



Indiana Brownfields Bulletin

Bi-annual Newsletter, Winter 2021

~Happy Hopeful New Year from the Indiana Brownfields Program~

While we all respectively experienced the challenges of 2020, it was a successful year for the Program despite the public health emergency. This issue of the Brownfields Bulletin features some key site success stories and highlights some of our 2020 accomplishments. We look forward to 2021 with optimism for continued problem-solving and successes. Remember, we are here to serve you.

In this Issue

[Bottleworks District Development Progresses Despite Pandemic](#)

[The Butler Company – MPG/RLF Subgrant Site Success](#)

[Valley House Flats Stacks Up Resources](#)

[Digging into Soil Sampling Depths](#)

[Save the Date](#)

[Reliable Resources](#)

[Total Chromium is “Totally Not” the Best Analytical Method](#)

[Universe of Sites](#)

[Calendar of Events](#)

[Staff Directory](#)



Bottleworks District Development Progresses Despite Pandemic

Hoosier hospitality embraces lodging, food, and entertainment – all of which can be found in the new Bottleworks District under development in downtown Indianapolis. Where old meets new... the opening of the Bottleworks Hotel is the first major milestone in the large, multi-million-dollar, mixed-use development at the former 1930s Coca-Cola Bottling Plant complex located along Massachusetts Avenue which, in its heyday, produced and distributed at least two million bottles each week. The hotel, which recently held its grand

Continued on Page 2

Bottleworks – Continued from front page

opening, is a 139-room boutique hotel that occupies the top two floors of the former Coca-Cola Bottling Plant administration building, an art-deco style building, painstakingly restored to preserve its historic beauty. Additional renovations completed during the pandemic include The Garage, a 38,000-square-foot food hall housing a mix of food and beverage tenants and specialty retailers, and a movie theater. When complete, the \$300 million mixed-use Bottleworks District will include a boutique hotel, food hall, movie theater, office space, commercial/retail stores, and multi-tenant residential buildings.

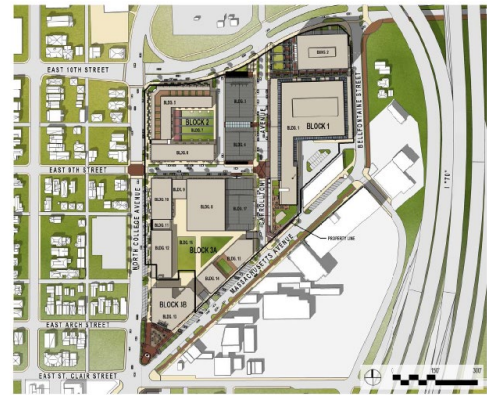


Bottleworks District Development, Indianapolis: original Coca-Cola art-deco style building exterior then

The development will be completed in two phases and includes the restoration and reuse of several historic buildings, along with restoration of the terra cotta building façades. The first phase is nearly complete. The second phase, which includes office, retail, and residential space, is currently being reassessed in response to the effects of the pandemic on the marketplace. Original Phase II plans called for 100,000 square feet of office space and 80,000 square feet of residential space, mostly apartments, with another 35,000 square feet of first floor retail.

For a flavor of what one can experience when visiting the Bottleworks District, the following amenities recently opened or will open in the near future:

- ✚ **High Alpha** (first and primary office tenant)
- ✚ **Yoga Six** (yoga studio)
- ✚ **Good Neighbor** (clothing store in ground floor of hotel)
- ✚ **Living Room Theaters**
- ✚ **Bottleworks Hotel**
- ✚ **The Garage Food Hall** (multiple restaurants)
- ✚ **Pins Mechanical Co.** (bowling, pinball machines, bar) – opening Spring 2021



Bottleworks District Project Map

Stepping back to see the “before” along with the “after” often yields a greater appreciation for success, especially after having overcome obstacles like historical environmental contamination. There are two brownfield sites that are a part of the Bottleworks District development project, a former Indianapolis Public Schools (IPS) Service Center and the former Sablosky Store. The IPS Service Center (Brownfields Site #4151104) received a Comfort Letter from the Indiana Brownfields Program (Program) on August 4, 2017, with an Environmental Restrictive Covenant (ERC) recorded on September 18, 2017. The Sablosky Store (Brownfields Site #4170806) also received a Comfort Letter, on February 28, 2018, with an ERC Modification recorded on September 17, 2018. These two letters addressed potential environmental liability in order to facilitate property transactions as part of the Bottleworks District development process.

