



COMMUNITY INVOLVEMENT/RELATIONS PLAN

**U.S. EPA Brownfield
American Recovery and Reinvestment Act of 2009 (ARRA) Assistance
Amendment # 2B-00E96801-1
Former Ellis BP Site
1718 Spring Street
Jeffersonville, Indiana**

OVERVIEW

The Indiana Finance Authority (IFA), through the Indiana Brownfields Program (Program), in cooperation with the City of Jeffersonville (City), has prepared this Community Involvement/Relations Plan (CRP) for the City's pending ARRA Revolving Loan Fund (RLF) Loan for the cleanup of the Former Ellis BP Site located at 1718 Spring Street in Jeffersonville, Indiana (Site). The City has applied for a total of \$870,000 for the Site which will be funded, in part, by the Program's ARRA RLF monies. ARRA RLF funding will facilitate the revitalization of Jeffersonville's gateway. The CRP is in accordance with the Program's RLF Incentive Guidelines to help satisfy the public notice requirements of the IFA's cooperative agreement with the U.S. Environmental Protection Agency (U.S. EPA).

Borrowers funding cleanups with RLF Funds must provide the community with an opportunity to provide input on site cleanup and plans for redevelopment. The public must also have the opportunity to comment on the various required documents drafted in preparation for the environmental cleanup, and any comments must be considered as part of the final cleanup decisions. A borrower of RLF Funds must adhere to the following public notice requirements:

- Establishment of a local Information Repository at or near the site(s) that includes public information supplied by both the IFA and the borrower related to the proposed response action;
- A remediation cleanup plan for public view;
- An Analysis of Brownfields Cleanup Alternatives (ABCA) document that identifies the remedial alternatives that were considered is part of the Administrative Record/Information Repository;
- A response document from the State Historic Preservation Officer (SHPO) regarding results of a National Historic Preservation Act (NHPA) review for the subject site;
- A site-specific CRP, including reasonable notice in a major local newspaper of general circulation, on the internet, or similar measure to target the general community and targeted area of the availability of documents for public review;
- Opportunity for involvement and allowance of adequate public comment periods, at least a 30-day notice;

- Response to public comments (summarized and documented in a decision memo or equivalent document) for the Program's decision on the proposed response action;
- Administrative Record (collection of documents explaining the actions taking place at a site) that is available to the public; and,
- Arrangement for information on the remediation findings and the proposed response action to be disseminated to the community in the surrounding affected area.

The purpose of this CRP is to explain strategies which will address communication of information to and involvement of the citizens of Jeffersonville, Indiana, particularly the residents directly or potentially affected by proposed environmental response actions on the Site. The CRP outlines how Jeffersonville has involved, should involve, and will continue to involve affected residents, City officials, and local organizations in the decision-making process regarding the environmental remediation efforts at the Site proposed for remediation and redevelopment.

The City is primarily responsible for implementing the CRP with respect to Site environmental response activities. Active residents and institutions in the community are essential resources for the success of the CRP because they hold positions of responsibility within the community, and these citizens and organizations should be key points of contact and communication. The success of the environmental remediation and subsequent redevelopment of the Site hinges on informed citizen involvement in each step of the remediation and redevelopment process.

The City is primarily responsible for community notification and involvement during the redevelopment project regarding response actions and loan funding for Site activities. Jeffersonville must notify residents or community groups in close proximity to the Site if impacts or activities at a site are likely to affect them. Environmental response actions at the Site are anticipated to be funded by ARRA RLF funding from the IFA. The City will repay loan funding with IFA State Revolving Fund (SRF) Loan Nonpoint Source Project proceeds.

Effective community involvement improves the chances for a long-term, sustainable brownfields project. Early community involvement is equal to cost-effective planning. Implementation of the CRP should be transparent and flexible.

SPOKESPERSON FOR INFORMATION REPOSITORY

The spokesperson for this loan funding is Ms. Andrea Stevens, who may be contacted as noted below:

Andrea Stevens
*Assistant Director, Redevelopment
Grants and Brownfields*

City of Jeffersonville
Suite 250, City Hall
500 Quartermaster Court
Jeffersonville, IN 47130
Phone number: (812) 280-3802
Fax number: (812) 285-6403
Email address: astevens@cityofjeff.net

The main Information Repository, which contains the Administrative Record for site response actions, is located at the Jeffersonville Department of Redevelopment at City Hall (address indicated above), open Monday through Friday, between 8:30 am and 4:30 pm; to accommodate viewing after 4:30 pm, the Jeffersonville Township Public Library located downtown will also serve as an Information Repository. The Administrative Record can be accessed by personal request at the public counter of the Jeffersonville Department of Redevelopment and local library.

