



Special Edition 2001, Issue 12

THE FIRST STATEWIDE BROWNFIELDS CONFERENCE INDIANA 2001 & LEGISLATIVE SESSION

Thank you to everyone who attended the first Statewide Brownfields Conference. It was a big success! Over 300 stakeholders came together in Bloomington (Monroe County) on March 27, 2001 at the Bloomington Convention Center to share *local lessons learned* in brownfields redevelopment. The conference was presented by the Indiana Department of

The conference was a great venue for learning about brownfield issues through listening to a variety of presentations and panels, as well as networking with other stakeholders. During conference breaks, meals, the reception, and throughout the day in the Exhibit Hall, participants were busy exchanging ideas and making connections to facilitate brownfields redevelopment. Thirty-six organizations

Successful Statewide Brownfields Conference 2001 LOCAL LESSONS LEARNED

Environmental Management (IDEM), Indiana Development Finance Authority (IDFA), Indiana Department of Commerce (IDOC), city of Bloomington, Monroe County Commissioners, and Indiana University Environmental Management Association, in cooperation with the Bloomington/Monroe County Convention and Visitors Bureau, and the Interagency Brownfields Task Force.



including government agencies, environmental consulting firms, non-profit groups, law firms, and environmental laboratories were represented in the Exhibit Hall.

This special edition of the *Brownfields Bulletin* highlights the various sessions and speeches that were featured at the conference. If you would like more information about the specific presentations, visit our Brownfields Program web site to download the session presentation materials or call/e-mail Susan Tynes to have them mailed to you.



Conference attendees sign in at the On-Site Registration table.

The kickoff to the State wide Brownfields Conference was the session *Brownfields Over Breakfast*, where opening remarks were provided by a “who’s who” of dignitaries in the Indiana brownfields arena. The first speaker was State Senator Vi Simpson of the 40th Senate District, which includes the city of Bloomington and Monroe County. Senator Simpson, who is responsible for introducing Indiana’s first brownfields legislation, spoke of “recycling land” by using partnerships between levels of government and of the opportunities for economic development.

State Representative Jonathan Weinzapfel, Chairman of the Indiana House of Representatives Environmental Affairs Committee, spoke about the tools to revitalize inner city redevelopment while discouraging urban sprawl. He provided a synopsis and status of bills currently before the legislature. (See the *Legislation Creates New Funding Mechanisms* article in this issue of the bulletin for information on legislative issues.)

The commissioner of IDEM, Lori F. Kaplan, discussed the creation of the Indiana Interagency Brownfields Task Force and the benefits this partnership has provided to communities. The

Commissioner then focused on the importance of forging new partnerships as we make an effort to recycle prop-



State Senator Vi Simpson speaks to the audience during the conference’s morning Opening Remarks.

erties, and of the value in re-establishing old neighborhoods. Emphasizing this point, she quoted Winston Churchill – “We shape our buildings and afterward our buildings shape us.”

The last speaker to give opening remarks was Mayor John Fernandez of the city of Bloomington. The second term Mayor spoke of the lessons learned from taking on brownfields

projects, especially the new city hall, and of ways that the brownfields redevelopment process can be improved. These include reducing the uncertainty surrounding sites, sharing experiences, examining the costs of not taking any action, and developing more effective public and private partnerships.

Following the opening remarks, a panel presentation provided a brief overview of general brownfields concepts and types of brownfields assistance available to stakeholders through state and federal programs, including the U.S. Environmental Protection Agency (EPA) and U.S. Housing and Urban Development (HUD). Successful projects often involve a public/private partnership, a partnership that is often a cooperative effort among local, state and federal governments.



Student volunteers from Indiana University Environmental Management Association greet conference participants.

Public/Community Participation Panel

During the *Public/Community Participation* Session of the conference, speakers who represented diverse interests shared their experiences with attendees. Jeff Rea, Community and Economic Development Director for the city of Mishawaka; James Mosley, President of EnviroKinetics, Inc.; David Wagner, Director of Carver Community Organization; and Courtney Tobin, General Counsel and Executive Director of IDFA, all highlighted the importance of involving the public early in the environmental decision-making process.

The moderator of the session, Keith Veal of IDEM, provided the framework by outlining the goals of the session and defining the key words: *public/community*—those people whose lives are affected by decisions made; *participation*—the opportunity to go beyond merely commenting and/or being heard; and *sustainability*—the capacity to meet the needs of present generations without compromising the ability of future generations to meet their own needs. Veal stressed the importance of public participation and its relationship to sustainable development with a brief discussion on the three “E’s” of sustainable development—improving the economy, protecting the environment, and addressing equity issues for affected neighborhoods.

Jeff Rea recounted his experience with the former Uniroyal site in the city of Mishawaka. The site is one of the largest brownfield redevelopment projects ever undertaken in the state.

Rea stressed that this created the need to establish meaningful public participation. By developing partnerships with state, federal and local agencies, as well as community and business leaders, the city of Mishawaka has been able to remove all the dilapidated buildings from the site and address all environmental issues. Rea stressed that such an enormous effort could not have been realized without those partnerships. Poised for redevelopment, the Uniroyal site has a menu of possibilities for reuse.

James Mosley provided a national and local perspective on public participation and Environmental Justice (EJ). His experience on the national level afforded him the opportunity to be actively involved in EJ initiatives for various agencies and organizations in Washington, D.C. Mosley embodies the notion, “think globally and act locally.” He shared how his national experience helped him introduce EJ to the city of Evansville during his service as project manager to the Carver Community Organization’s Environmental Awareness Program. Mosley noted that the primary objective of his EJ-focused efforts is to build a local community’s capacity to address any environmental issue or problem faced. He stressed that meaningful public participation and smart land use policies in brownfields redevelopment can result in long-term benefits for any community.

Also involved with the city of Evansville, David Wagner shared his experiences on working with the community to help address environmental



Bloomington Mayor John Fernandez discusses local brownfields issues during Opening Remarks.

challenges in the inner city. Under Wagner’s direction, the Carver Community Organization received an EJ Small Grant from the U.S. EPA and helped to create environmental awareness and meaningful partnerships with community, local, and state leaders. Wagner explained how the partnerships have spawned the development of such community resources as the Carver’s EJ Advisory Committee, the Children’s Environmental and Resource Guide, and the Environmental Resources Center.

Courtney Tobin shared her experience addressing public participation in the Indiana Brownfields Grant and Loan Program. As part of the grant and loan application process, communities are encouraged to solicit the input and support of interested stakeholders. Using an internal point system to evaluate the applications, the state awards points to those applicants who successfully demonstrate stakeholder involvement and support. Tobin stressed that the points awarded under public participation and support increase the overall score, increasing the potential for funding approval.

Sustainable Development

“Sustainable Development” is a concept that looks at whether current-day development decisions are economically and environmentally sound, and if those decisions meet the needs of present-day populations without jeopardizing those of future populations. Simply put, sustainable development means that our growth and development today should not adversely affect the environment and the health of generations in the future.

The concept – and its broader international implications on issues such as global warming, population control, and loss of sensitive species and habitats, to name a few – would seem to have very little impact on our daily lives in Indiana. The *Sustainable Development and Brownfields* panel offered timely insights into how untrue such an assumption is, particularly as it pertains to how land use and brownfields redevelopment decisions relate to the concept of sustainability.

The four panelists for the session included State Senator David Ford of the 19th District; Joe Tutterrow, Director of the Indiana Land Resources Council; Jamie Palmer, Researcher and Planner with the Center for Urban Policy and the Environment (CUPE) at Indiana University; and Dr. Peter Meyer, Director of the Center for Environmental Policy and the Environment at the University of Louisville.

Senator Ford shared his perspective about land use and agricultural preser-

vation in the state. Emphasizing the impact of private property rights on land use decisions, he presented his views about how farmland preservation and land stewardship are important current issues, given the negative implications of unplanned natural resource use.

Joe Tutterrow presented information on the membership and mission of the Indiana Land Resources Council. According to Tutterrow, the Council will seek to promote land use in Indiana that balances sustainability, private landowner rights, and economic development.

Jamie Palmer, building on information shared by Ford and Tutterrow, presented the results of research completed by the CUPE about changing land use patterns in Central Indiana. Palmer’s



Panelists on the Public/Community Participation session address an audience member’s question.

research affirmed the significant increase in development in the region and highlighted the existence, or lack of, mechanisms available to local governments to plan for growth in their areas.

Dr. Peter Meyer concluded the discussion with his insights into how land use decisions can directly promote both environmental and economic criteria considered under the umbrella of sustainability. Dr. Meyer illustrated that



Rudy Fields, President of Fields Environmental, Inc., addresses participants’ questions about the former RCI Recycling Facility during the Brownfields Bus Tour.

focusing on larger brownfield redevelopment areas instead of actual sites, especially when public reuse investment is for a park or greenspace, can dramatically increase property value.

Although the broad issues of sustainable development, land use, and brownfields could not be discussed thoroughly in the session, the panel did an excellent job of framing the challenges we face locally and throughout the state, and it made the important linkage between land use and brownfields. Brownfields redevelopment is an activity that often – if not always – satisfies both wise land use and sustainable development needs. Neatly summarized by Tutterrow, “Land use is like the game of basketball. To have a balanced attack (community growth), you must have a solid inside game (brownfields redevelopment) that compliments a strong outside game (rural sustainability). To be successful, you must have both.”

Noteworthy Keynote

The Honorable Joe Kernan, Lieutenant Governor of the State of Indiana, was welcomed to the conference with a standing ovation. His afternoon kickoff of the *Local Lessons Learned Over Lunch* Session warmed the crowd, and he entertained the audience with his friendly basketball rivalry remarks. Through the subsiding laughter, he then proceeded to share his brownfields redevelopment perspectives as a local official who helps communities move forward, reinforcing the theme of *Local Lessons Learned* and the challenges faced with brownfields.

“Brownfields ought to be developed – to get the best and highest use of land... it’s not easy... [but] there’s help,” stated Lt. Governor Kernan. He noted that wherever we call home, we want to see effective, productive use of land for a tax base, for housing, for employment opportunities or for greenspace. An important consideration about brownfields is that they are usually cheaper than other properties—utilities are typically already in place, for instance. Also noteworthy is how redeveloping brownfields “de-blights” communities, thereby affecting the negative psychological impact once an eyesore property has been transformed into a property of which to be proud. From the Lt. Governor’s experiences, the biggest impediment to brownfields redevelopment is fear. For example, he explained that many communities fear liability. Such fear, real or

perceived, can hurt a deal. However, he reiterated that help is out there. He wanted everyone to remember: “You [local communities] have to make it happen.” Taking the initiative at the local level regarding site identification and prioritization, community support, and the recognition of resources are key to successful brownfields redevelopment projects. He then detailed some of the different types of financial and technical assistance available through the state Brownfields Program.

Lt. Governor Kernan recognized the efforts of Governor O’Bannon to support brownfields redevelopment to date, yet he realized that the state needs to and will continue to do more. He noted that the day before the conference, the Governor signed an Executive Order that created the Indiana Land Use Forum that takes Indiana another step closer to providing additional resources.



Lt. Governor Kernan presents Tell City Mayor Bill Goffinet with a “big check” for conducting an environmental assessment at the former Tell City Chair Company.

points made by the Lt. Governor earlier in his speech about local level commitments to brownfields redevelopment. These communities all took the initiative to seek assistance and were awarded for their efforts. He concluded by expressing appreciation for such efforts and his intention to continue to be a partner to help solve the challenges faced in the brownfields arena to help make the places we call home even better.



Lt. Governor Kernan presents Connersville Mayor Mauri Connell and Melissa Matney, Executive Director Fayette Co. Industrial Dev. Corp., with a “big check” for conducting further environmental assessments at the former Greene Manufacturing Co.

The following eight communities were awarded grants in the February grant round in the amount of \$220,283. Individual grant recipients and amounts awarded are listed below:

City of Tell City - \$49,957 for a Phase II soil and groundwater sampling and analyses and an asbestos survey of the former Tell City Chair Company.

City of Connersville - \$18,252 for a Phase II soil and groundwater sampling analyses at the former Greene Manufacturing facility.

City of Hammond - \$32,723 for a Phase II soil and groundwater analyses at a site used partially as a local roofing business and as a former research and development lab by Amoco.

City of Logansport - \$13,240 for a Phase II soil and groundwater sampling and analyses and an asbestos survey at a site near the downtown area.

Town of Cayuga - \$4,411 for a Phase I assessment and lead paint and asbestos surveys at the old Cayuga Town Hall.

City of Nappanee - \$31,000 for a Phase II soil and groundwater sampling and analyses, as well as asbestos and lead surveys, at the old Coppes Cabinet facility.

City of South Bend - \$50,000 for supplemental investigation of soil and groundwater near an underground storage tank area, as well as comprehensive lead testing, at the former Drewry’s Brewery Complex (Omniplex), and for soil and groundwater sampling at the former Studebaker automotive manufacturing complex.

City of Kokomo - \$20,700 for a Phase II soil and groundwater sampling and analyses at the 10-acre site formerly known as Delco Electronics.

(Ed. Note: The **City of Scottsburg** was awarded a grant in the amount of **\$33,140**; however, it was not approved until after the date of the conference.)

Site Highlights

Representatives from the city of Fort Wayne, Monroe County, and the town of Pierceton shared their *local lessons learned* at the conference during the *Site Highlights Session*. Exchanging stories about redevelopment, including successes and obstacles to overcome, is a great way to learn from the experiences of others.

Greg Leatherman, Brownfield Redevelopment Manager for the city of Fort Wayne, discussed the Former Bowser Pump Company site. This site was one of the first properties to enter the Indiana Brownfields Program. The city of Fort Wayne received a \$500,000 Indiana Brownfields Low Interest Loan in January 1998 and was awarded a \$200,000 Brownfields Demonstration Pilot grant from U.S. EPA Region 5 in July 1998. In his presentation, Leatherman stressed that brownfields are in neighborhoods and impact the residents daily. In the case of the Bowser site, the plant was built in the 1800s, and the community grew up around the plant. As the city of Fort Wayne began to address the Bowser site as a brownfield, the city went out into the community to ask for input and listen to concerns about what should happen in the neighborhood, and several public meetings were held throughout the redevelopment process.

One portion of the Bowser property was transferred to a local community development corporation for the construction of ten single-family residences. The city of Fort Wayne obtained a grant from HUD for another portion of the site. The \$301,000 grant is an Economic Development Initiative (EDI) Special Projects Grant intended to provide infrastructure and



Environmental contamination has been cleaned up at the former RCI facility. The T.R. Thickstun Glass Company is remodeling and plans to open for business in the near future.

other improvements. The city intends to develop and assist with the construction of 18 to 25 detached single-family homes targeted at the starter home market.

As a result of success in obtaining grant money, the city of Fort Wayne now has its own brownfields grant program. The city has assisted with the Saint Francis Science Lab redevelopment, as well as the Falstaff Brewery site in Fort Wayne. Ownership of the Falstaff Brewery site has been transferred to a developer who plans to invest \$2 million and create 30 to 40 new jobs.

The next presenter, Matt Wysocki, introduced several of Monroe County's brownfield sites. