Broadway as a corridor connecting mixed use centers anchored by transportation, civic functions, business, shopping, and arts and entertainment.

The ideas generated from the 2025 study by the University of Notre Dame are located at the following link:

[Downtown Gary Vision and Action Plan](#)

## Transit-Oriented Development Planning

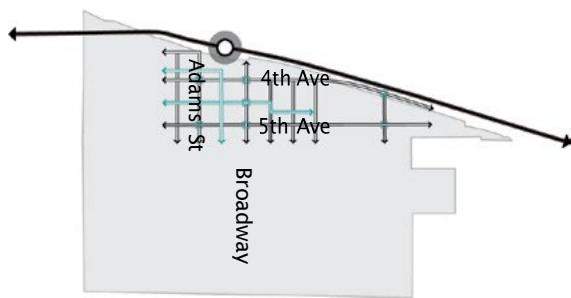
A 2023 master plan for transit-oriented development around the Gary Metro Transit Center, funded by the Federal Transit Administration, emphasized four primary opportunities to transform downtown. These four catalytic ‘big moves’ are identified below. Redevelopment of the Genesis Convention Center will aid in realizing these big moves.



### Property Control

The City of Gary has been active in demolishing properties to create a better environment for economic development. State legislation has created a matching fund for continued blight elimination to ready properties for redevelopment administered by the Northwest Indiana

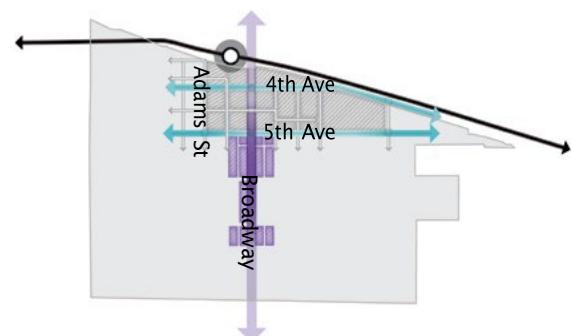
Regional Development Authority (RDA). This effort will help create a market ready for investment in Downtown Gary.



### Improving Station Access

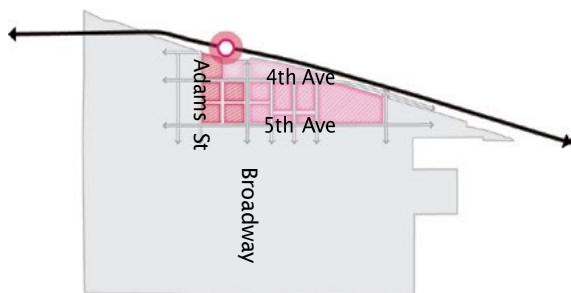
The current scale of street blocks in the downtown core support large civic buildings. Re-establishing a pedestrian-scale grid includes activating Washington

Street, for a north-south connection to Gary Metro Station, and introducing a mid-block crossing east-west through to Massachusetts Street. Safe crossings are proposed at Broadway, and W 4th and 5th Avenues.



### Re-Defining Broadway

Broadway Avenue is identified as an activated corridor, with mixed-use and commercial development that responds to an enhanced pedestrian realm. Proposal for a complete street design includes a “green buffer,” and multi-use paths to promote bicycling, car, and bus transit. W 4th and 5th Avenues should have safe crossings, along with a two-way traffic conversion.