The Administrative Record for the Site is also available through the Indiana Department of Environmental Management's (IDEM's) Virtual File Cabinet on the Internet at: <http://12.186.81.89/Pages/Member/EnhancedSearch.aspx>, searching by Site # 4101104 or the address of the Site.

SITE LOCATION

Former BP Ellis/Tobacco Road

Indiana Brownfields Program Site #: **4101104**

IDEM Site #: **UST facility ID # 4898**

Street Address: **1718 Spring Street**

City/Town: **Jeffersonville, Indiana**

Zip: **47130** County: **Clark**

Tax Parcel Identification #: **10-20-00-800-124.000-010**

SITE BACKGROUND

The 0.3-acre Site is located on an intersection that is a city "gateway" off of the interstate. It is unsightly and is surrounded by other vacant, underutilized property. The facility is an abandoned service station with a few remaining structures: a cashier's booth, a storage shed, and a free-standing canopy. It has not been in use as a service station or store for nearly a decade. Currently, the owner allows an independent food vendor to operate from a mobile facility on the Site and has recently allowed a vendor of autumn decorative goods to sell on the Site.

Based on a review of Sanborn maps and city directories, the Site was a Grocery Store/Saloon from before 1904 to sometime after 1911. The Site was identified as a gas station from around 1925 through at least 1998. The Site is currently privately owned by Devinder Brar, and the City is currently in negotiations to purchase the Site.

An All Appropriate Inquiry (AAI)-compliant Phase I Environmental Site Assessment (ESA) will be completed prior to Site acquisition.

Summary of Contamination Issues per Phase I and Phase II Environmental Site Assessments:

- Petroleum contamination in soil and groundwater
- Five on-Site Underground Storage Tanks (USTs)
- Off-Site impacts

REDEVELOPMENT PLANS

Although an end use for the Site has not been definitively determined, it is anticipated that the redevelopment project will, at a minimum, increase greenspace in this gateway area and stimulate activity and economic growth. The City, through its Department of Redevelopment, has recently contracted with two firms to conduct master planning of City “gateway” redevelopment and a citywide way finding-signage program. With the Site’s location at the first Jeffersonville intersection off of Interstate 65 at Exit 2 (Eastern Boulevard), it figures prominently into the planning of this gateway project. The City has contracted with Rundell Ernstberger Associates (REA) and RLR Associates of Indianapolis to lead the master planning of this project. The overall purpose of the project is to define the entrances to Jeffersonville, beautify the streetscape for these areas, create a sense of “place,” and draw visitors and residents into the City. Maintenance will be conducted by City crews in the Street or Parks Departments.

The City of Jeffersonville is committed to using natural and sustainable techniques to manage pollution and to decrease and improve the quality of stormwater runoff. Merely increasing the greenspace in the area will be an improvement over the existing concrete and asphalt covering most of the neighborhood. This project also provides an ideal space to utilize other green techniques, such as pervious paver surfaces and rain gardens.

NATURE OF THREAT TO PUBLIC HEALTH AND ENVIRONMENT

Based on the findings of the Phase II and Supplemental Phase II ESAs, the Site is contaminated with petroleum hydrocarbon in the soil in and around the five USTs and in the groundwater presenting a threat to water quality. Analytical results from the initial investigation reported hydrocarbon contamination exceeding the IDEM’s Risk Integrated System of Closure (RISC) Industrial Default Closure Level (IDCL) on-Site and identified a need for further off-Site investigation. However, the Site does not pose an imminent threat to human health or the environment.

In the subsequent investigation, soil and groundwater were sampled on three adjoining properties. Analysis of soil and groundwater from the Alben Motel adjoining the Site to the southwest reported hydrocarbon contamination in both the soil and groundwater

exceeding both the IDEM RISC Residential Default Closure Level (RDCL) and IDCL. Analysis of soil and groundwater from the closed restaurant adjoining the Site to the northwest reported hydrocarbon contamination in the groundwater only exceeding both the RDCL and the IDCL. Although no impacted media was reported in any sample from the Doctor's office property southwest of the hotel, contamination may be present in a very limited area. The contaminated soil above the water table extends to the southwest across the adjoining site. Contaminated groundwater extends somewhat further in all directions, but is generally defined.