Continued on Page 3



Bottleworks District Restoration Map

➤ **IPS Service Center**

The 11.21-acre IPS Service Center site (Site) is developed with one 354,504 square-foot building (Service Center) located on the eastern portion of the Site and three garages (Garage #1, Garage #2, and Garage #3) totaling approximately 119,900 square feet located on the central portion of the Site, formerly occupied by the Indianapolis Public Schools (IPS) Transportation Service Center for administration, vehicle maintenance, storage, and carpentry mill activities. The remainder of the Site was paved with asphalt for vehicle parking. The south-central portion of the Site was used for vehicle fueling with four fuel dispensers at two separate pump islands.



Bottleworks District Development, Indianapolis: preserved Coca-Cola art-deco style building exterior now

The Service Center property was primarily residential with commercial buildings present on the southeastern and southwestern portions of the Site until 1914, when commercial/light industrial development began on the southern portion of the Site along Massachusetts Avenue and on the northwestern portion along College Avenue. A variety of operations were conducted on the southern portion of the Site, along College Avenue, on the northern portion of the Site along East 10th Street, and on the south-southeastern portion of the Site from 1914 until the 1950s. In 1920, Coca Cola Bottling Works conducted operations at the Site, with operations expanded in the 1930s and 1940s; by 1950, all the currently existing Site buildings had been constructed. Interestingly, Coca Cola also operated a printing facility in the basement of the Service Center building. In 1975, IPS acquired the Site and began operating a transportation service center.



Bottleworks District Development, Indianapolis: preserved art-deco style building interior

➤ **Sablosky Store**

The 0.78-acre former Sablosky Store (Site) property previously had residential and commercial use. The northern portion was historically occupied with residences from at approximately 1887 until the mid-1960s, when the residential structures were

Continued on Page 4

removed. The southern portion of the Site was developed with a mixture of commercial stores (e.g., grocery, clothing, etc.), outbuildings, and residential units in 1887, as well as an auto repair facility/garage from approximately 1920 until 1930. By 1956, the residential structures and outbuilding were removed from the southern and central portions, at which time the Site was exclusively used for commercial purposes. According to City directories, the Site was occupied by Sablosky's Department Store until the early 1980s and then other operations until 1997, when all structures were removed from the Site.

With the variety of historical operations across the Bottleworks District development area came a variety of environmental conditions. The main concern was volatile organic compound (VOC) contamination in groundwater and in exterior soil gas and subslab soil gas. Contaminants were detected on-Site in indoor air samples above applicable Indiana Department of Environmental Management (IDEM) Remediation Closure Guide (RCG) residential screening levels. Potential petroleum contamination on-Site was another concern which Bottleworks District LLC investigated and subsequently removed underground storage tanks (USTs) and hydraulic lifts.

Out of an abundance of caution, a heating, ventilation, and air conditioning (HVAC) system was designed with optional control features to provide protection from potential vapor intrusion in the Bottleworks Hotel building. A passive vapor mitigation system was installed in The Garage Food Hall building that will have the ability to be converted to an active system should future environmental sampling indicate it is needed. Other buildings built on the northern parcel in the future will be evaluated based on the contaminant levels in groundwater or through vapor intrusion (VI) sampling at the time of construction. If necessary, buildings will be constructed with passive vapor mitigation systems with an option to be converted into active systems if environmental conditions merit so doing.



Bottleworks District Development, Indianapolis: hotel entrance



Bottleworks District Development, Indianapolis: hotel lobby

The Bottleworks District project – one of the largest private investment projects in Indiana -- highlights how private and public partners, with the right mix of resources, can turn brownfield liabilities into a remarkable redevelopment success story. The anticipated total investment of \$300,000,000 includes \$12M to purchase the land, approximately \$5M in proposed City funding which included remediation costs, and \$29M private investment through state and federal tax credit incentive programs such as the Indiana Economic Development Corporation (IEDC) Industrial

Continued on Page 5

Recovery/DINO Program and Federal Historic Rehabilitation Tax Credit program for rehabilitation/remodeling.