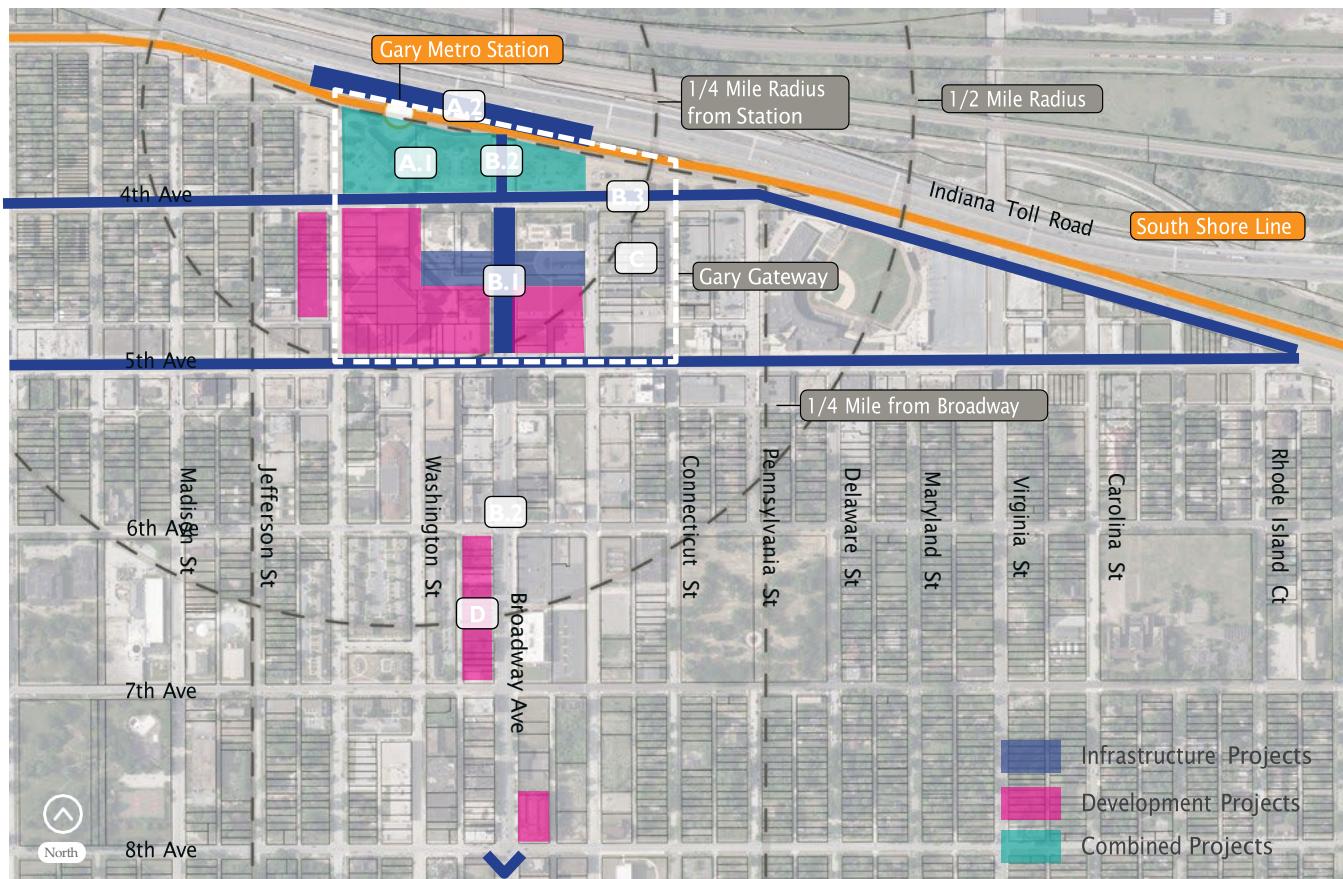


### Station as the Catalyst

Downtown Gary presents an opportunity to develop an active, walkable district, with integrated commercial and mixed-uses. Revitalizing the Gary Metro Station would activate opportunities throughout the Metro area for future development and community re-generation. State legislation has a fund to build a new station administered by the Northwest Indiana RDA.



## Catalytic Investments in Downtown Gary



ID	Project Description
<b>Blight Elimination</b>	<b>\$12,000,000</b> City of Gary - Northwest Indiana RDA managed. Up to \$3 million in annual funding for 2 years by State of Indiana matched 1:1 by local dollars and/or dollars from other sources. Total \$12 million project. Future phases may be funded outside of this grant program with other sources. Funding has been secured and work is underway.
<b>Gary Metro Station</b>	
<b>A.1 Reconstruction</b>	<b>\$45,000,000</b> Gary Metro Station Authority owned and managed. New multi-modal commuter rail and bus station, parking garage, and site features. Up to \$3 million in annual funding for 25 years by State of Indiana matched 1:1 by local dollars and/or dollars from other sources. Total \$150, million project - funding source same for high-level rail platform and trackage improvements below. Opportunity for partnership between RDA, City of Gary, State of Indiana, and FTA.
<b>A.2 Track Improvements</b>	<b>\$50,000,000</b> NICTD owned and managed. New ADA accessible high-level boarding platform, pedestrian bridge, and associated track improvements. Opportunity for partnership between NICTD, State of Indiana, and FTA. Same funding source as Gary Metro Station reconstruction above.

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**Broadway Festival Street**

**B.1 and Plaza** **\$12,000,000** City of Gary owned.  
Reconstructed Broadway Festival Street that can be closed to traffic for events and associated Civic Plaza. Opportunity for partnership between INDOT and City of Gary and/or other sources.

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**B.2 Broadway, Complete Street Improvements** **\$2,500,000 (per block)** Indiana Department of Transportation (INDOT) owned.  
Improve Broadway between 5th Avenue and 14th Avenue into a Complete Street with new sidewalks, pavement, curbs, landscaping, and parking bump-outs. Opportunity for partnership between INDOT and City of Gary and/or other sources.

