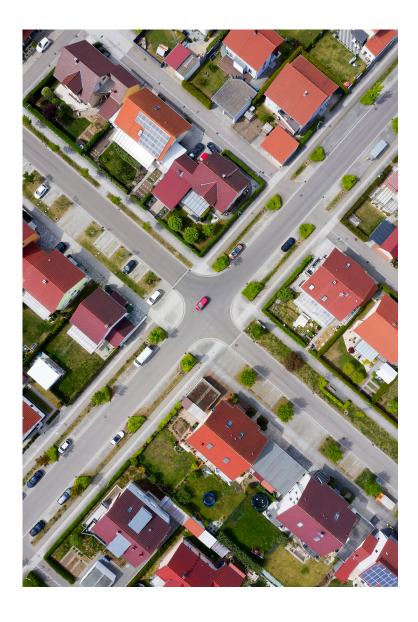


Strengthening Regional Economies

Ellen Szarleta, Ph.D., J.D.

Professor, School of Public and Environmental Affairs
Director, Center for Urban and Regional Excellence





Overview

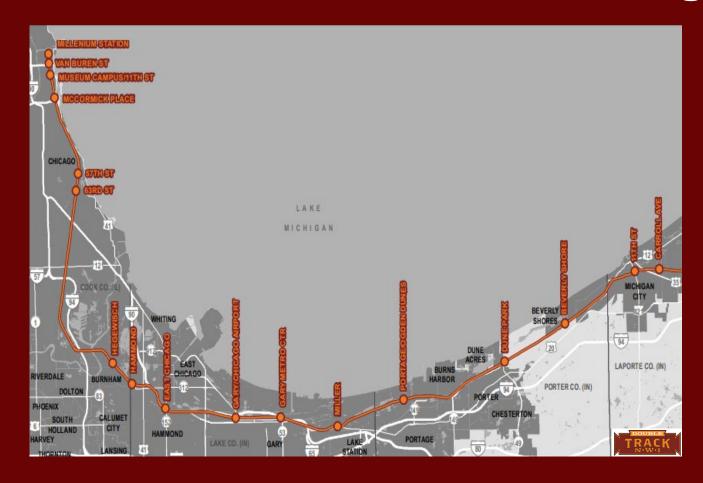


Northwest Indiana & IU Northwest



Urban Redevelopment Partnership

Northwest Indiana Regional Economy

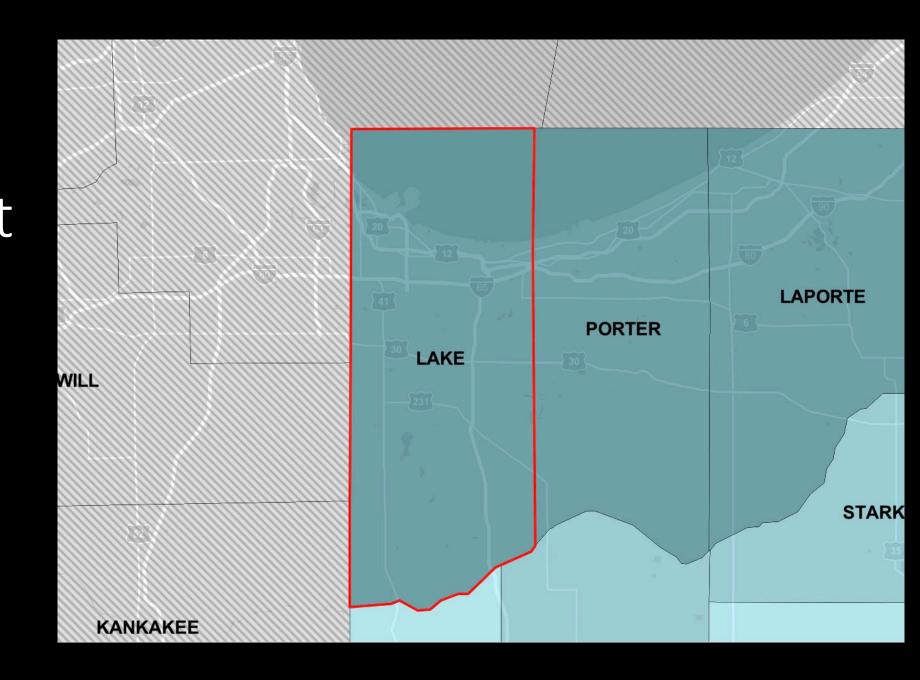




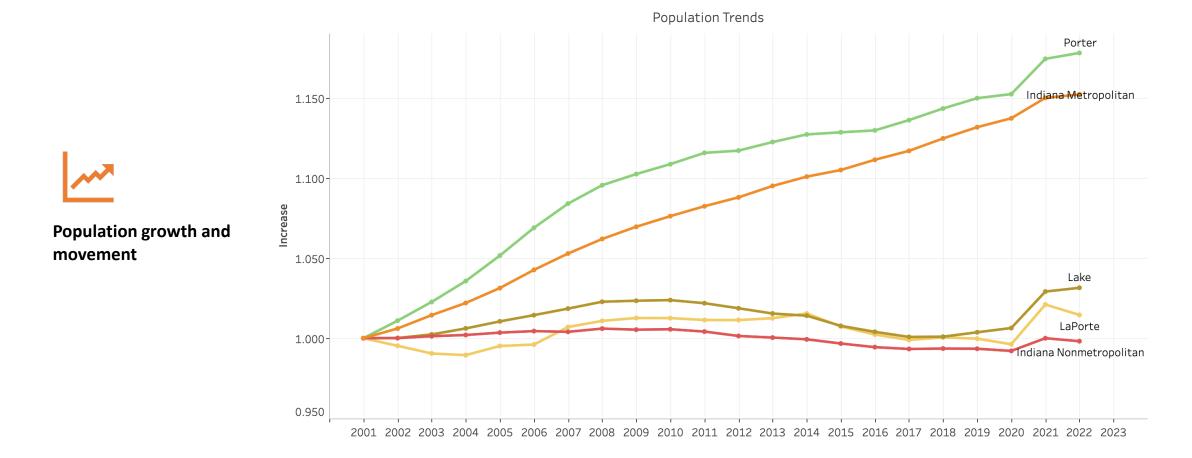


INDIANA UNIVERSITY NORTHWEST

IU Northwest & the "Region"