Remedial actions will be focused primarily on preventing exposure to contaminated soil and groundwater for the planned commercial/industrial/recreational reuse of the Site through the removal of USTs, excavation of on-Site contaminated soil, excavation of off-Site contaminated soil, and the application/injection of oxygen releasing compound (ORC™) for groundwater.

COMMUNITY BACKGROUND

The Site is located within the Jeffersonville Urban Enterprise Zone in an economically stagnant area, and the City of Jeffersonville is poised for redevelopment opportunities to stimulate its local economy. While revenues available within the Zone present one opportunity to assist with cleanup and redevelopment of the Site, the City needs the ARRA RLF funding from the IFA to facilitate the cleanup and reuse of this former commercial Site.

Plans include the creation of a beautified green city entrance containing appropriate signage designed to draw people to areas and points of interest. This transformation and improvement in aesthetics is the first step in creating an atmosphere designed to turn around the economic conditions in the area. Plans would likely include the expansion of greenspace even beyond this Site to neighboring properties, helping to create pride and a sense of ownership in surrounding neighborhoods, and will hopefully spur further investment in the area. The first of several stakeholder meetings has been held in the community, and subsequent meetings are planned.

CHRONOLOGY OF COMMUNITY INVOLVEMENT

Community involvement has been an ongoing aspect of the City's overall redevelopment efforts, including the development of the Jeffersonville Brownfields Task Force, whose first meeting was held on February 1, 2010. This Task Force is comprised of the City's Redevelopment Director, Brownfields Coordinator, Business Development Director, Code Enforcement Director, Redevelopment Commissioner, a Health Department representative, a City Council representative, a lawyer, a lender, a realtor, and a developer. The City has/will inform the public through news articles, meetings, City newsletters and website, and social media (e.g., Twitter and Facebook). The City has/will solicit input through advisory committees/groups, Site visits, and

meetings with key community representatives. Community input and involvement will be central to the advancement of the Gateway and Way-finding Signage project. This Site has been identified by the stakeholder group as one of two top priority sites for the project.

To comply with U.S. EPA's 30-day public notice/comment period prior to the anticipated loan closing on March 31, 2011, the City will prepare a legal ad which will reference the remediation/cleanup work plan, the ABCA, and the SHPO response, as well as this CRP in the designated local public repository for review. The City plans to compile/address any comments prior to the anticipated loan closing.

CONTINUED COMMUNITY INVOLVEMENT

The City of Jeffersonville is committed to maintaining community involvement for the Site cleanup and redevelopment process. The City has and will dedicate necessary staff time to complete such administrative requirements. The City may also dedicate in-kind services as dictated by the ultimate redevelopment plans for the Site. Community involvement activities will continue to include: public meetings/hearings on cleanup financing initiatives, local approvals of key brownfield financing and cleanup milestones in public meetings, public input throughout the Site plan review and approval process, and maintenance of the public repository of key documents.

Key local officials and community members will be updated on regularly basis at the public meetings. The City does not foresee holding any "events" at this point in time, though that may change once a developer becomes involved in the project.

Opportunities for continued public participation in decisions concerning environmental response actions at the Site and the City's intentions for loan funding will be provided primarily through public notices and meetings. The City will engage all informational activities in the community.