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**Hudson Campbell Center**

**C Adaptive Reuse** **\$25,000,000** City of Gary owned.  
The adaptive reuse of the Hudson Campbell Sports Facility into a new, community hub honors the legacy of Mayor Hatcher and Architect Wendell Campbell. Adaptive reuse focuses on creating a new center for community gathering, entrepreneurship, collaboration, and modern, efficient city offices.

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**D New Tax-Credit Mixed-Use Development** **\$45,000,000 - \$55,000,000+** Gary Housing Authority owned.  
Potential for transit oriented mixed-use development along Broadway with up to 100 housing units. Opportunity for partnership between Gary Housing Authority, HUD, IHCDA, and/or other sources.

## Gary Metro Transit Center

The State's investment in the modernization of the South Shore Rail Line and the new West Lake Rail Line will make commuting to and from downtown Chicago and other Northwest Indiana communities much more attractive. A corresponding investment in a new and inviting station sets the stage to attract reinvestment around this much improved public asset.

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

By prioritizing a new multi-modal station area and capitalizing on property in public control, a multi-pronged approach to redevelopment should be pursued. This would target blocks immediately surrounding the Gary Metro Station as an active mixed-use core – leveraging areas identified as shovel-ready sites for development opportunities due to vacancy, public property control, existing utilities, and proximity to the station.

One component to creating an active downtown environment is ensuring safe and inviting multi-modal connections to the station area with a complete streets approach to Broadway and the potential redesign of 4th and 5th Avenues into two-way streets. Walkable pedestrian-scaled street corridors and paths that link to existing and planned local and regional trail systems could capitalize on Gary's prime location in the region. Phasing and prioritizing redevelopment and improvements are crucial to ensuring Gary's sustainable growth and revitalization, catalyzed by the Gary Metro Station.



The Gary Metro Station is strategically located to attract riders from the surrounding area by providing improved and expanded commuter service. This station is located where riders can be drawn from the proximity of I-94 and the confluence of I-65 and I-80/90 interstates. The attraction of this station only increases when considering the improved train headways and frequency planned for the NICTD Double Track line into Downtown Chicago.

1. Gary Metro Center
2. South Shore Line Rail Connection
3. Parking, Drop-off/Pick-up Lanes
4. Genesis Convention Center
5. Genesis Center Parking Garage
6. Lake County Superior Court
7. Gary Indiana City Hall

## Transit Development District

In October 2023 the City of Gary and the Northwest Indiana Regional Development Authority established a 315.5-acre Transit District Development (TDD) boundary. The Transit Development District enables the RDA to capture tax increment on property and incomes of those who live and work in the boundary. Active until 2047, the TDD capture can be reinvested into the district for infrastructure and economic development. TDD funds are administered by the Regional Development Authority.

Transit development districts seek to leverage economic development activity spurred by transit-oriented development and the attractive benefit of living or working in proximity of transit. The redevelopment of Gary Metro Center and its neighboring sites will anchor proposed future development for Downtown Gary.