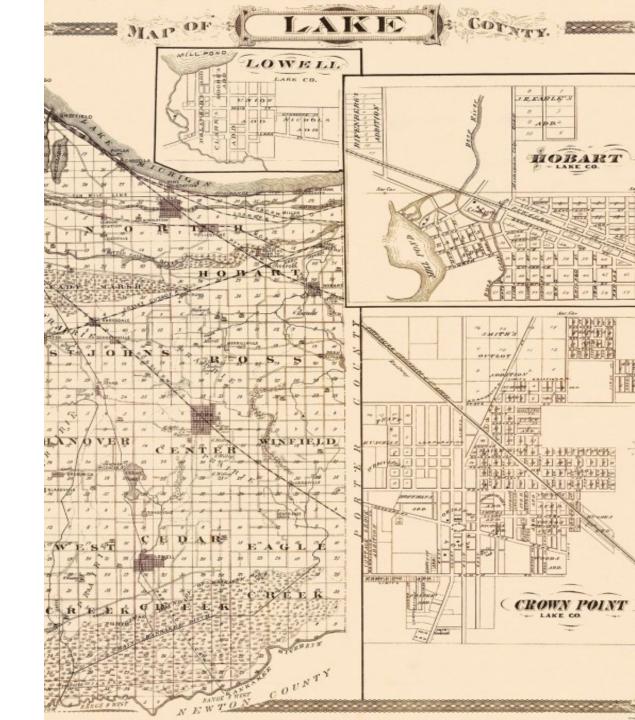
Regional Summary: Population



City of Gary has 33.3%% loss; Merrillville has 19.5% increase from 2000 to 2021

Lake County, Indiana

- There are 20 units of government in Lake County, Indiana
- 7 cities, 12 towns, and a county government





Lake County: Educational Trends

	<u>2000</u>	<u>2023</u>
Bachelor's Degree	16.8%	24.9%
Associates Degree	5.4%	8.8%
Some College	19.2%	21.9%
High School	38.6%	34.7%
No High School	20%	9.8%

City of Gary Demographics Overview

- 1. Physical Size 50+ sq miles, ~ 58,000 parcels
- 2. Population
 - •Once a thriving City reaching a population of ~ 178,000
 - Decline associated with white flight; 1960's up to today
 - Current population: ~ 67,300 ~ 80% African American
- 3. Poverty: > 30% households below the poverty level
- 4. Median Household Income ~ \$34,000
- 5. Housing ~ 25% vacant housing units







Economic Costs & Need for Collaboration



Legacy of Place







INDIANA UNIVERSITY NORTHWEST

Resilience is the ability to withstand, adapt to changing conditions and recover positively from shocks and stresses.

Improved Resilience, Co-created Impact







COMMUNITY

DATA

CAMPUS





Creating a common understanding of how different policy instruments drive best practices allows public and private organizations to deliver tools that both prevent/ mitigate known shocks and stresses and respond better to events and circumstances that can't be predicted or avoided.

Community – University Collaboration







IMPROVE RESEARCH OUTCOMES

ENHANCE TEACHING AND LEARNING

CONTRIBUTE TO THE PUBLIC GOOD





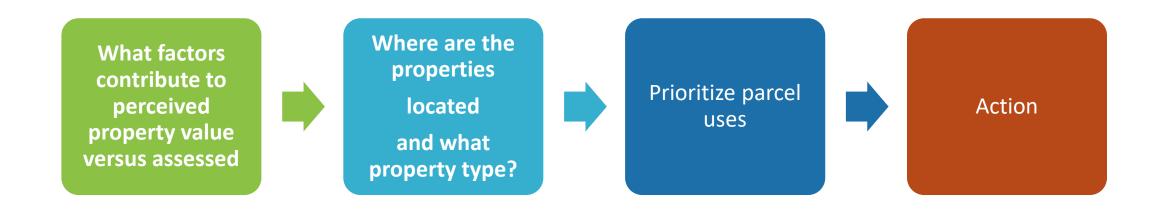


INDIANA UNIVERSITY NORTHWEST

Data Analysis to Policy Action with Collaboration

WHY IS PROPERTY REDEVELOPMENT NOT OCCURING?

