Indiana Brownfields Bulletin

Bi-annual Newsletter, Summer 2022

In this Issue

New Portal and E-Submissions

The Indiana Brownfields Program (Program) requests electronic submittals (e-submissions) of documents to reduce the need to mail paper documents or submit electronic copies via CD/DVD, flash drive, email or file sharing link. Program staff may, however, still request a hard copy for maps and/or large files. E-submissions must be less than 75 megabytes (MB). If a file cannot be reduced to less than 75 MB, it should be broken into multiple files. A new e-submission site is available for public use and will replace all other forms as a preferred document submittal method. The e-submission site is available to individual email addresses and shared email accounts. To request or modify your e-submission access, please use IDEM's e-Submission Enrollment Form (idem.in.gov/myesubmission) Once enrolled, instructions on how to submit documents will be provided. As a reminder, each form/document/report should be saved as a separate pdf, not as one large document.

Questions regarding the e-submittal process may be directed to Haley Faulds at 317-234-0685 or email hfaulds1@ifa.in.gov.

Statewide ROI Survey and Site Inventory Initiatives

The Indiana Brownfields Program (Program) is again conducting its Return on Investment (ROI) survey project this summer to measure the benefits of brownfield redevelopment such as funds leveraged, jobs created, and businesses created or retained. These surveys that gather information related to the Program's financial, legal, and technical assistance are important to help the Program evaluate and continue to improve its services to brownfield stakeholders, as well as to identify and showcase local success stories.

Program participants can complete and submit the brief survey at any time during their redevelopment project but are encouraged to do so at this time during the summer specifically. The survey can be conveniently accessed as an online survey or a downloadable pdf form on our Program Web site at https://www.in.gov/ifa/brownfields/announcements-news-and-rfqs/.

Click this link to take the Secure Online ROI Survey or this link to download a fillable .pdf form ROI Survey.

The Program thanks you in advance for responding to our request for information and appreciates all of your past responses.

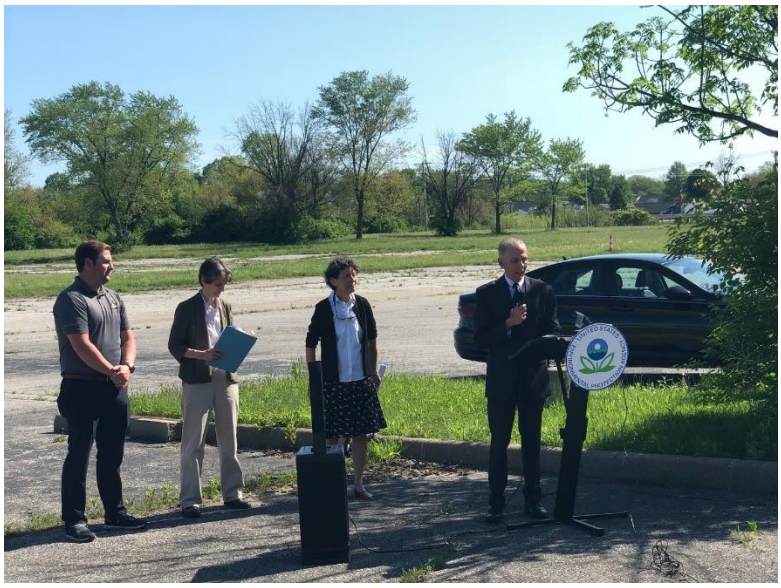
Federal Brownfield Funding Awards

On May 13, 2022, the U.S. Environmental Protection Agency (EPA) announced a **$9.4 million investment in Indiana** made possible by the Bipartisan Infrastructure Law to revitalize communities across the state by cleaning up contaminated and blighted sites and redeveloping them for productive uses. EPA officials joined with state and local officials at a brownfield redevelopment site in Lebanon, Indiana, to make the announcement. Ten of fourteen Indiana applicants were successful in their proposals in this highly competitive funding round in which EPA awarded $147.5 million in brownfields funding to 227 applicants through its Assessment, Revolving Loan Fund, and Cleanup Grant Programs. The Indiana awardees, all assessment grants, are as follows:

Continued on Page 3

Michiana Area Council of Governments	$500,000
Lebanon, City of	$150,000
Sullivan, City of	$305,700
Michigan City Sanitary District	$400,450
East Central Indiana Regional Planning District	$500,000
Seymour, City of	$500,000
Martinsville, City of	$400,300
Fortville, Town of	$305,700
West Central Indiana Economic Development District, Inc.	$400,000
Indiana Finance Authority	$2,000,000
Total 104(k) Awards to Indiana Applicants:	$5,462,150

Below: Jim McGoff, IFA Director of Environmental Programs, speaks during the grant announcement at the former Holiday Inn (Holidome) site in Lebanon. Behind him: Mayor of Lebanon, Matthew Gentry; EPA Deputy Administrator, Janet McCabe; and, EPA Region 5 Administrator, Debra Shore.