The Butler Company – MPG/RLF Subgrant Site Success

Partly due to the Indiana Brownfields Program’s new Multi-Purpose Grant (MPG) leveraged with its Revolving Loan Fund (RLF) funding through the U.S. Environmental Protection Agency (U.S. EPA), The Butler Company site (Site) remediation that started in September 2020 is already almost completed. In March 2020, the Program awarded the City of Butler subgrant funding totaling \$181,383 (MPG = \$71,865 and RLF = \$109,518). Considering all the important checks and balances the use of federal funds requires for accuracy and transparency, the quick turnaround from the award of financial assistance to shovel in the ground for this project is noteworthy.

The 3.55-acre Site is located at 325 South Broadway Street in Butler, DeKalb County. The fire-damaged Site has areas covered with concrete and brick rubble associated with former building structures. Two buildings remain partially intact on the north and east portions. Remaining areas are covered with grass, trees, and scrub vegetation. The Site is situated in a mixed land use area including commercial businesses and residential properties.

Historical review indicates the Site was first developed by The Butler Manufacturing Company in 1888, was sold in 1894, and was renamed “The Butler Company.” By the 1930s, The Butler Company site included a machine shop, foundry, paint shop, pipe shed, lumber shed, tin shop and storage building. The Butler Company continued as a jobber of electrical, plumbing, heating, cooling, and well drilling supplies until the facility was closed in 1997. Historical releases of hazardous substances have adversely impacted areas of the Site with arsenic and lead within the fill material (0-4 feet) at concentrations exceeding state industrial direct contact levels.



Bottleworks District Development, Indianapolis: preserved garage exterior

More information about this transformative project can be found directly at

<https://www.bottleworksdistrict.com/>. Also, for a virtual experience, please check out the “History at the Heart of the Bottleworks Hotel” news story video at <https://www.insideindianabusiness.com/story/43093096/history-at-the-heart-of-bottleworks-hotel>



Bottleworks District Development, Indianapolis: High Alpha (offices)



