



Breaking Down Barriers to Using Brownfields



4th Quarter 2001, Issue 14

THE ROAD TO BROWNFIELDS REDEVELOPMENT

Brownfields and transportation are connected in ways that create opportunities to accomplish transportation, economic, community, and environmental goals. Transportation plays a critical role in brownfields redevelopment. Often, former transportation facilities – railroad yards, for example – are brownfield sites themselves. Also, accessibility to transportation resources is often a prerequisite for developers seeking locations for new projects. In addition, many transportation goals – improved access, reduced trip lengths, efficient use of the transportation system, maintenance of existing infrastructure, and even air emission reduction – can be facilitated through brownfields redevelopment.

In April 1998, the U.S. Department of Transportation (U.S. DOT) announced its new policy on brownfields redevelopment. The U.S. DOT is now committed to supporting transportation-related development of brownfields as part of its efforts to improve communities through transportation investments. The Federal Highway Administration (FHWA) also revised its existing policy on hazardous waste and contaminated sites in April 1998. The new policy supports the Brownfields Initiative by encouraging participation in transportation projects that include the use and redevelopment of contaminated sites when appropriate. This revised policy replaced the policy set forth in guidance issued in 1988, which emphasized the avoidance of all contaminated properties during transportation development activities. States, localities, and transit agencies are provided the flexibility to participate, where appropriate, in transportation projects that include the reuse of brownfield sites. The U.S. DOT's policy states that transportation is more than asphalt, concrete and steel. It states that the U.S. DOT must ensure that transportation investments not only promote mobility, but also strong economies and healthy natural environments valued by communities. In a 1998 press release, U.S. Secretary of Transportation, Rodney E. Slater, said, "Returning brownfields to productive use creates a foundation for new economic opportunities and revitalized communities. I want transportation to play an active role – where it makes sense – in working with communities to address brownfields...."

A report made available in February 2001 highlights the links between brownfields and transportation. "Redeveloping Brownfields with Federal Transportation Funds," compiled by the U.S. Environmental Protection Agency (U.S. EPA) and the Association

of Metropolitan Planning Organizations (AMPO), is intended to assist developers, transportation planners, economic development professionals, policy analysts, and others interested in achieving better transportation, environmental, and community outcomes. The report describes transportation funding sources that can be used to support brownfields redevelopment. The report also includes case studies. To access the report, go to: www.smartgrowth.org/library/brownfield_tea21.

Federal transportation funds can be used to pay for remediation of environmental contamination that lies in the path of a transportation project, or on the site of a former transportation project, to stimulate the reuse of brownfields and enhance those properties for private or public users by improving access to the sites. For more information on these funds, go to: www.dot.gov, www.IN.gov/dot, or www.fhwa.dot.gov.

Transportation infrastructure is a critical element of any development, particularly brownfields redevelopment. Excellent transportation services are necessary for revitalization of our urban core. The infusion of public funds for transportation projects can provide momentum for nearby development.

When aided by transportation programs, brownfields redevelopment can bring new jobs, services, and amenities to a neighborhood; reduce vehicle miles of travel; reduce time spent in congestion; and increase the viability of transit, walking and biking.

To this end, the Indiana Department of Transportation (INDOT) and the local office of the FHWA are members of the Indiana Inter-agency Brownfields Task Force, which is an affiliation of state and federal agencies that work to promote responsible brownfields redevelopment. Brownfields redevelopment is complex and often requires funding and technical assistance from multiple programs. Through the collective sharing and presentation of resources, the Task Force provides a clearinghouse for numerous brownfields redevelopment assistance programs offered through state, federal and nonprofit organizations. Funding programs offered by INDOT and FHWA can be found in the *Indiana Brownfields Redevelopment Resource Guide*. The Resource Guide is available on the Brownfields Program web site or by contacting Tracy Con-cannon, of the Brownfields Program.