The Indiana Finance Authority (**IFA**) will utilize its **$2 million Brownfields Community-wide Assessment Grant for States and Tribes** to conduct assessments in disadvantaged communities in **five geographic target areas** identified in its grant proposal: the **Cities of Lafayette, Gary, Frankfort, Evansville, and New Castle**, each of which are located with an economic development Region that was recently awarded funding from the Indiana Economic Development Corporation (IEDC) through its Regional Economic Acceleration and Development Initiative (READI) program, a collaborative regional effort designed to catalyze economic and population growth. Beyond the priority sites identified in its grant proposal, IFA and local community representatives will work with Regional Planning Councils and other key local stakeholders to identify/prioritize additional sites within each targeted area to best leverage available funding to promote environmental cleanup and economic development in the target areas. Information about the five geographic target areas and identified priority sites can be found below.

Continued on Page 4

EPA also awarded the **IFA $3,900,000 in Revolving Loan Fund (RLF) Supplemental Funding**. Indiana is one of 39 existing, high performing RLF grantees nationwide receiving a total of $107 million in RLF brownfield cleanup funding to provide loans or grants to conduct environmental cleanup on brownfield sites. Having nearly depleted its existing RLF grant dollars, this new RLF Supplemental Funding award will allow the IFA to make even more loans and grants to property owners and communities for the cleanup of contaminated sites. Since 2008 when the IFA received its original $2 million RLF grant and including RLF dollars awarded under the American Reinvestment and Recovery Act, the IFA has issued 9 loans and awarded 14 subgrants totaling $10,266,132 resulting in the cleanup of 16 sites in 12 communities across the state. As of today, there are eight additional RLF-funded cleanups underway in seven additional communities in the state.

Targeted Communities/Sites for IFA's $2 million Assessment Award

- The **City of Lafayette**'s priority Site is the **Former Lafayette Paperboard Property** which is geographically located within the Wabash Avenue Neighborhood, a disadvantaged census tract/block that has an Environmental Justice Screening Tool (EJScreen) Demographic Index (DI) ranking (the average of percent low income and percent minority population) in the 82-percentile for the State. The Site was utilized primarily for the production of paperboard through pulping and recycling paper/cardboard for 100 years. The closing of the facility in 2008 created an economic downturn for Lafayette and the Neighborhood, which is located directly across the street and is physically isolated from downtown Lafayette by a bridge and railroad tracks. All buildings (~90,000 ft^2) were razed by 2008 and the Site has remained vacant. Several assessments completed since 2014 have documented widespread PCBs, heavy metals, PAHs, and dioxins in surface soil exceeding both State Residential and Commercial/Industrial Direct Contact Screening Levels and posing exposure risks to Site occupants, as well as ecological risks via contaminated surface water runoff to the creek and Wabash River, a State-designated impaired waterway with known PCB impacts.

- The **City of Gary**'s priority Site is the **Industrial Cinders Landfill Property**, a disadvantaged census tract/block which has a EJScreen DI of 98-percentile for the State. The Site is within 0.25 mile of the Sterling Materials Superfund site which has an ongoing EPA Emergency Removal project to address high concentrations of heavy metals. The 69-acre Site is an historical disposal area that operated from 1957-1977 near the intersection of Clark St. and 9th Ave in a predominantly industrial area. Historical records indicate the disposal of municipal and industrial wastes by truck and rail including paints, slag, foundry sand, fly ash, cinders, demolition debris, sludge, drums, and battery cases. An on-

Continued on Page 5

site incinerator was used to burn paper/wood/cardboard, and the resultant ash was placed in the disposal area. The 40-acre Clark and Pine Nature Preserve, located immediately east/south, is managed for natural flora and fauna and represents one the highest quality dune and swale habitats remaining in Indiana and contains the highest concentration of rare and endangered species in the State. Assessment completed in 2020 confirmed the presence of VOCs, heavy metals, SVOCs, PCBs, and dioxin furan impacts exceeding State screening levels in soil and groundwater.