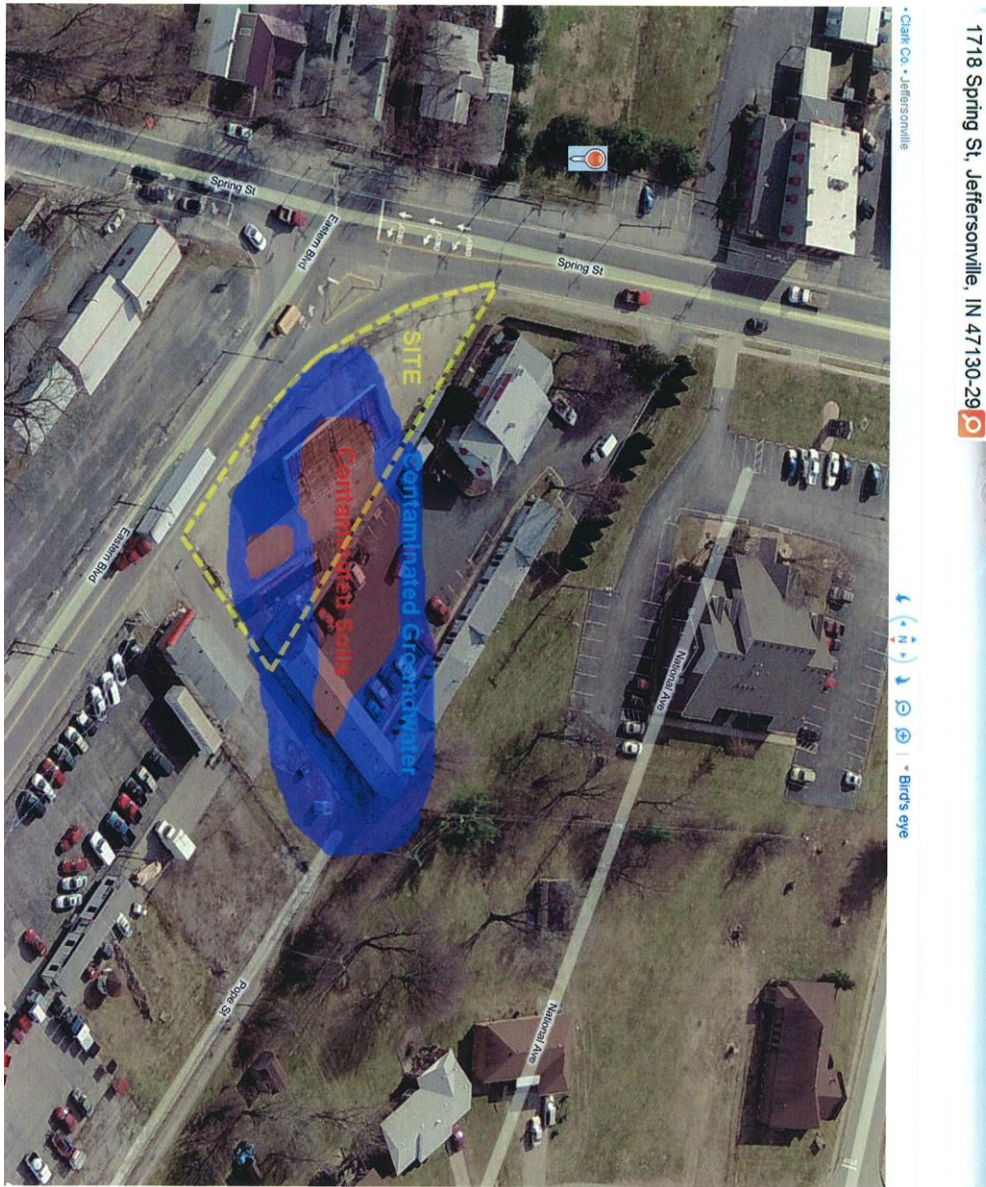
In conformance with U.S. EPA guidelines and Act 381 requirements, public notices will be published and disseminated, public comments will be received and evaluated, public hearings may be conducted, and documents and plans will be approved by public bodies in public session prior to initiation of response actions at the sites. The City will utilize its web site <http://www.cityofjeff.net/> and published notices in the local newspaper to inform the community about agendas, meeting minutes, requests for proposals, etc. The City will likely utilize its quarterly newsletter to publicize the project. Following is a list of the types of public notices, hearings, and sessions to be published as necessary:

- notice announcing document information repository and response actions;
- notice announcing the availability of the Administrative Record including the CRP, the ABCA, and other relevant site documents for a 30-day comment period;

- notice announcing public hearing(s) and/or meeting(s);
- public meeting(s) to approve site plans;

The document information repository will be maintained and updated throughout the environmental response action phase of Site redevelopment.