Co-created research and action



Assets and Vulnerabilities

- Number of actors
- Organizational inertia
- Collaboration/coordination infrastructure
- Coordination incentives
- Understanding of policy/data connection



Measuring city resilience

GDP growth rate Unemployment No. of start-ups &business failures

Age & gender of:

- employed
- working population

ECONOMY

Migration age & gender
Poverty levels
Household income
Percentage of population
living 500 metres from
services

SOCIETY

GOVERNANCE

Revenues by source Number of:

- Community organisations
- Public sector officials
- Sub-national governments

ENVIRONMENT

Population density Accessable green area level

- % Built up areas
- % brownfield sites
- % citizens near open space
 - % new development near transit locations

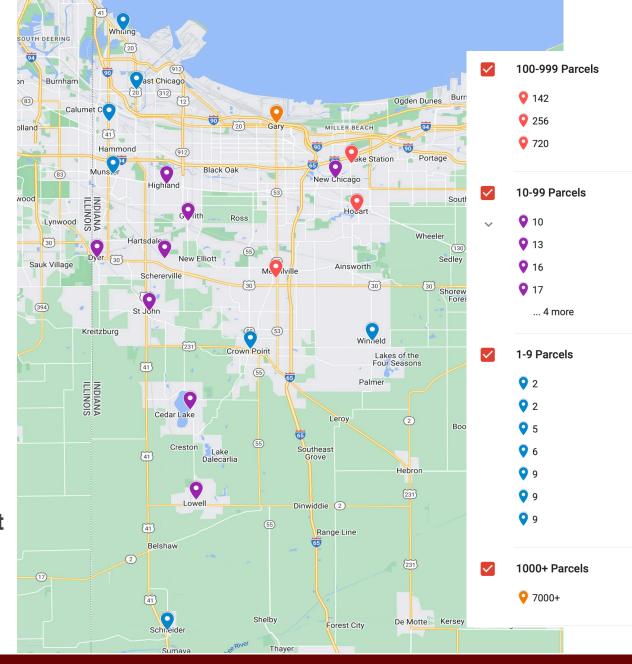


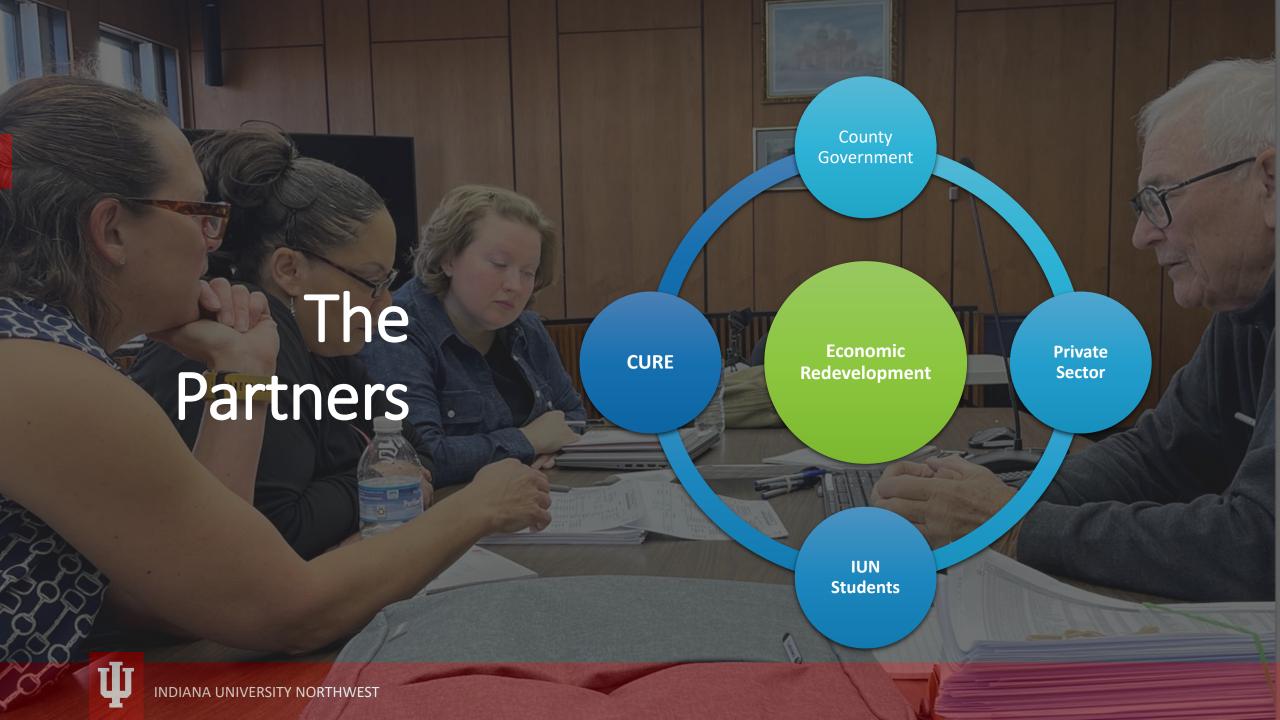
The Need for Relevant Data

Trends Impacting Lake County/Region

- Globalization
- Suburban-sprawl
- Aging residential/commercial building stock

Increase in Underutilized, Abandoned, and Tax-Delinquent Parcels





City of Gary - Property Overview

- 1. 42% vacant land, significant blight and demolition needs
- 2. Many brownfields
- 3. ~ 20% of parcels are Tax Exempt
- 4. > 6800 City owned
- 5. Significant tax delinquency; lingering ~ 7000 if the total parcels (12%)

Tax Parcel Phase II Project Goals

Identify

Identify number of delinquent parcels

Analyze

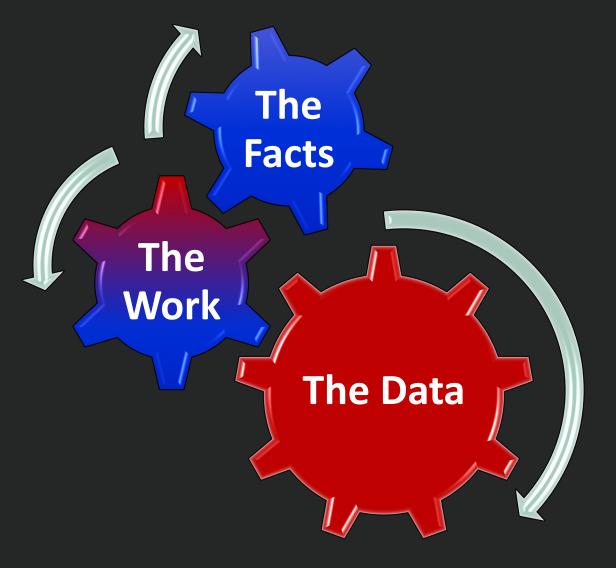
Analyze the number of parcels that convert into a tax title deed

Develop

Develop solutions for "churner" parcels

The IU Northwest CURE Team







DEED, PROPERTY CARD AND GIS MAPPING

TAX DEED

Whereas OAK GROVE PROPERTY MANAGEMENT LLC. the 9th day of December 2016 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 15TH day of September, 2015 signed by. John Petalas who, at the date of sale, was Auditor of the County, from which it OAK GROVE PROPERTY MANAGEMENT LLC. in on the 15TH day of September, 2015 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$1,322.35 (One Thousand Three Hundred Twenty-Two Dollars 35/100) being the amount due on the following tracts of and returned delinquent Tom Wisniewski 2014 and prior years, namely:

COMMON ADDRESS: 1026-28 Wells Street, Gary, IN 46403 LOT 33, BLOCK 10, LAKESHORE ADDITION TO EAST CHICAGO, AS SHOWN IN PLAT BOOK 2, PAGE 17, LAKE COUNTY, INDIANA.

Such real property has been recorded in the Office of the Lake County Auditor as delinquent for the nonpayment of taxes and proper notice of the sale has been given. It appearing that OAK GROVE PROPERTY MANAGEMENT LLC, of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed OAK GROVE PROPERTY MANAGEMENT LLC. demanded a deed for real property described in the certificate of sale, that the records of the Lake County Auditor's Office state that the real property was legally liable for taxation, and the real property has been duly assessed and property charged on the duplicate with the taxes and special assessments for 2014 and prior years.

THERFORE, this indenture, made this 9th day of December, 2016 between the State of Indiana by, John Petalas , Auditor of Lake County, of the first part OAK GROVE PROPERTY MANAGEMENT LLC. of the second part witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained and sold to the party of the second part, their heirs and assigns, the real property described in the certificate of sale, situated in the County of Lake, and State of Indiana, namely and more particularly described as follow:

45-05-33-233-036 000-004

COMMON ADDRESS: 1026-28 Wells Street, Gary, IN 46403 LOT 33, BLOCK 10, LAKESHORE ADDITION TO EAST CHICAGO, AS SHOWN IN PLAT BOOK 2,

To have and to hold such real property, with the appurtenances belonging hereunto set his/her hand and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

In testimony whereof, JOHN PETALAS, Auditor of Lake County, has hereunto set his/her hand, and affixed the

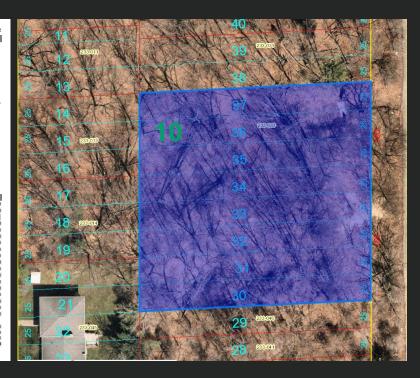
Attest: Peggy Katona Treasurer: Lake County

JOHN PETALAS, Auditor of Lake County

STATE OF INDIANA COUNTY OF LAKE COUNTY

Before me, the undersigned, Mike Brown, in and for said County, this day, personally came the above named

45-05-33-233-033.000-004	Garza, Sandra		1040 WELI	40 WELLS ST		500, Vacant - Platted Lot			Neighborhood- 2513	1/2
General Information		wnership			Transfer of Ov	vnershij			Notes	
Parcel Number	Garza, Sandra		Date	Owner	Doc I	D Code	Book/Page A	dj Sale Price V/I	9/2/2021 SINF: Data entered sale disc date 4/20/21 sale price \$90,000,00 sal	
45-05-33-233-033.000-004	9310 Oak AVE Gary, IN 46403		04/20/2021	Garza, Sandra		Wa	2021/505460	\$90,000 V	TCaldwell 9/2/21	o valid VIII.
Local Parcel Number	Gary, IN 46403		09/06/2019	Oak Grove Propert	y M 2860	ie Qu	2019/061999	\$0 I	3/12/2021 F113: Trended combined v	alue from
001-25-45-0252-0036			10/01/2010	Foster, Deborah		WE) /	\$176 I	approved 134's from 2019 appeal. Key 05-36-233-033.000-004 was combined	number 45-
Tax ID:	Legal		10/31/2003	PHOENIX PARTN	ERS	WD) /	\$0 I	233-033.000-004 for 2020. Total value for 2020 is	
	Lake Shore Add. East 30 31 32 33 34 35 38		01/01/1900	PRYWELLER, LEG	NA	WE) /	\$0 I	\$90,000.	
Routing Number J45-252 356	30,31,32,33,34,35,36	& 37							3/11/2021 F134: Applied -28% Influer land and topography. Total agreement arroral	
Property Class 500 Vacant - Platted Lot						Res	В		12/16/2019 MIS1: Comkb 45-33-233-	033.000-004
	V	aluation Records (World	k In Progress	values are not c	ertified values ar		ubject to chan	ge)	new legal Lake Shore Add. East Chica 30,31,32,33,34,35,36 & 37	go Blk 10 Lots
Year: 2021	2021	Assessment Year	2	2021	2020	2020	2019	2019	7/10/2018 RYR1-19: FLD # 2513-34 I	
Location Information	WIP	Reason For Change		AA I	113	AA	Reval/134	AA	ENTERED: VACANT LAND VERIFIED	REMOVED -
County	03/23/2021	As Of Date	05/15/2	03/12/2	2021 05/23/	2020	03/11/2021	05/24/2019	50% TO INFLU FAC FROM LAND. C.I 07/10/2018	RATTLER,
Lake	Other (external)	Valuation Method	Other (exter	mal) Other (exte	rnal) Indiana Cost	Mod In	ndiana Cost Mod	Indiana Cost Mod		
Township	1.0000	Equalization Factor	1.0	0000 1.0	0000 1.	0000	1.0000	1.0000	11/10/2014 15CE: 2015 Cyclical Ente FOLDER 2513-12 VACANT LAND 11/	
CALUMET TOWNSHIP		Notice Required	F	~		~	~	~	MBANKS	
District 004 (Local 004)	\$90,000	Land	\$90,	000 \$90	000 \$101	800	\$45,000	\$62,600	11/10/2014 COMB: Combined Parcel 45-05-33-233-034.000-004 & 035 to 0	
Gary Corp - Calumet Twp - Gary Sc	\$0 \$0	Land Res (1) Land Non Res (2)		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	DM	
School Corp 4690	\$90,000	Land Non Res (3)	\$90.				\$45,000	\$62,600		
GARY COMMUNITY	\$0	Improvement		\$0	\$0	\$0	\$0	\$0		
Neighborhood 2513-004	\$0	Imp Res (1)		\$0	\$0	\$0	\$0	\$0		
Neighborhood- 2513	\$0 \$0	Imp Non Res (2) Imp Non Res (3)		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0		
Section/Plat	\$90,000	Total	\$90.				\$45.000	\$62,600		
	\$0	Total Res (1)	450,	\$0	\$0	\$0	\$0	\$0	Land Computation	18
Location Address (1)	\$0	Total Non Res (2)		\$0	\$0	\$0	\$0	\$0	Calculated Acreage	1.03
1040 WELLS ST	\$90,000	Total Non Res (3)	\$90,				\$45,000	\$62,600	Actual Frontage	200
GARY, IN 46403		Land Data (Stan	idard Depth: I	Res 132', CI 132'	Base Lot: Res				Developer Discount	
	Land Pricing		Size Factor	r Rate	Adj. Ex		% Res Ma		Parcel Acreage	1.03
Zoning	Type Method				Rate Valu	16	Elig % Fa		81 Legal Drain NV	0.00
	F F	200 200	x225 1.16	\$432	\$501 \$100,20	00 -29	9% 0% 1.2	700 \$90,030	82 Public Roads NV	0.00
Subdivision									83 UT Towers NV	0.00
									9 Homesite	0.00
Lot									91/92 Acres	0.00
									Total Acres Farmland	1.03
Market Model									Farmland Value	\$0
2513-004 - Residential									Measured Acreage	0.00
Characteristics									Avg Farmland Value/Acre	0.0
Topography Flood Hazard									Value of Farmland	\$0
Rolling									Classified Total	\$0
Public Utilities ERA									Farm / Classifed Value	\$0
All									Homesite(s) Value	\$0
Streets or Roads TIF									91/92 Value	\$0
Paved, Sidewalk									Supp. Page Land Value	***
Neighborhood Life Cycle Stage									CAP 1 Value	\$0
Static									CAP 2 Value	\$0
Printed Sunday, January 16, 2022									CAP 3 Value	\$90,000
Review Group 2019	Data Source N	I/A Colle	octor 06/12/2	018 Dion Cou	tney Appr	aiser 0	6/14/2018 D	ANNY CRUZ	Total Value	\$90,000





Data Analysis & Research

Churners in the NE Quadrant

Tax Sale Certificates to Tax Title Deeds

Current Status of Titled Parcels

Government Requested Parcels & Master Plans

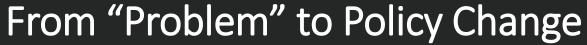
Next Steps

Action

- Targeted community capacity building
- Connecting regional data to socio-economic concerns