The **Frankfort Roundhouse Property** is the **City of Frankfort**'s priority Site. This disadvantaged census tract/block has an EJScreen DI of 95-percentile for the State. The Site is unoccupied and developed with the remnants of the former Roundhouse, machine shop, out buildings, and yard office with a paved parking lot. The buildings are in poor condition and have a combined area of 30,000 ft^2. Historical use of the Site has resulted in environmental impacts including PAHs and heavy metals in surface soil above DCSLs which poses a risk to Site occupants and nearby residents. Frankfort has conceptually designed a million-dollar redevelopment project for the Site known as Project Home Run, which includes acquisition of additional land (~3.2 acres) adjacent to the Frankfort Roundhouse.

- The priority Site for the **City of Evansville** is the **Heidelbach Property** which is located in a federally designated Promise Zone. This disadvantaged census tract/block has a EJScreen DI of 92-percentile for the State. The Site occupies 2.3 acres, is located south (across the street) of historic Bosse Field (home of the Evansville Otter minor league baseball team), and within 500 feet of a new community aquatic center. Residences are located less than 100 feet to the west, south, and east, and light commercial businesses are located south and east, with a manufacturing business located northeast. A 120-unit Medicaid-eligible (low income) assisted living facility is proposed northeast of the Site. The Site is currently vacant other than the concrete slab of the former building (razed in late 2014/early 2015 after an emergency order was issued by the City to demolish the dilapidated structure). From 1910-1960, the Site was utilized for manufacturing purposes including a furniture manufacturer, Sunbeam Electric, Seeger Refrigeration, and Whirlpool Corporation. No investigations have been completed to date, but since historical manufacturing occurred prior to regulations requiring recordkeeping and proper storage/disposal of chemicals/waste, contamination (VOCs, PAHs, or metals) is suspected.

Continued on Page 6

Federal Brownfield Funding Awards - Continued from Page 5

- The **City of New Castle**'s priority Site is the **Virbac, Inc Property**, which is a disadvantaged census tract/block that has a EJScreen DI of 79-percentile for the State. The Site is bordered on the south by New York Ave, on the east by abandoned railroad tracks, and on the northeast, north, northwest, and west by a wooded tree line. A portion of the northwest corner is cultivated agricultural land. Castle Run Creek cuts across a portion of the northwest corner and flows from northeast to southwest.

Previous Site uses include a lumber yard, manufacturing of agricultural machines, motor-driven farm machinery, engine lathes, caskets, and cabinets. The Site was also used to manufacture veterinary pharmaceuticals and pesticides and for metal fabrication and painting. Investigations have documented heavy metals, PCBs, VOCs, and SVOCs at concentrations above screening levels. Most of these impacts are detected in surface soil and pose exposure risks to occupants and ecological risks via surface water runoff to the onsite creek.

The Risk-based Closure Guide

On July 8, 2022, the Risk-based Closure Guide (R2) went into effect and supersedes the Remediation Closure Guide (RCG). Noteworthy changes within the R2 include:

- Screening levels are now called **published levels**.
- IDEM recommends delineating groundwater-to-vapor source areas by collecting soil gas samples from the vadose zone just above the groundwater table. Vapor is considered its own independent media and requires sampling for closure for specific types of releases. Vapor samples will be incorporated into the conceptual site model and evaluated for characterization and closure determination.
- IDEM does not anticipate routinely requiring soil gas delineation at petroleum releases. Instead, IDEM recommends using criteria listed in Table 2-C (Section 2.3.6.5) to decide whether petroleum vapor intrusion investigation is necessary at existing structures, or for potential structures. For chlorinated volatile organic compound (cVOC) releases, soil gas screening should occur at facilities that use, store, dispense, or dispose of cVOCs, or did so historically, and at any facility where sampling data shows or has shown the presence of cVOCs.