CC Vista Inaugural Student Institute



On August 13, Brownfields Program staff participated in the 2001 CC Vista Inaugural Student Institute presented by the Center for Interactive Learning and Collaboration (CILC) at Eagle Creek Hideaway in Indianapolis. The institute was designed to allow students to explore their thoughts on the issues their communities face. These issues included: urban growth, environmental issues, transportation needs, and public transit. Students tried to answer the question “How do we build communities to meet individual needs yet span the larger needs of surrounding communities?” Students from rural, suburban, and urban areas and of various grade levels participated, working in small groups led by facilitators from the community. With guidance from speakers from the City of Indianapolis, the POLIS Center, the Indiana Department of Transportation, Indiana Department of Environmental Management (IDEM), and IndyGo, students assumed the roles of local government decision-makers that were charged with building a community through smart planning choices. Brownfields Program staff presented information on brownfields redevelopment as it relates to smart growth and led a hands-on activity that put the students in charge of deciding what to do with their communities’ brownfields.

The CILC is a not-for-profit corporation committed to enhancing education, health-care and library communities through the use of two-way, interactive video distance learning. IDEM plans to continue to participate in the CILC’s CC Vista initiative to work with students on specific projects relating to brownfields redevelopment.

Two Indiana Communities Chosen to Participate in ICMA Peer Exchange Program



The International City/County Management Association (ICMA) received approximately 20 applications earlier this year for its Brownfields Peer Exchange Program. The objective of the Peer Exchange Program is to research the critical elements of effective brownfields redevelopment that can be replicated by and adapted to other communities. The Peer Exchange pairs more experienced “mentor” communities with “protege” communities that have requested assistance with specific aspects of brownfields cleanup and redevelopment. In March, ten communities were chosen to participate; two of the ten communities are in Indiana. Gary, Indiana was paired up with Camden, New Jersey, and Indianapolis, Indiana was paired up with Concord, North Carolina. The program ran through October 2001. ICMA will write and publish a final report that will present case studies of the participating communities, discuss the activities of the peer exchanges, and share the best practices and lessons learned while focusing on how other local governments can adapt these methods in their own communities. For more information on the Peer Exchange Program, contact Elizabeth Stasiak at (202) 962-3509 or estasiak@icma.org.

Brownfields in the Windy City

More than 2,500 people gathered in Chicago, Illinois for the Brownfields 2001 national conference that was held September 24-26 at the McCormick Place Convention Center. All 50 states and Puerto Rico, as well as several countries, such as Canada, England, Germany, Belgium, and Brazil were represented in the conference registration. The conference was a forum for sharing brownfields redevelopment experiences and innovation from around the world. Session tracks included Brownfields Basics, Leveraging Resources Through Partnerships, Creating Value and Sustainability, and others.



Brownfields redevelopment in Indiana was highlighted in an exhibit booth shared by IDEM’s Brownfields Program and Voluntary Remediation Program (VRP), the Indiana Development Finance Authority, the Indiana Department of Commerce, and the Indiana

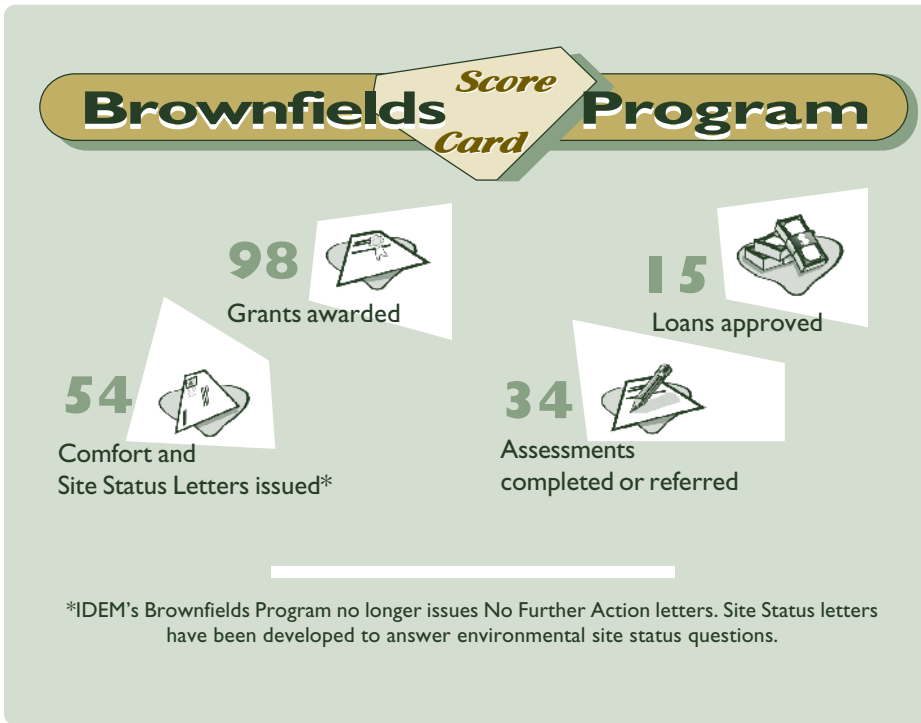
Interagency Brownfields Task Force. Gabriele Hauer, Section Chief of IDEM’s Brownfields Program, and Peggy Dorsley, Section Chief of IDEM’s VRP, participated in the conference as speakers. Jim Sullivan represented IDEM’s Abandoned Landfills Program with a poster presentation.