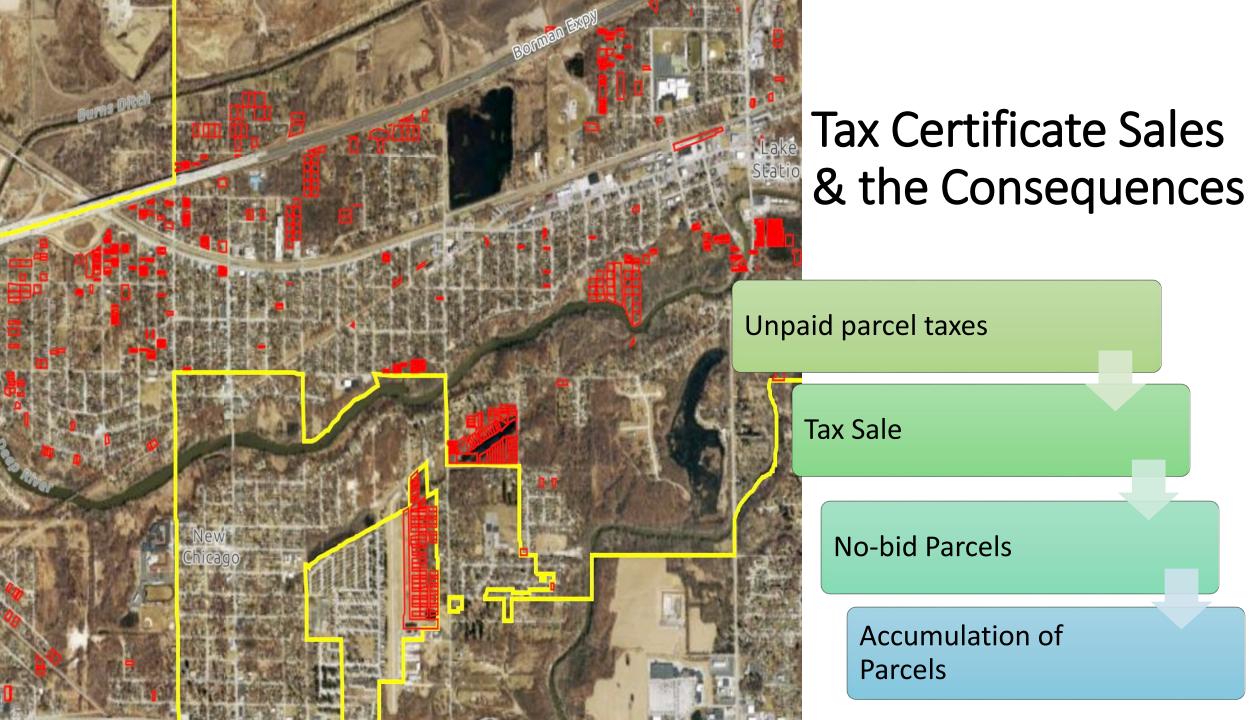


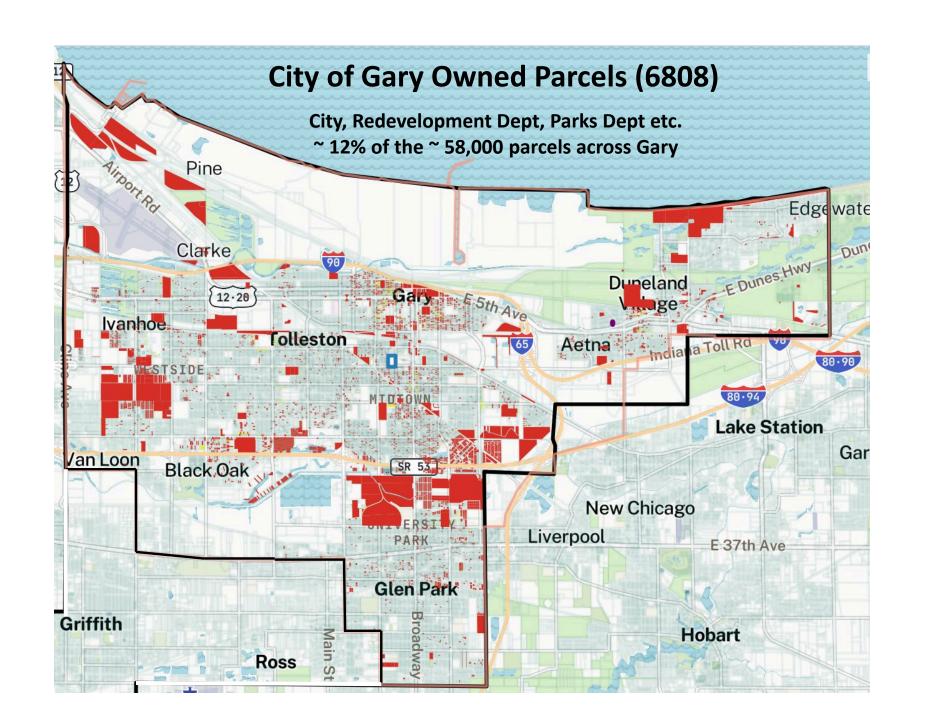


Tools

- Evidence-based Issue Identification
- Informed Idea-Generating Process
- Categorization of Alternatives
- Planned Legislative Action