The Butler Company -- Barrier 1

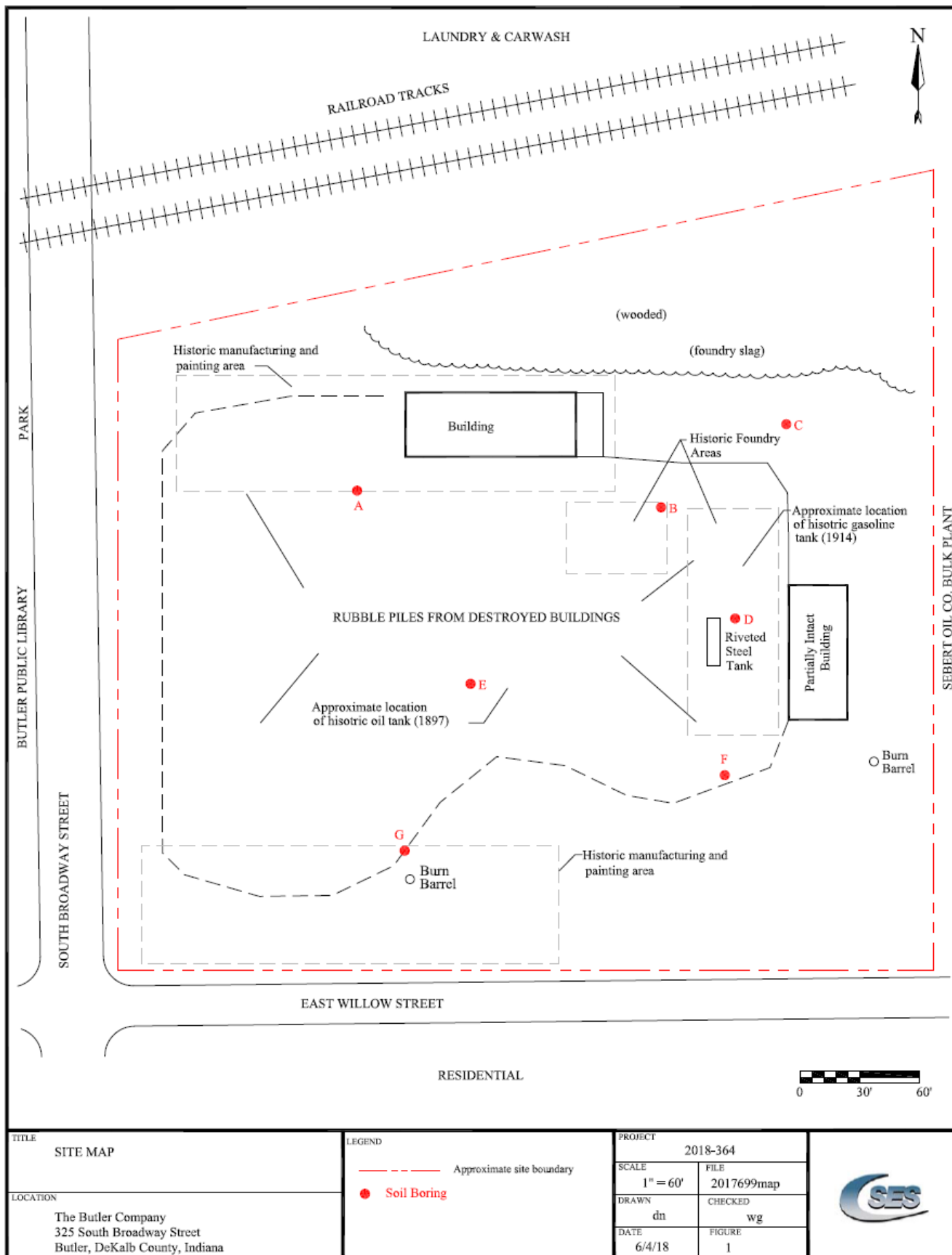
The City of Butler became owner of the Site in January 2020. The federal funding awarded by the Program in March 2020 is facilitating the City’s plans to clean up the Site with physical barriers, as well as an institutional control. Following remediation, the topsoil currently needs to be applied to finish construction. In the near future, groundwater monitoring well installation should be completed. Per the publicly-noticed and Program-approved Site *Remediation Work Plan*, five monitoring wells will be installed followed by two quarters of groundwater monitoring. The remedial activities are designed to prevent direct contact with contaminated media and to prevent further subsurface migration in order to prepare The Butler Company Site for commercial redevelopment opportunities.



Barrier 2 under construction



The Butler Company – Barrier 3



TITLE	SITE MAP
LOCATION	The Butler Company 325 South Broadway Street Butler, DeKalb County, Indiana

LEGEND	<p>--- Approximate site boundary</p> <p>● Soil Boring</p>
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PROJECT	2018-364
SCALE	1" = 60'
FILE	2017699map
DRAWN	dn wg
CHECKED	wg
DATE	6/4/18
FIGURE	1





Photo credit: Opportunity Investment Consortium Indiana and Local Initiatives Support Corporation (LISC)

Valley House Flats Stacks Up Resources

This Indiana Brownfields Program site (# 4141007), located along Main Street and 16 W 5th Street in the Town of Brookville in Franklin County, highlights the success that can come from stacking available financial resources. Through partnerships and non-traditional financing to bridge critical funding gaps, this project utilized tax credits from the Indiana Housing Community Development Authority (IHCDA) Low-Income Housing Tax Credit (LIHTC) program (the application for which obtained extra points for being a brownfield site) and tax incentives from being located in a designated Opportunity Zone (OZ) pursuant to the Tax Cuts and Jobs Act of 2017. In fact, Valley House Flats is reported to be the first completed OZ project in the State of Indiana.