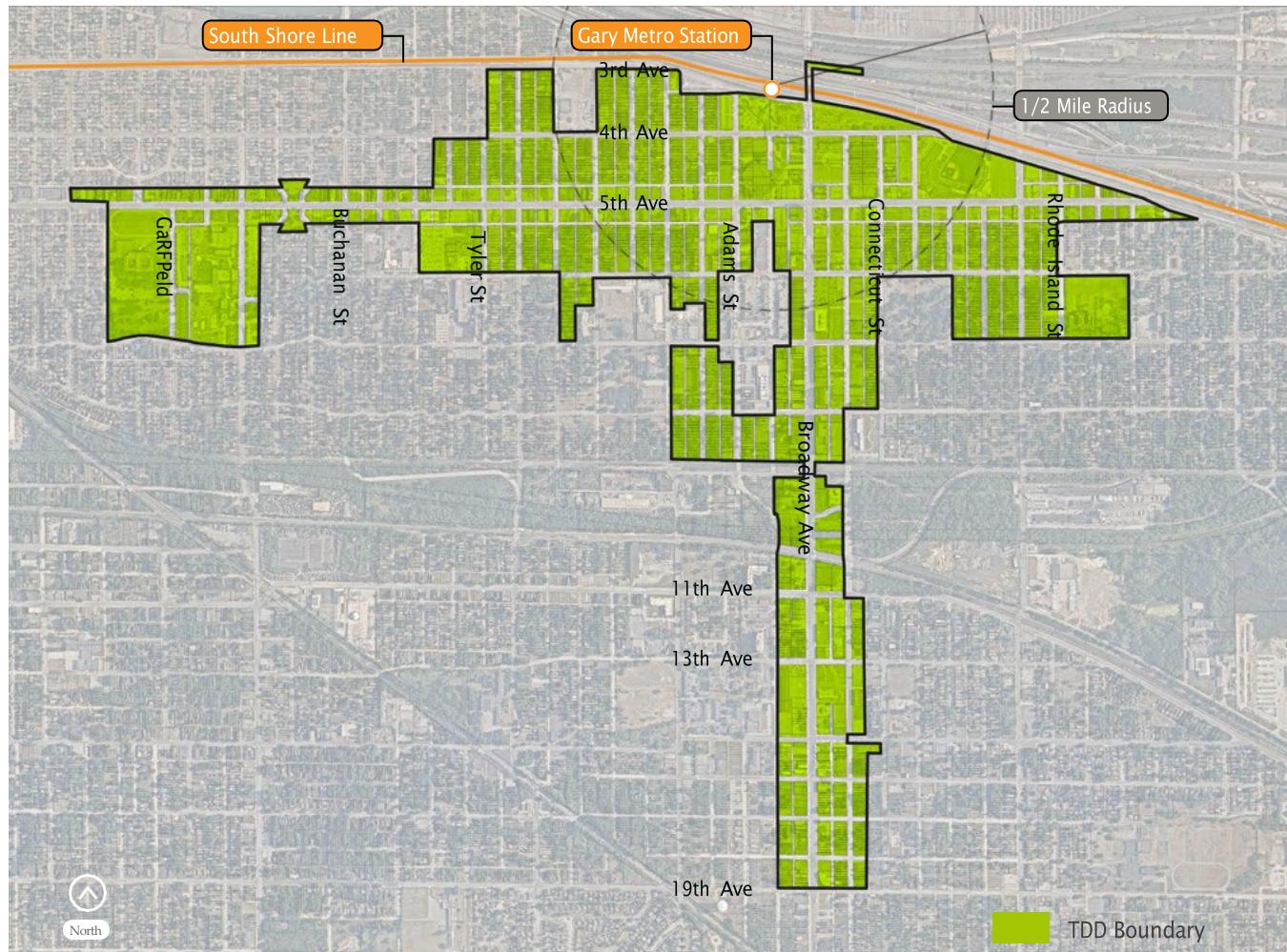
Priority sites in close proximity to the station could form a mixed-use development core.

A TDD facilitates implementation of TOD, and its value includes:

- Leveraged public investment to attract capital and increase ROI.
- Access to tax increment from both property and local income tax creates a more secure and broader revenue source.
- Public investment in the region and collaboration across communities promoting confidence.
- TDD proceeds may allow borrower to obtain favorable rates from the Indiana Finance Authority.

Transit-Oriented Development in Downtown Gary has the potential to create immense opportunity for economic uplift of the community and a sustainable tax base.

Phasing and prioritizing redevelopment and improvements are crucial to ensuring Gary's sustainable growth and revitalization, catalyzed by the Gary Metro Station.



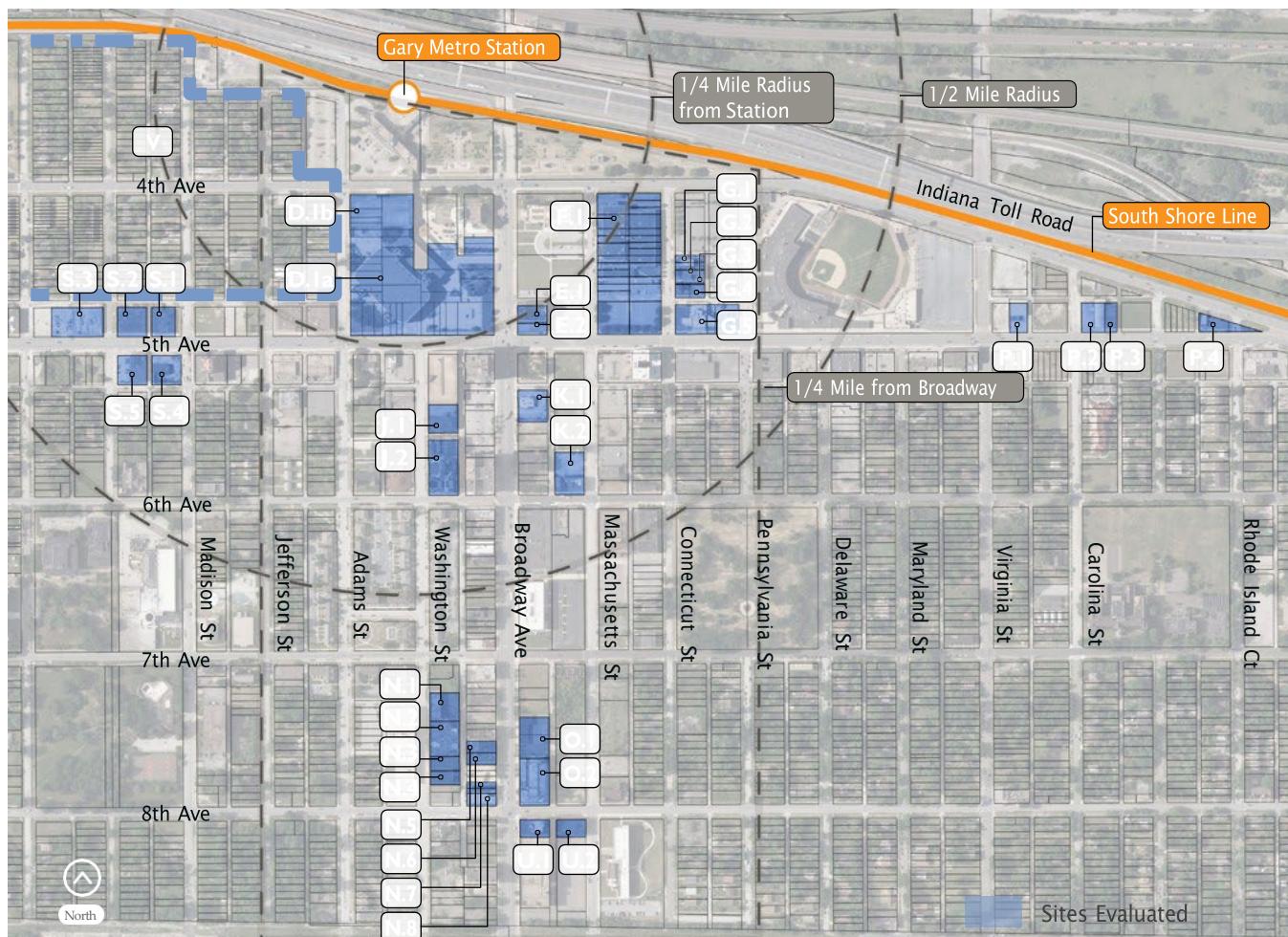
## Blight Elimination

The State of Indiana has authorized \$3 million of funding in both fiscal years 2024 and 2025, to be matched 1:1 with local funding from the City of Gary. In total, this allocates \$12 million for blight elimination in the proximity of the new Gary Metro Station. The Northwest Indiana Regional Development Authority (RDA) will administer the Blighted Property Demolition Funds program, established in 2023 by Indiana Code 36-7.5-6. The anticipated impact of this funding is that, over the course of two years, many of Gary's hazardous and blighted structures can be cleared to remove barriers to redevelopment and take the first steps towards realizing the full potential for economic prosperity initiated by the investments in the rail connections and Metro Center station.

The RDA employed a consultant team who assessed vacant properties with existing structures located within the downtown core to determine which properties qualify for funding. The evaluated

properties support the “Big Moves” of the FTA-funded 2023 TOD Strategic Implementation Plan for Downtown Gary. The TOD Plan identified the Gary Metro Station area and Broadway as the centers of energy for new redevelopment and recommended focusing efforts in those areas in order to build momentum and spur redevelopment. Likewise, the Blighted Properties Assessment prioritized properties closest to the station and the Broadway corridor. This emphasis on proximity to the station is reinforced by the requirements of the Indiana statute criteria that qualified properties be “located in the territory of a current or future transit development district or in the area surrounding the Gary Metro Center.”

This project is a partnership between the State of Indiana and City of Gary with state and local funding contributing to this effort - this project has a \$12 million potential impact. The City of Gary and the RDA have secured the \$12 M in blight elimination funds for a 2-year strategic program being administered by the RDA's owner's representative.



## Uniquely Gary Downtown Character

In mid-2024, the University of Notre Dame team conducted a charrette and drafted a presentation titled “A Vision (and Action Plan) for Downtown Gary, IN.” The resulting ideas include:

- Elevating the east-west alley between 4th and 5th Avenues into a 4th Place pedestrian connection;
- Embracing traditional architectural proportions and elements of design;
- Positioning Downtown Gary as a gateway to the Indiana Dunes National Park and Lake Michigan; and
- Shaping Broadway as a corridor connecting mixed use centers anchored by transportation, civic functions, business, shopping, and arts and entertainment.