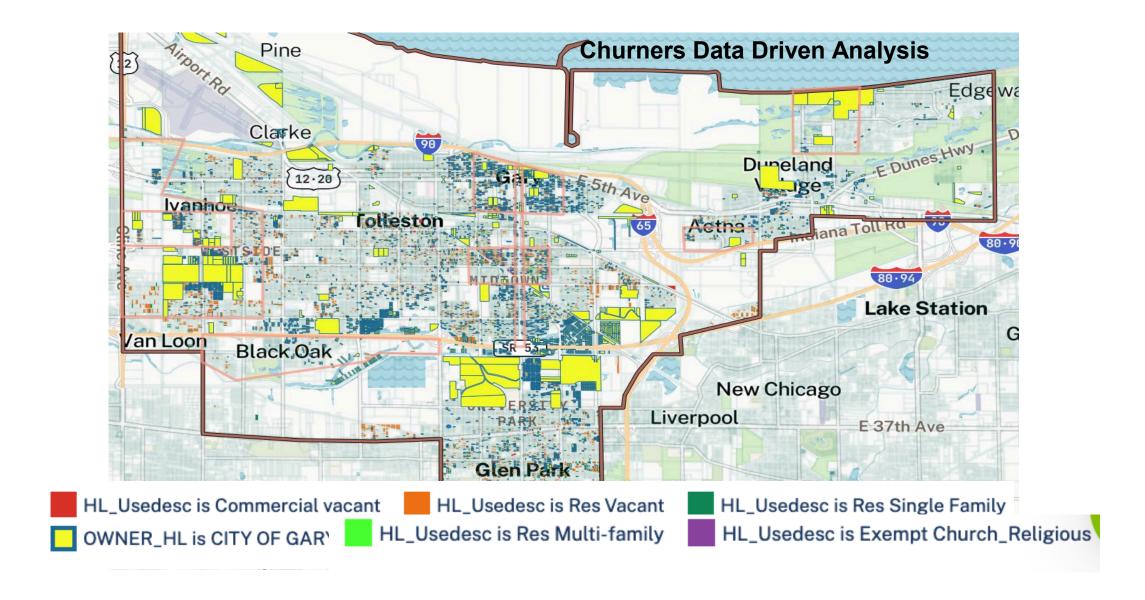




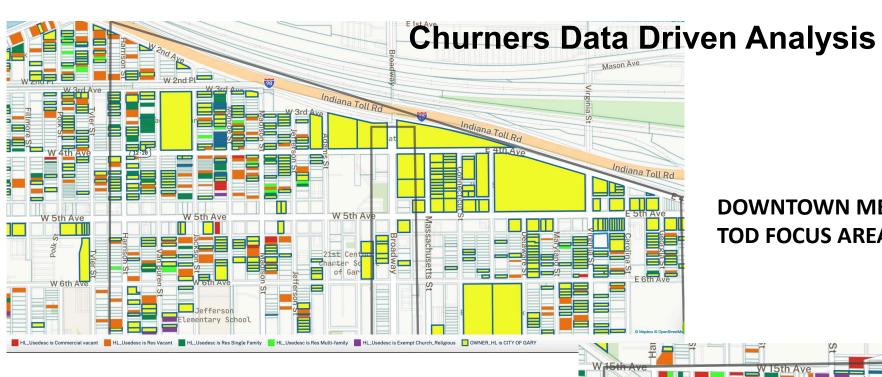


City of Gary and the role of Lake County Tax Sales and the Churner Project

- Speculators and "Bad Actors" buy and accumulate Tax Sale parcels,
 - once acquired do not pay their taxes
 - parcels are very often neglected and become blighted
 - 2 of the bad actors own ~ 1600 parcels
 - bad actors selectively hold parcels needed by developers hostage
- The City acquires parcels for land assembly for development and tries counteract the bad actors
- For many years on the order of 6000 parcels churned over and over
- More than 7000 parcels are routinely end up on the Commissioners and Treasurers Sales
- In recent years municipalities were only allowed to request up to 100 parcels through Commissioner donation process. This limits progress & hardly makes a dent.
- The Churners Project and related legislation provided a great opportunity to strategically move forward.

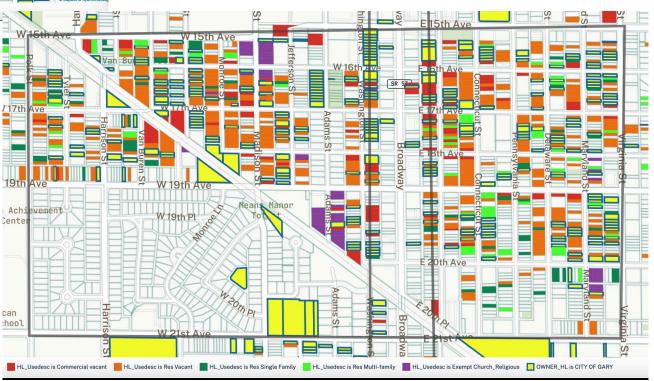


Focus areas: Use (Vacant, Residential, Industrial, Commercial, Schools etc.), Location, Neighborhood, Proximity to development opportunities, Zoning, Assessed value, TIF area, Vacant vs Structure



DOWNTOWN METRO TOD FOCUS AREA

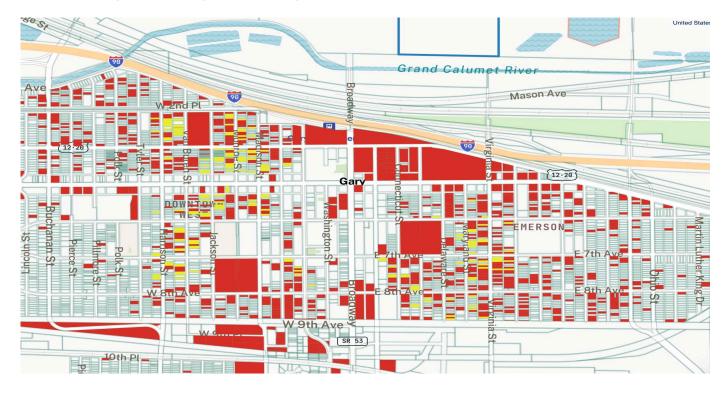
MIDTOWN/BROADWAY **CORRIDOR FOCUS AREA**



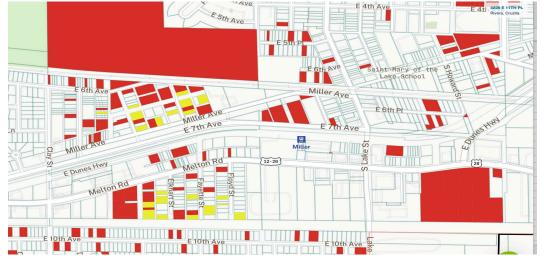
Results

- Received 425 tax certs to perfect
- Prepared priority 938 parcel Set Aside List
 - did not succeed in gaining Commissioners approval
 - o private sector buyers in subsequent Tax Sale took 250 of these
- Costs for perfecting the the deeds
 - External Lawyer Firm 23 parcels \$250,000
 - Internal lawyer and Redevelopment staff time, postage 195 parcels