Public Participation

IDEM is seeking examples of local brownfield public participation success stories. The agency hopes to include these examples in an informational packet that will be made available to communities, neighborhood associations, developers, and other stakeholders upon request. Of particular interest are instances where neighbors were informed about environmental and economic issues and asked about their preferences for property end uses prior to redevelopment planning. The agency would like to receive a short description (approximately two pages) of your public participation experience, including how public preferences were accommodated in the actual redevelopment and copies of any related public outreach materials. Please send your information to Susan Tynes, of the Brownfields Program, by January 31, 2002.

\$1 Million Available for a Limited Time

As part of the U.S. Environmental Protection Agency's (U.S.EPA) Brownfields Redevelopment Initiative, IDEM has a total of \$1 million available in the Brownfields Cleanup Revolving Loan Fund (BCRLF) to loan directly to public or private entities. Offering interest rates ranging from 2.5 percent to 3 percent, this is a great opportunity for brownfields redevelopment. But don't wait! If the funding is not loaned soon, it will revert back to the U.S. EPA to be used in other states. For more information on the BCRLF, contact Gabriele Hauer, Section Chief of the Brownfields Program, or visit the Brownfields Program web site.



Q: Does the State of Indiana have a brownfields inventory list?

A: At this time, the State of Indiana does not maintain a comprehensive list of brownfields, other than those sites that have entered the Brownfields Program in some way. Many people fear that a state list of potential brownfields may unfairly classify properties as brownfields, reducing their value and stability. However, for a community organization or local unit of government that is interested in addressing brownfields, an important first step is to develop a list of potential brownfield properties. This can be done by simply driving through the community, asking local neighborhood organizations and groups for input, and enlisting the help of other local government entities, such as the health department. The next step is to prioritize the identified brownfield sites according to local needs and the properties' redevelopment viability. Throughout the entire process, it is important to keep in mind that educating local citizens about brownfields and involving them in long-term planning decisions are vital. More information about the planning stage, or the remediation and redevelopment stages of brownfields redevelopment may be found in the *Indiana Brownfields Redevelopment Resource Guide*. To obtain the Resource Guide, download it from the Brownfields Program web site or contact Tracy Concannon, of the Brownfields Program, to request that a copy be mailed to you.

Issues

The Voluntary Remediation Program and the Brownfields Program—Similar Yet Different

IDEM is often asked what the differences are between its Brownfields Program and its Voluntary Remediation Program (VRP). There are some differences, but the two programs often work hand in hand to facilitate the clean-up of brownfields sites. For more information about VRP, please contact Peggy Dorsey at (800) 451-6027, ext. 4-0966 or pdorsey@dem.state.in.us. The following is a brief summary of how VRP aligns with the Brownfields Program.

Similarities

- Both programs can **facilitate redevelopment** of brownfield properties.
- Both programs are **voluntary**.
- Both programs provide **educational and outreach** activities.
- Both programs currently offer a choice of **Risk Integrated System of Closure (RISC) closure levels or VRP cleanup levels** as cleanup goals.
- Both programs offer their respective **“closure” documents**.

Differences

- VRP’s main goal is to provide **government approval for privately funded remediation** projects.
- Brownfields Program’s main goal is to provide **government assistance** for the assessment, cleanup and redevelopment or reuse of properties to revitalize communities.
- VRP is a **remediation program**.
- Brownfields Program is a **technical and financial assistance program**.

- VRP sites typically include industrial or commercial properties that **have not been abandoned** and need closure for an environmental release.
- Brownfields Program sites typically include **abandoned** industrial or commercial properties that local communities need assistance to redevelop.
- VRP requires a **\$1,000 application fee** (municipalities are exempt) and **recovers costs** for project administration, technical evaluation, confirmatory sampling, and travel.
- Brownfields Program is **free** - costs for services are currently not recovered from program participants.
- VRP requires a **contract** between IDEM and the applicant before the IDEM review begins.
- Brownfields Program requires **no contract**.
- VRP requires **Data Quality Level 4** (the highest level) for confirmatory sampling.
- Brownfields Program allows **screening quality data** when appropriate.
- VRP requires **structured** remediation work plans and completion reports.
- Brownfields Program reporting requirements are somewhat **less structured**.
- VRP offers a **Certificate of Completion** and the Governor’s Office offers a **“Covenant Not to Sue”(CNS)** for sites that have been remediated through VRP.
- Brownfields Program offers **Comfort Letters and Site Status Letters** to address liability issues as appropriate, but which do not provide liability protection as a CNS.

New VRP Application Now Available

IDEM’s Voluntary Remediation Program (VRP) has a new application that is more user friendly and now available on the VRP web site, www.IN.gov/idem/land/vrp. It may also be accessed on the Brownfields Program web site under Forms/Applications.

Mark Your Calendars!

The next Indiana Site Assessment Grant Deadline will be in February 2002. Please check the Brownfields Program web site for updated information as it becomes available.

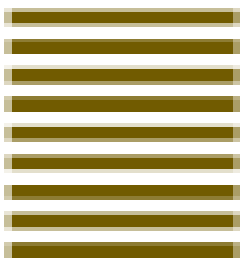
What’s Ahead

- ➔ Next year’s national brownfields conference will be held in Charlotte, North Carolina.
- ➔ The first International Conference on Prevention, Assessment, Rehabilitation and Development of Brownfield Sites—Brownfields 2002 will be held in Cadiz, Spain on September 2-4, 2002. For more information, please visit www.wessex.ac.uk.

How Are We Doing?

Please Fill Out The Survey On The Following Page
To Let Us Know How We Can Improve This Publication.

Fold Here (↓) & Tab At The Top (↑)



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Readers Survey

Based on your opinion of the regular quarterly issues of the *Brownfields Bulletin*, please reply to the following questions. You may mail this form to the address shown on the reverse side, or go to the [Brownfields Program web site and submit it online](#).

What best represents your interest/occupation/affiliation with brownfields?

- Government Student Community Non-Profit Financial Legal
 Real Estate Other _____

What best describes your current level of involvement with brownfields issues?

- Interested Reader Up to 25% of Work Time 25%-50% of Work Time >50% of Work Time

Do you regularly read the *Brownfields Bulletin* on-line?

- Yes No

ARTICLES

How would you rate the information presented in the *Brownfields Bulletin*?

- Good Too Basic Too Technical

How would you rate the usefulness of the information in the *Brownfields Bulletin's* articles?

- Excellent Very Good Good Fair Poor

Is the information provided in the *Brownfields Bulletin* current and up-to-date?

- Yes No

LAYOUT

How would you rate the effectiveness of the graphic elements (photos, diagrams, etc.) in the *Brownfields Bulletin*?

- Excellent Very Good Good Fair Poor

What is your overall rating of the layout of the *Brownfields Bulletin*? (Please consider readability, general appearance, ease of finding needed information, etc.)

- Excellent Very Good Good Fair Poor

OVERALL BULLETIN

How often do you think the *Brownfields Bulletin* should be published?

- Quarterly Bi-annually Annually

How would you rate the length of the *Brownfields Bulletin*?