Continued on Page 7

- Exterior soil gas (SGe) sampling is appropriate for determining a soil vapor source, delineating soil vapor plumes, use as a stand-alone investigative tool to evaluate vapor intrusion potential at structures whose owners do not grant access for subslab sampling, during preferential pathway backfill investigations (in limited circumstances), or when evaluating vapor intrusion potential at undeveloped properties.
- Preferential pathways, including conduits, can allow vapors to reach indoor air without significantly affecting the subsurface beneath a building. For this reason, vapor characterization must include consideration of, and in some cases, sampling in preferential pathways, including conduits. Conduit vapor is recommended to be sampled, on a quarterly basis, over the course of the year (if applicable).
- Closure requires meeting remediation objectives for each release-related chemical in all affected media.
- Soil-to-groundwater source areas should be delineated by evaluating the leaching potential of soil samples using a leaching test, such as the synthetic precipitation leaching procedure (SPLP).
- There are no longer published soil levels for volatile chemicals, except for excavation worker levels, because volatile chemicals in exposed soil have short half-lives. IDEM's published levels for soil assume exposure via ingestion, dermal contact, and inhalation of volatiles and particulates. The R2 Tables contain soil levels for three different exposure scenarios. Note that IDEM caps some of its published levels for soil at either the soil saturation limit or the maximum cap. Except for excavation worker levels, IDEM does not publish soil levels for volatile chemicals, defined for this purpose as chemicals listed as having a vapor pressure equal to or greater than one millimeter of mercury in the RSL Chemical-specific Parameters Supporting Table. This is because volatile chemicals in exposed soil have short half-lives relative to the exposure durations assumed by U.S. EPA's equations for residential and commercial soil.
- R2 follows an outline with three major sections that address, in turn, characterization, risk evaluation, and remedy selection and implementation. Content within these major sections is arranged into a total of nine broadly defined tasks necessary to comply with statutory requirements for risk-based closure.

Program staff have advised the collection of vapor data for some time now and the implementation of the R2 now requires it. Please be advised we will use R2 guidance to evaluate data for all sites prior to the issuance of any letter (Comfort Letters, Site Status Letters, No Further Action Letters, Project Status Letters, Reasonable Steps Update Letters, etc.). The Program is prepared to answer any questions you may have related to these changes for Brownfield specific questions and concerns. An Acronym List for the new published levels can be found below. The

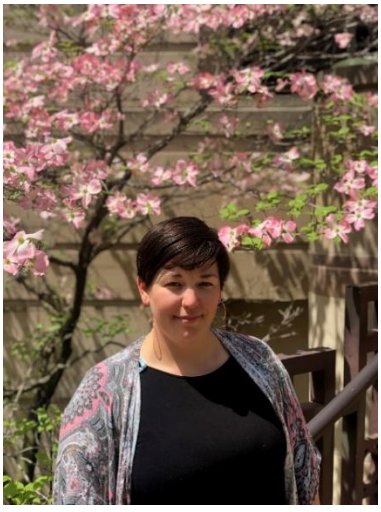
Continued on Page 8

Published Levels tables can be viewed on the IDEM Office of Land Quality's website which includes all technical guidance. https://www.in.gov/idem/cleanups/resources/technical-guidance-for-cleanups/.

Risk-based Closure Guide (R2) Acronym List

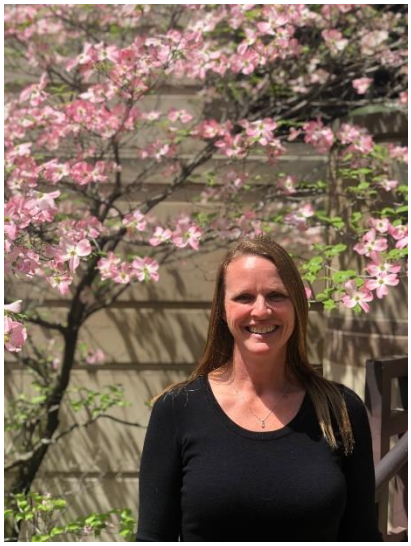
CCVPL	commercial conduit vapor published level
CIAAL	commercial indoor air action level
CIAPL	commercial indoor air published level
CSGPL	commercial soil gas published level (shallow and deep)
CSPL	commercial soil published level
CSSPL	commercial subslab published level
GWPL	groundwater published level
PL	published level
RCVPL	residential conduit vapor published level
RIAAL	residential indoor air action level
RIAPL	residential indoor air published level
RSGPL	residential soil gas published level (shallow and deep)
RSPL	residential soil published level
RSSPL	residential subslab published level
XSPL	excavation soil published level
Rec SPL	recreational published level (trail/park/playing field)