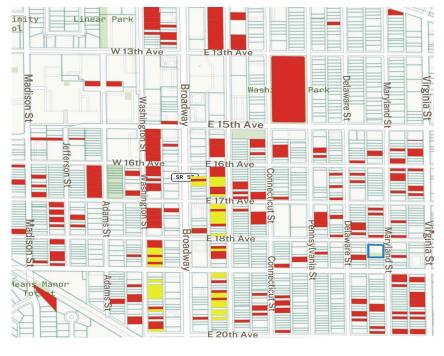
DOWNTOWN TOD



MILLER TOD



BROADWAY CORRIDOR









Legislative Change







NEW BILL

ENGAGED LEGISLATIVE REPRESENTATIVES

LEGISLATIVE CHANGE

POLICY CHANGE

Evidencebased Issue Identification Informed Idea Generation

Categorize Alternatives

Legislative Proposal

New Law











Coordination and Collaboration





Regional Impact

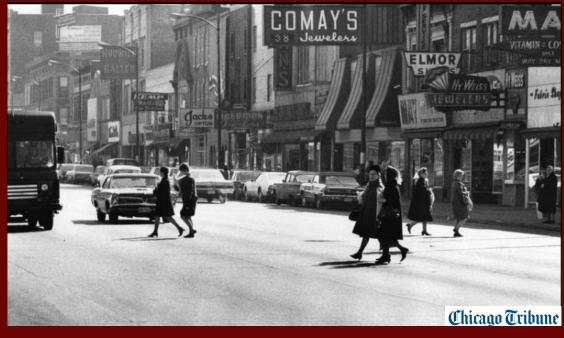
- Place-Based Legacies
- Connected Disciplinary Energy
- Institutional Gateway/Hub
- Reciprocity





Legacy of Place







INDIANA UNIVERSITY NORTHWEST

Power of Community-University Engagement



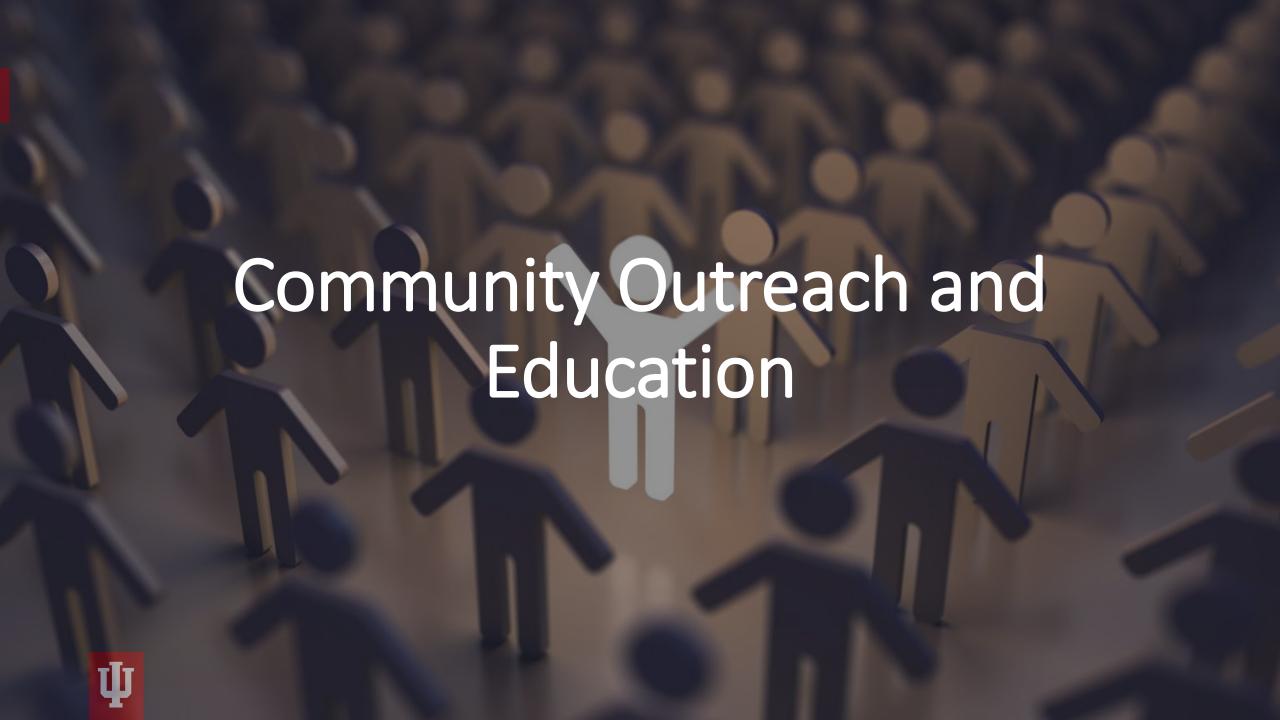


MUTUAL BENEFITS

RECIPROCITY



Thank You





Signature Programss

- Adult Education
- Senior (55+) Education
- Kid's College
- Other



Fundamentals

- Spanish
- -Accounting
- -Excel

Career Training

- Six Sigma
- Medical Coding
- Pharm Tech

Comprehensive Career Track

- Software, IT
- Legal
- Digital Arts



Senior University (55+)

- How do we deliver workshops?
 - CURE designed courses; In-person, hybrid, Zoom, self-paced, YouTube
 - Older Adults Technology (OATS)/Senior Planet in collaboration with AARP
- What topics?
 - Arts, Technology, Life Skills, Aging, etc.
- How many do we serve?
 - Hundreds every year
- How do I learn more, volunteer, teach?
 - CURE Newsletter



Kids College



College and Career Readiness

- Business
- Arts
- Robotics
- Medicine
- Environment