Located in an economically distressed neighborhood, this historic brownfield site was redeveloped as an apartment community for older, active adults through a \$12 million-restoration project. Formerly a hotel, built in 1852 (considered the oldest in the state), the 27-unit Valley House Flats will keep its

Continued on Page 9

residential use, but as affordable market-rate apartments for senior adults. Unique to this 1991-designated Indiana Landmarks project is the care given to rehabilitate the building’s historical architectural features such as the original floor-to-ceiling windows, crown moldings, and hardwood flooring, while integrating modern-day construction features.

The Valley House Flats redevelopment should draw visitors to the Town’s main historic business corridor and serve as a catalyst for revitalization in an area that is ripe for development after laying stagnant for a period of years. Kudos goes to resourceful Town leaders, creative local investors, and other public/private partners that collaborated to help the Batesville Senior Café, a southeastern Indiana developer of affordable senior housing, with its adaptive reuse project.



Digging into Soil Sampling Depths



Sometimes being shallow versus deep is actually an asset. This is true regarding state and federally funded site sampling plans that propose to include shallower samples as the preferred investigation

methodology to adequately characterize contamination. Analytical results from shallow samples allow for sound evaluation of the direct contact environmental exposure pathway, which is often a primary point of concern when evaluating reuse options to redevelop a brownfield site.

When the Indiana Brownfields Program (Program) needs to recommend and document “reasonable steps” for prospective purchasers in a Comfort Letter to limit exacerbating contamination, its recommendations are only as good as the information upon which they are based. Sampling data that does not include shallow samples leaves the Program unable to address the direct contact exposure scenario and unable to provide a complete technical opinion regarding environmental conditions on a site. Analytical results from deep soil samples, while useful in making decisions on remedial approaches, are often not helpful when evaluating brownfield site reuse scenarios. If a Comfort Letter has been requested and shallow sampling has not been conducted, usually the Program will advise the applicant that it would recommend further sampling and recommend parameters, or it will advise the applicant that the Comfort Letter will be issued noting an absence of data necessary for the Program to provide a full technical opinion on recommended reasonable steps.

When working with the Indiana Brownfields Program, the goal is usually to get a site back into productive use. Ultimately, the more data available pertaining to recognized environmental concerns, the better. But, if limited sampling will be undertaken, shallow samples should typically be the priority to ensure a proper evaluation of potential future uses of a site can be made. While extenuating circumstances often exist with brownfield projects (e.g., inability to sample due to building instability) every effort should be made to gather appropriate environmental data (e.g., all applicable media for all potential exposure pathways) to ensure a complete picture of site conditions which will afford a greater likelihood of moving a site toward successful redevelopment.



Save the Date!



BROWNFIELDS 2021
SUSTAINABLE COMMUNITIES START HERE
OKLAHOMA CITY, OK | SEPTEMBER 27-30, 2021

The National Brownfields Training Conference is the largest training and networking event in the nation focused on land revitalization and economic development, featuring over 100 educational sessions, trainings, and site tours.

Brownfields 2021 will also feature special sessions on local economic recovery from the COVID-19 pandemic.

We look forward to seeing you there! Learn more at www.brownfields2021.org.  | 

Offered every two years, the **next Brownfields Training Conference** previously scheduled to be held in Oklahoma City, Oklahoma in April 2021 is rescheduled for September 27-30, 2021. Given the uncertainties of the current Coronavirus (COVID-19) pandemic, this change of plans is to help ensure a safe learning environment. For more details, including plans for the second “Call for Ideas” with submittals due by March 8, 2021, please check out <https://brownfields2021.org/>.



Save the date and save your pennies! We hope to see you at the next Brownfields Training Conference in Oklahoma City this year.

Reliable Resources

- ✓ The U.S. EPA-funded Technical Assistance to Brownfields (**TAB) Program** offers free technical assistance to communities and other stakeholders with local visioning, project planning, outreach events, trainings, e-tools, Requests for Proposals, contractor selections, grant applications, and other assistance upon request. More information about TAB services can be found at <https://www.ksutab.org/>.
- ✓ The Association of State and Territorial Solid Waste Management Officials (**ASTSWMO**) has a variety of brownfield-related resources that can help states as well as communities. Its mission is to enhance and promote effective State and Territorial programs and to affect relevant national policies for waste and materials management, environmentally sustainable practices, and environmental restoration. More information (including recent publications, state and federal web site links, etc.) to facilitate brownfield redevelopment, among other related environmental issues, can be found at <http://astswmo.org/#>.
- ✓ The Council of Development Finance Agencies (**CDFA**) retains a large collection of development finance resources, including a variety of on-line tools to support the brownfields industry. More information about the development finance tools and resources available can be found at <https://www.cdfa.net/cdfa/cdfaweb.nsf/pages/resources.html>.



