

Downtown Gary, IN

---

# GENESIS CONVENTION CENTER REDEVELOPMENT

---

RFP – ADDENDA (1)

February 16, 2026

# 1 | Addendum

## Potential Capital Stack Opportunities

1. **Gary Metro TDD**, this captures local income and property taxes to support local development. HEA 1144 (2017) incentivizes, guides, and promotes economic development around the stations along the South Shore commuter line. IC 36-7.5-4.5 Sections 21, 23, & 27  
FMI @ [www.nwitdd.com](http://www.nwitdd.com)
2. **READI 2.0**, this is a state grant awarded to the City of Gary. \$5M was awarded for vertical builds, \$5M for blight elimination, and \$5M for adaptive reuse and renovation of the Hudson Campbell Sports Fitness Facility at 455 Massachusetts Street.
3. **SEA 434**, this is Senate Enrolled Act that grants the City funds to eliminate blight in the TDD. Pending RFP submissions, the city is able to provide a clean site to the awarded developer if needed. Note, the city is open to adaptive reuse as well. Both types of proposals (new or reuse) will be evaluated equally.
4. **Abatements** are not an option given the TDD designation.

## Addition of Land Value – Notice for Real Estate Sale

The offering price for the Property is \$2,478,400. This price is based on land value only. If a reuse proposal is preferred by the development team, the offering price is \$250,000.

This notice is given pursuant to IC 36-7-14-22(d) and IC 5-3-1-2(e). As such, this will be posted in the Chicago Tribune and Crusader.

A successful bidder will be required to enter into a development agreement with the GRC with respect to these and other matters. For a period of thirty (30) days after the opening of the written offers, no sale may be made at a price

less than the offering. After that, the GRC may adjust the offering price in the manner the GRC considers necessary to further redevelopment.

## Zoning

The city is in the process of adopting a new zoning code ordinance. A draft of the proposed ordinance is located at [www.gary.gov/planning](http://www.gary.gov/planning) (project tab). This site will be zoned Mixed Use-Downtown.

## Potential Tenant Opportunities

1. The city has been engaging with businesses interested in creating a space downtown for the past 2 years. Businesses like banks and chain restaurants have expressed interest.
2. A city agency may be a possible tenant. FMI contact Corrie Sharp @ [csharp@gary.gov](mailto:csharp@gary.gov).
3. The developer should consider tenant absorption in its proposal for new commercial and residential tenants. Chicago residents should be a prime tenant market given the proximity to the South Shore Rail (a 30-minute ride into downtown).

## Adjacent Development

1. **Metro Center**, the city has been awarded \$100M to develop a new transit center. The board has been appointed to administer this fund. The development team should plan on connecting and collaborating with the development of the new metro center. 371-377 Adams Street
2. **RDA**, refer to the new Strategic Plan by the RDA for Lake and Porter Counties.  
[www.nwitdd.com/rda-strategic-plan](http://www.nwitdd.com/rda-strategic-plan)

## Site Development

This site is nearly an entire block. The County Courthouse and their immediate parking is not a part of this project. The city recognizes this site may be too large to develop in this first phase. The City will accept proposals to create a development on a portion of the site. The City has also considered developing its own building on the site, but it would use the READI 2.0 funds to achieve this.