ATTACHMENT A - PHOTOS/DIAGRAMS/MAPS



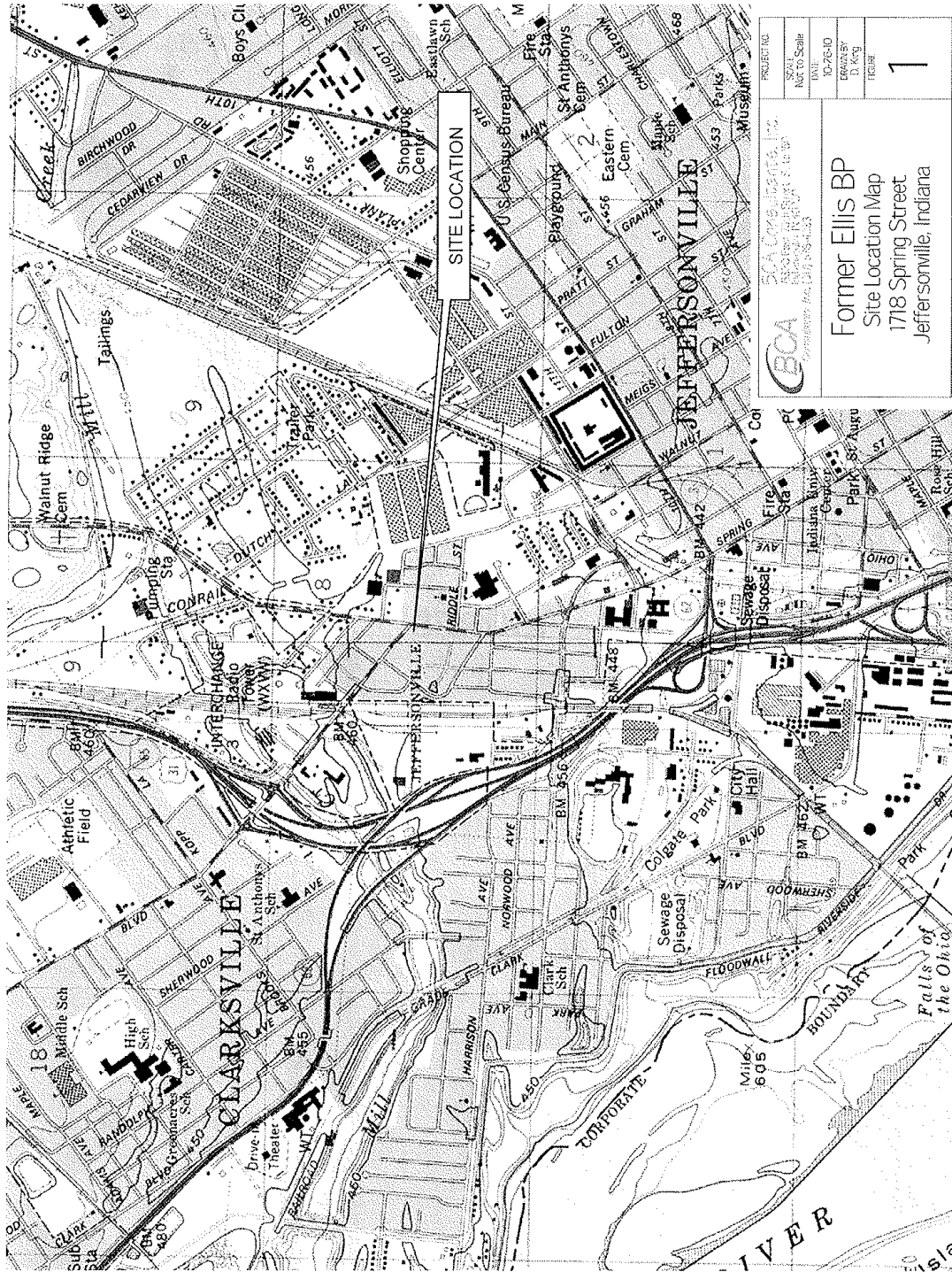
ATTACHMENT A - PHOTOS/DIAGRAMS/MAPS (cont.)