Welcome New Staff and Familiar Faces



Lori Bebinger – Lori Bebinger has worked as a Project Manager for the Indiana Brownfields Program since November 2021. Previously, she worked in the Indiana Department of Environmental Management in the Voluntary Remediation Program for just shy of 5 years where she learned about many remediation technologies and the processes of state government. Her first job after college included working as a field geologist for a local consulting firm for 3.5 years. It was here that she learned the importance of environmental ethics and what a contaminated site looks like from the spill/release to remediation and closure. Lori attended college at Indiana University Purdue University Indianapolis and graduated with a Bachelor of Science in

Geology. While in attendance she researched the composition of nitrogen gases produced in riparian buffers and the role of artificial drainage. She also participated service-learning activities and reservoir sampling while interning with the Center for Earth and Environmental Sciences. She enjoys hiking at parks around Indy and volunteering with local race groups, Cooking Matters, and Keep Indianapolis Beautiful in her free time.



Michele Bettis – Michele Bettis has been a Project Manager in the Indiana Brownfields Program since November 2021. She has over 12 years of professional experience in environmental science and project management, and 10 years of professional experience in business management. She most recently served as an Environmental Project Manager in the Petroleum Remediation Section of the Office of Land Quality at IDEM for the previous 2 years and as an Enforcement Case Manager with the Office of Water Quality at IDEM for 1 year. Prior to joining IDEM, Ms. Bettis worked as an Office Manager for an Indianapolis small business for 10 years and prior, Ms. Bettis worked for an environmental consulting firm in Indianapolis, Indiana (Quality Environmental Professionals, Inc.) for 8 years. Ms. Bettis holds a B.S. degree in Environmental Science from Indiana University.

Sara Westrick Corbin – Sara Westrick Corbin re-joined the Indiana Brownfields Program as the Financial Resources Coordinator in November 2021. She began with the Brownfields Program in 2001 and held the Financial Resources Coordinator position for 10 years before relocating to Seattle, Washington, in 2016. In Seattle, Sara managed federal grants and other funding at two non-profit research institutions. She has more than 20 years of experience in and grants management and program development. Sara graduated with a B.S. degree in Public Affairs, Environmental Management from Indiana University.

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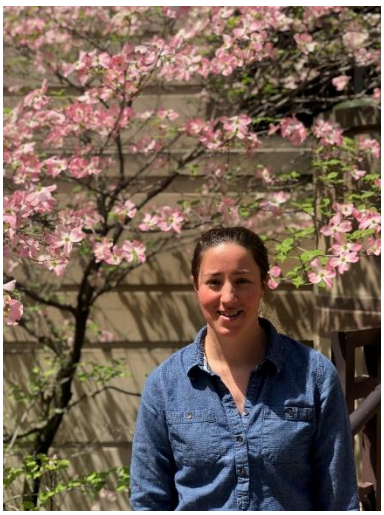
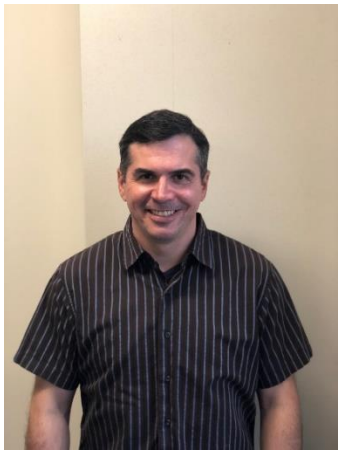
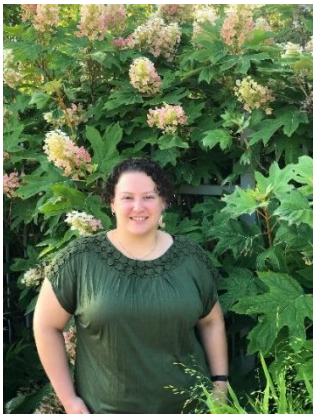


Haley Faulds – Haley Faulds has been a Project Manager in the Indiana Brownfields Program since February 2022. She has over 9 years of professional experience in the environment management field. She interned at the Delaware County Department of Emergency Management as a member of their Special Response Team. Then she went on to work at a hazardous waste disposal company for three years, first as an account coordinator and then as a field chemist. Then she went to work for IDEM in the State Cleanup Section for the past 5 years. She graduated from Ball State University with a B.S. in Natural Resources Environmental Management with a concentration in Emergency Response and a minor in Leadership.