Total Chromium Is “Totally Not” the Best Analytical Method

Chromium is found in two forms – naturally occurring Cr III (trivalent) and Cr VI (hexavalent), which is a byproduct of industrial processes. There is evidence that Cr VI is a carcinogen in humans. Cr VI contamination is often found at sites where electroplating, leather tanning, welding, wood treating, and painting occurred. The more toxic nature of Cr VI is reflected in the much lower Indiana Department of Environmental Management (IDEM) Remediation Closure Guide (RCG) screening levels for Cr VI versus those for Cr III. The Indiana Brownfields Program (Program) recommends speciation of chromium during laboratory analysis of samples. In the absence of speciated sample data (when only total chromium is measured), IDEM is left to take a conservative approach and compare the analytical results to Cr VI screening levels in case the detected chromium is actually the more toxic Cr VI. Speciation more accurately assesses environmental conditions on a site and is, therefore, preferred by the Program.

RCG Screening Levels for Chromium

Cr III – 100,000 ppm residential soil direct contact/ 22,000 ppb residential tap groundwater

Cr VI – 4.2 ppm residential soil direct contact /0.35 ppb residential tap groundwater

Universe of Sites

Dilapidated, vacant, old commercial/industrial sites in your community could turn out to be stars behind clouds! Contrary to the expression “don’t call us, we’ll call you,” we do want you to call and/or email the Indiana Brownfields Program (Program) about any local brownfield site inventories. Sharing your universe of sites would help the Program evaluate possible assistance for your community to facilitate redevelopment and local economic recovery. We especially encourage stakeholders to contact us (Nancy Dollar or Michele Oertel) before starting any inventory endeavors, as we can offer tools that might help accomplish what can sometimes be a challenging task. Ultimately, our goal is to match and distribute our available resources to meet your community’s needs, but we have to understand the universe in order to be able to do so effectively.

The graphics below illustrate even more Program accomplishments in the challenging year of 2020. Return on Investment (ROI) information is critical to measuring Program successes as well as project successes.



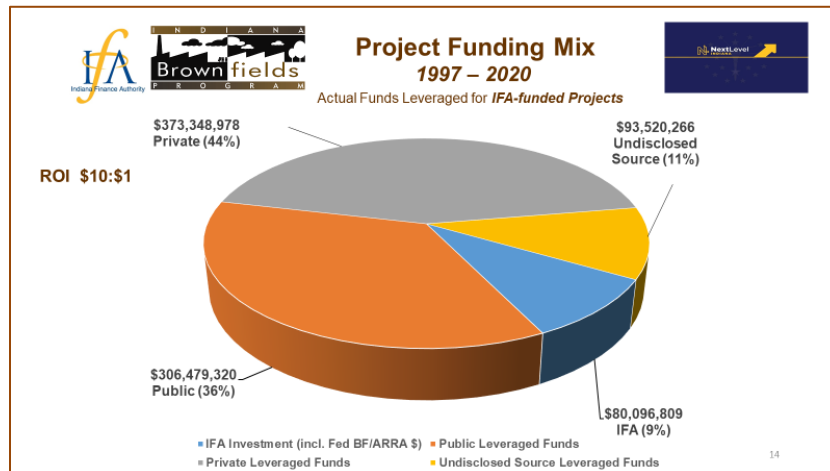
Example 2020 Projects

High Capital Investment Projects	Community	Site	Capital Investment (Actual &/or Projected)			
			IFA Assistance	Private	Public	Total
1	Fort Wayne	Riverfront at Promenade Park (Allen County jail)	CL	?	?	\$88,700,000
2	Mishawaka	Mill at Ironworks Plaza (Uniroyal)	CL	\$26,800,000	~\$14,770,000	~\$41,670,000
3	Evansville	Post House (Kenny Kent Auto)	CL	~\$31,000,000	\$9,000,000	\$40,000,000