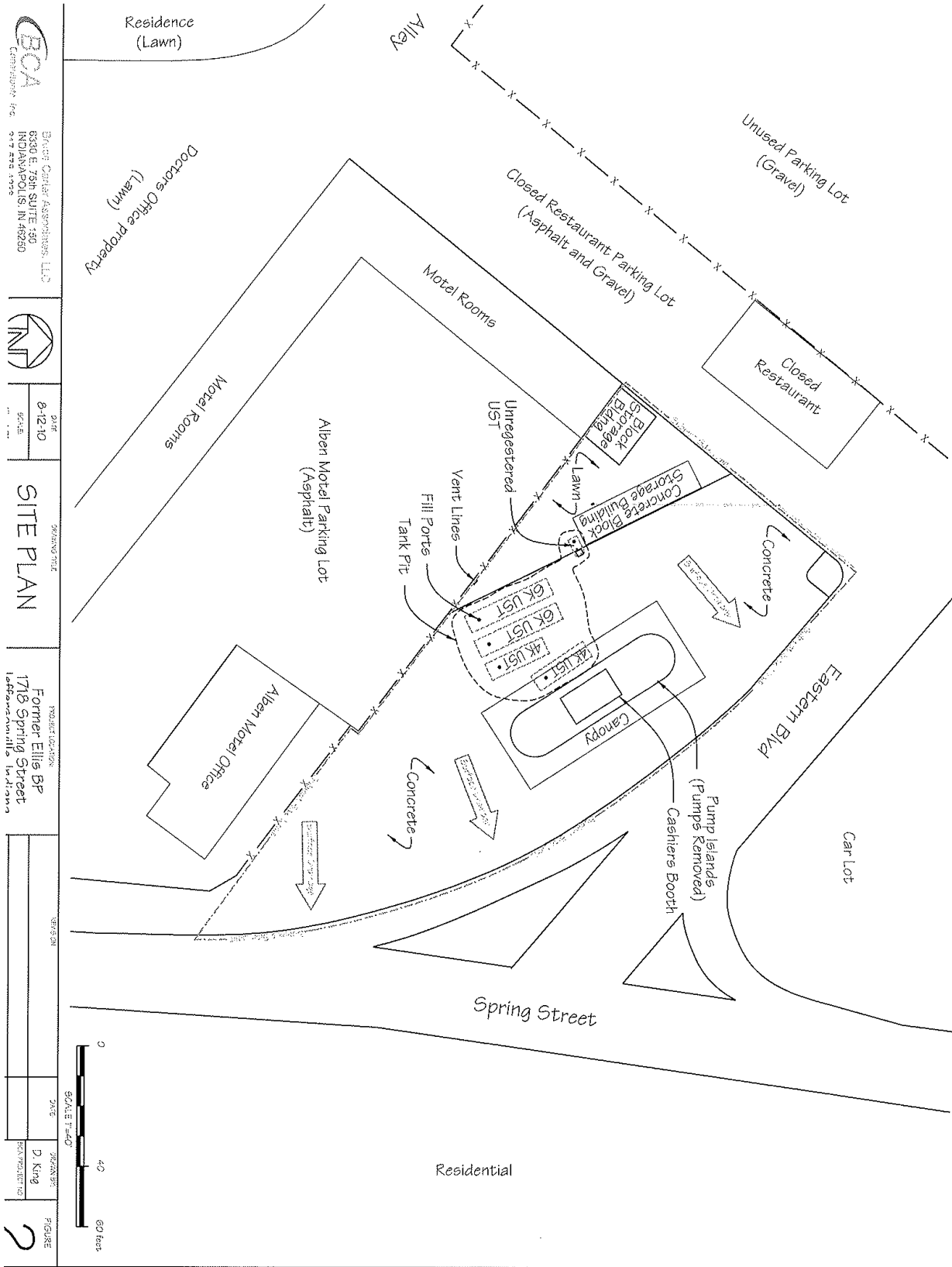
ATTACHMENT A - PHOTOS/DIAGRAMS/MAPS (cont.)



ATTACHMENT A - PHOTOS/DIAGRAMS/MAPS (cont.)



ATTACHMENT A - PHOTOS/DIAGRAMS/MAPS (cont.)



BCA
 CONSULTING INC.
 8330 E. 79th SUITE 130
 INDIANAPOLIS, IN 46260
 317.228.9755



DATE: 8-12-10
 SCALE: AS SHOWN

SITE PLAN

PROJECT LOCATION:
 Former Ellis BP
 1718 Spring Street
 Jeffersonville, Indiana

NO.	DATE	REVISION

DESIGNED BY: D. KING
 DRAWN BY: [blank]

FIGURE 2