John Morris – John is a graduate of Indiana State University where he earned his B.S. in Geology. John lived seven years in Colorado, where he performed due diligence for commercial property transactions and investigation & remediation of petroleum and chlorinated solvent releases. Moving back to Indiana in 2012, John worked for the Indiana Brownfields Program until 2016, when he again worked as a private consultant and provided additional technical support to insurance companies. He was the Petroleum Branch Chief from January 2019 to March 2022, where he supported the Underground Storage Tank (UST) Compliance, Petroleum Remediation, and UST Operations Sections. John returned to the Indiana Brownfields Program in March 2022 as Stakeholder Engagement Coordinator. John is a Certified Hazardous Materials Manager (CHMM), a Certified Professional Geologist (CPG) and also a Licensed Professional Geologist (LPG) in four states.



Vickey Robinson – Vickey Robinson joined the Indiana Brownfields Program in May of 2022 as the GIS & Digital Services Specialist. She has over 7 years of professional GIS experience, most recently serving as an Environmental Manager in the GIS section of the Office of Land Quality at IDEM. Prior to joining IDEM, Vickey worked five years as a GIS Technician for an Indiana County. She graduated Magna Cum Laude with a B.S. Degree in Human and Environmental Systems and a minor in Geographic Information Science from Indiana State University.

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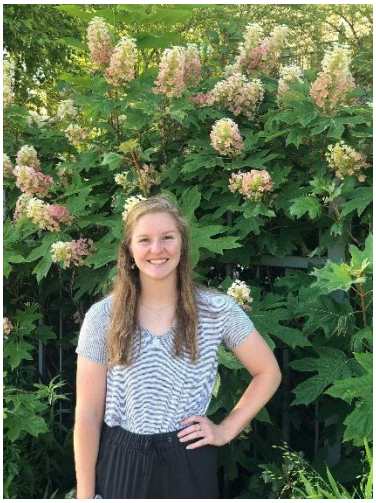
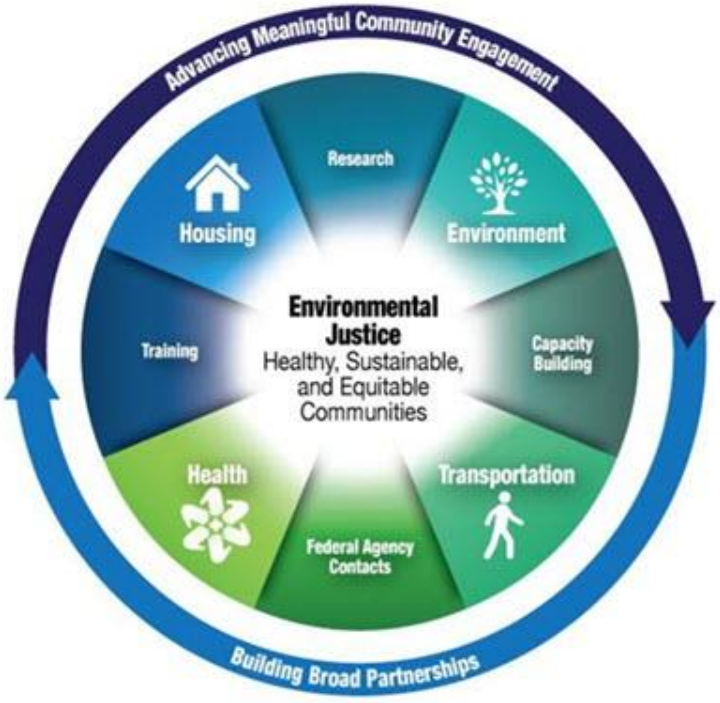


Susie Holmes – Susie Holmes is a 2022 graduate of the Indiana University O'Neill School of Public and Environmental Affairs where she received her B.S. in Public Affairs, Law and Public Policy. Susie first began working with the Indiana Brownfields Program as a summer intern in 2021 but extended her work with the Program through the following fall 2021 and spring 2022 semesters. Prior to graduation, she accepted a full-time position as a Program Associate, where she will continue to learn and grow with the Program. Susie enjoys hiking, eating Thai cuisine, and pretending that she has the greenest thumb in all of Indiana.

Environmental Justice Screening and Mapping Tool

The U.S. EPA has developed a new environmental justice (EJ) screening and mapping tool called EJScreen. So, what is Environmental Justice?

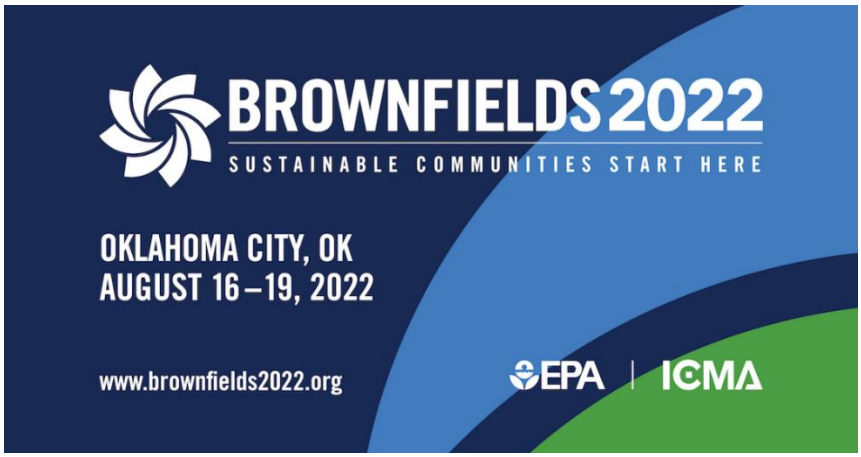
"Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. This goal will be achieved when everyone enjoys:



- **The same degree of protection from environmental and health hazards, and**
- **Equal access to the decision-making process to have a healthy environment in which to live, learn, and work." (U.S. EPA)**

EJScreen is based on nationally consistent data which combines environmental and demographic indicators in maps and reports for users to interact with and interpret. Once a geographic area is chosen, the tool then provides demographic and environmental information for that specific area. The information displayed is all publicly available data, integrated into one tool for anyone to use. The EJScreen Tool can be found here: https://www.epa.gov/ejscreen as well, more information can be found: https://www.epa.gov/environmentaljustice. Lots of helpful information regarding environmental justice will also be displayed and shared at the upcoming National Brownfield Conference.

National Brownfield Conference – Oklahoma City



This year will mark the first National Brownfield Conference since December 2019 in Los Angeles, California. The 2022 Brownfields Conference will be held in Oklahoma City, Oklahoma from August 16-19th. Offering various educational sessions (over 100), the conference aims to offer high quality learning and networking for anyone from beginners to those looking for more advanced training and connections. For more information regarding the educational sessions please visit: https://brownfields2022.org/2022-educational-programs/. The National Brownfields Conference is the largest event in the nation centered around environmental revitalization and economic redevelopment. Held every two years, this event attracts over 2,000 stakeholders in brownfields redevelopment and cleanup to exchange knowledge about sustainable (and attainable) reuse of brownfields. To register for the conference, visit: https://brownfields2022.org/register/.

The Indiana Brownfields Program is pleased to announce the Jeffersonville Gateway Projects in Jeffersonville will be recognized at the National Brownfields Conference in Oklahoma City as a Region 5 Brownfields Success Project. Attached is the poster showcasing the redevelopment.

Continued on Page 14

EPA Region 5 Brownfields Success
Jeffersonville, Indiana
Concentrated Investment in the Gateway

Background:

Jeffersonville's Gateway District – located on the Ohio River facing Louisville, KY - was occupied by the remnants of industry and waste disposal associated with river and rail transportation. Jeffersonville hoped to build upon the adjoining downtown arts and cultural district to revitalize the downtown and waterfront.

Approach:

- Jeffersonville utilized funding from two U.S. EPA brownfields assessment grants and performed cleanup through Indiana's Brownfields Program to get the ball rolling on cleanup and redevelopment of this district and the surrounding area.
- In the last eight years, Jeffersonville has implemented multiple Brownfields grants, totaling almost $1 Million.

Results:

The first phase of redevelopment has been completed, leveraging $30 million in private investment to bring in retail uses. Surrounding brownfields have been redeveloped into new apartments, a physical therapy center, and a park. Jeffersonville is now focused on the next phase of brownfield redevelopment in this area!

Disclaimer

Mention of non-Indiana Finance Authority (IFA) website links and documents does not constitute an IFA endorsement of their contents, only an acknowledgement that they exist and may be relevant to our brownfield redevelopment stakeholders.

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The Indiana Brownfields Program offers educational, financial, legal, and technical assistance and works in partnership with the U.S. Environmental Protection Agency and other stakeholders to assist Indiana communities in making productive use of brownfield properties.

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