- Good Too Short Too Long

How would you rate the value of the *Brownfields Bulletin's* contents specific to your interest or affiliation?

- Excellent Very Good Good Fair Poor

What is your overall rating of the *Brownfields Bulletin*?

- Excellent Very Good Good Fair Poor

COMMENTS

Please provide any comments, suggestions, or explanations you may have for any of the above answers.

TOPICS

Please select any topics of interest that you would like to see highlighted or repeated in future *Brownfields Bulletin* issues.

- Environmental Justice Industrial/Commercial Properties Residential Properties Rural Brownfields
 Farmland Preservation Community Education/Outreach Policy/Regulation/Legislation Liability
 Risk Integrated System of Closure Assessment/Remediation Financing Federal/State/Local Initiatives
 Community Development Other _____

We hope you enjoy reading the *Brownfields Bulletin* and want to make sure that we keep you informed and interested. Thank you for your feedback.

Beveridge Paper

Beveridge Paper is an example of a brownfield that was addressed through IDEM's Voluntary Remediation Program (VRP). The former Beveridge Paper facility operated along the edges of the White River in Indianapolis for more than 112 years and closed its doors in May 2000. The Beveridge Paper property is the final parcel of property planned for green space as part of the White River State Park.

Beveridge Paper was once part of a heavily industrialized area of downtown Indianapolis. The surrounding businesses and industries moved years ago, leaving Beveridge Paper as the last operating facility along the river. The dated facility appeared out of place at the entranceway to the pedestrian bridge that crosses the White River to the Indianapolis Zoo. Renovation of the facility was not feasible financially, and Beveridge Paper had already moved its operations to other facilities throughout the country.



The former Beveridge Paper facility was a brownfield property that operated along the White River for more than 112 years. Demolition of the buildings began in August of 2000.

To aid in the transfer of the property and to address liability issues for the company, Beveridge Paper Company entered VRP. A Voluntary Remediation Agreement (VRA) was signed between IDEM and Simkins Industries, parent company of Beveridge Paper. The VRA sets forth a timetable for IDEM to complete its review of a Remediation Work Plan (RWP) and provides for the reimbursement of costs incurred by the state, among other stipulations.

Once an applicant has entered VRP, an RWP must be developed. In order to develop this RWP, a Phase II Environmental Investigation must be conducted. This investigation defines what type of contamination is on-site and where the contamination is located. This information may be incorporated into the RWP or submitted separately; Beveridge Paper had already completed this Phase II investigation before it entered the program. In addition to the Phase II investigation information, a RWP outlines how the applicant is going to address the contamination, if necessary. Samples are collected after the RWP has been executed to confirm the site meets clean-up standards, and then the data is submitted in a Completion Report. As allowed by VRP, Beveridge Paper combined some of the required activities and reports and obtained the Certificate of Completion within 18 months of entering the program. A Covenant Not To Sue will be issued by the Governor's office assuring that the site's property owners will not be held liable for contaminants listed in the Certificate of Completion.



Now that the Beveridge Paper facility buildings are removed, green space adjacent to the river is available for public enjoyment.



Brownfields Program Staff

Brownfields Bulletin is published quarterly by the Indiana Department of Environmental Management to inform local government officials, business representatives and interest groups about brownfields redevelopment initiatives and success stories from within and beyond the state. A brownfield site is an industrial or commercial property that is abandoned, inactive or underutilized due to actual or perceived environmental contamination. IDEM's overall mission is to make Indiana a cleaner, healthier place to live. IDEM's brownfields initiative helps communities remove barriers for sustainable growth.

Comments and ideas are welcome; e-mail Sandy Bardes of the IDEM Brownfields Program. For address changes or to be added or deleted from the mailing list, call (800) 451-6027, press 0 and ask for ext. 2-4402, or call (317) 232-4402 or e-mail dchester@dem.state.in.us.

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IDEM's toll-free number: (800) 451-6027, press 0 and ask for a person by name or number, or dial direct.

Who Can Help

Technical and educational assistance

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Brownfields Program Staff (listed at top right)*
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Indianapolis, IN 46206-6015
www.IN.gov/idem/land/brownfields

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