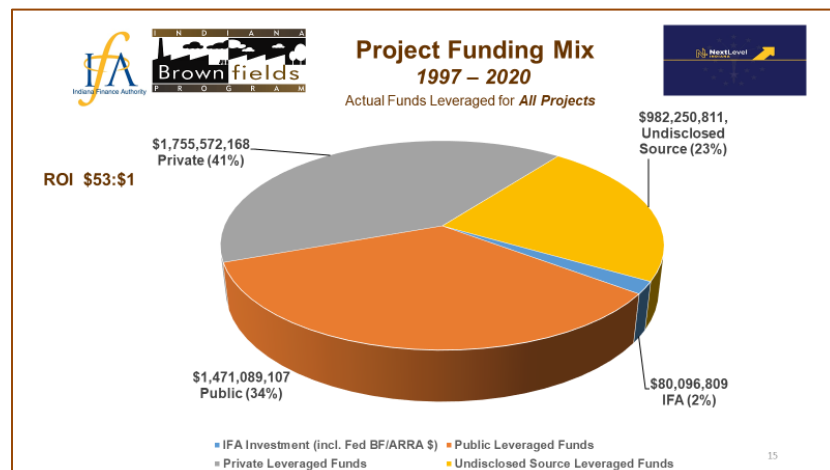
Other Example Projects	Community	Site	IFA Assistance	Jobs Projected / Created	Other Stats	Total Capital Investment
1	Anderson	SER North America (former Guide plant)	CL	38	-	\$19,000,000
2	Jeffersonville	The Walcott (former American Legion)	CL		214 Housing Units	\$30,000,000
3	Whitestown	Central Region Little League HQ (former Wrecks, Inc.)	CL, Remediation Grant	5	1 Business, 26-acre Park	\$11,525,000

CL = Comfort Letter

16



14



15

CALENDAR OF EVENTS

For up-to-date information about events relevant to brownfield redevelopment, please visit the Indiana Brownfields Program Web site: www.brownfields.IN.gov.

February 24-25, 2021

WEBINAR: Council of Development Finance Agencies (CDFA) Intro Bond Finance WebCourse

12:00 PM – 5:00 PM Eastern

This will take place through GoToWebinar, an online distance learning software. Register before February 5, 2021 for early-bird rates at

<https://www.cdfa.net/cdfa/cdfaweb.nsf/0/A17BAFCD999BF1238825846B00671E24>.

March 8, 2021

DEADLINE: The 2021 National Brownfields Training Conference Call for Ideas submittals.

For more information, check out <https://brownfields2021.org/>.



March 11, 2021

WEBINAR: Interstate Technology Regulatory Council (ITRC) Incremental Sampling Methodology (ISM-2) Update – Session 2: Field Sample Collection, Incremental Sample Processing & Analysis, and ISM for Risk Assessment

1:00 PM – 3:15 PM Eastern

For more information and other potentially relevant webinars, check out

https://itrcweb.org/Documents/TeamResources_OutreachMaterials/2021_ITRC_Training_Schedule.pdf. Register at <http://www.clu-in.org/live/>.

March 23, 2021

WEBINAR: ITRC Petroleum Vapor Intrusion: Fundamentals of Screening, Investigation, and Management

1:00 PM – 3:15 PM Eastern

For more information and other potentially relevant webinars, check out

https://itrcweb.org/Documents/TeamResources_OutreachMaterials/2021_ITRC_Training_Schedule.pdf. Register at <http://www.clu-in.org/live/>.

March 24-25, 2021

WEBINAR: CDFA Intro Tax Increment Finance WebCourse

12:00 PM – 5:00 PM Eastern

This will take place through GoToWebinar, an online distance learning software. Register before March 5, 2021 for early-bird rates at

<https://www.cdfa.net/cdfa/cdfaweb.nsf/0/A17BAFCD999BF1238825846B00671E24>.

March 30, 2021

WEBINAR: ITRC Long-term Contaminant Management Using Institutional Controls

1:00 PM – 3:15 PM Eastern

For more information and other potentially relevant webinars, check out

https://itrcweb.org/Documents/TeamResources_OutreachMaterials/2021_ITRC_Training_Schedule.pdf. Register at <http://www.clu-in.org/live/>.

April 6, 2021

WEBINAR: ITRC PFAS Roundtable (AFFF and Treatment Technologies)

1:00 PM – 3:15 PM Eastern

For more information and other potentially relevant webinars, check out

https://itrcweb.org/Documents/TeamResources_OutreachMaterials/2021_ITRC_Training_Schedule.pdf.

Register at <http://www.clu-in.org/live/>.

April 15, 2021

DEADLINE: Indiana Office of Community and Rural Affairs (OCRA) Second Quarter Planning Grant applications

Note that dates/plans could change. The applicant must be a local unit of government and comply with other requirements. For more information, check out <https://www.in.gov/ocra/cdbg/>.

April 28-29, 2021

WEBINAR: CDFA Intro Opportunity Zones Finance WebCourse

12:00 PM – 5:00 PM Eastern

This will take place through GoToWebinar, an online distance learning software. Register before April 2, 2021 for early-bird rates at

<https://www.cdfa.net/cdfa/cdfaweb.nsf/0/A17BAFCD999BF1238825846B00671E24>.

May 24-25, 2021

WEBINAR: CDFA Advanced Bond Finance WebCourse

12:00 PM – 5:00 PM Eastern

This will take place through GoToWebinar, an online distance learning software. Register before May 7, 2021 for early-bird rates at

<https://www.cdfa.net/cdfa/cdfaweb.nsf/0/A17BAFCD999BF1238825846B00671E24>.

June 1, 2021

WEBINAR: ITRC Vapor Intrusion Mitigation Session 1: Conceptual Site Model for Vapor Intrusion Mitigation, Public Outreach, Rapid Response, Remediation & Institutional Controls

1:00 PM – 3:15 PM Eastern

For more information and other potentially relevant webinars, check out

https://itrcweb.org/Documents/TeamResources_OutreachMaterials/2021_ITRC_Training_Schedule.pdf.

Register at <http://www.clu-in.org/live/>.

June 10, 2021

WEBINAR: ITRC PFAS Roundtable (Human and Eco Health Effects, Site Risk Assessment, Risk Communication and Stakeholder Perspectives)

1:00 PM – 3:15 PM Eastern

For more information and other potentially relevant webinars, check out

https://itrcweb.org/Documents/TeamResources_OutreachMaterials/2021_ITRC_Training_Schedule.pdf.

Register at <http://www.clu-in.org/live/>.

June 15, 2021

WEBINAR: ITRC Vapor Intrusion Mitigation Session 2: Active Mitigation, Passive Mitigation, Installation/ OM&M/Exit Strategy

1:00 PM – 3:15 PM Eastern

For more information and other potentially relevant webinars, check out

https://itrcweb.org/Documents/TeamResources_OutreachMaterials/2021_ITRC_Training_Schedule.pdf.

Register at <http://www.clu-in.org/live/>.

June 25, 2021

DEADLINE: Indiana OCRA CDBG 2021 Round 1 application (includes Blight Clearance Program)

Note that dates/plans could change. The applicant must be a local unit of government and comply with other requirements. For more information, check out <https://www.in.gov/ocra/cdbg/>.

September 27-30, 2021

The 2021 National Brownfields Training Conference will still be held in Oklahoma City, Oklahoma. Offered every two years, this conference is the largest gathering of stakeholders focused on cleaning up and reusing formerly utilized commercial and industrial properties. U.S. EPA co-sponsors this event with the International City/County Management Association (ICMA). The goal of the National Brownfields Training Conference is to provide a vibrant networking and learning environment for the Brownfields community. To deliver the valuable, anticipated in-person education and networking opportunities,

planners are working to ensure that the venue and travel arrangements will be as safe and healthy as possible for conference attendees. Check out <https://brownfields2021.org/>.



Disclaimer

Mention of non-Indiana Finance Authority (IFA) Web site 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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