

Delta Redevelopment Institute

The Delta Redevelopment Institute (Delta REDI) is changing the practice of community and economic development. We provide expert services to business, government and community-based partners to create opportunity where others see blight. We redevelop brownfields, design innovative development strategies, create flexible financing and advocate for policies that support a sustainable future.

Who We Are

The Delta Redevelopment Institute (Delta REDI) helps Chicago-area communities change from brown to green. Formed in 1998 as ChicagoLand REDI, an economic development and real estate affiliate of the Delta Institute, we recently changed our name to show that we belong to the growing family of Delta-affiliated organizations working for a more sustainable future for the Great Lakes region.

Delta REDI provides a range of financing and services to revitalize blighted communities. We specialize in redeveloping brownfields—properties where environmental conditions and related problems pose barriers to reuse. Where others see insurmountable redevelopment challenges, we see the potential for new tax revenues and jobs.

How We Work

We can act as a principal or joint venture partner in redeveloping environmentally impacted properties, or we can provide financing or services to other organizations.

We Collaborate We're driven, leading edge, entrepreneurial. We work with any institution—business, government, or community-based—that shares our commitment to protecting our environment and creating economic opportunity. Delta REDI creates, strengthens, and partners with local institutions to leverage resources for sustainable development and create innovative strategies for reusing brownfields and revitalizing entire communities.

We Provide Financing Private-sector sources generally do not underwrite pre-development expenses for brownfield projects—including costs of land acquisition, environmental testing, and cleanup. Delta REDI connects communities, businesses and nonprofit partners to pre-development as well as project financing. We have our own resources, and we are also skilled in securing public funding and leveraging private capital. Besides financing brownfield and infill development projects, the Delta Redevelopment Funds provide flexible below-market loans to “green” businesses, including companies that manufacture green products, grow the local economy, and promote public health.

about us

We Problem-Solve Our brownfield experts have the skills to handle a range of environmental and title problems that take time, patience and expertise to resolve. We often know about available sites before they appear in conventional real estate listings. As a nonprofit, we can take title to properties, manage cleanups, and secure economic incentives in advance of redevelopment. In areas with weak markets, we take the lead in finding or creating end users for sites. We also provide project management and green development consulting services and develop new legislation and financing tools for brownfield and urban redevelopment.

about us

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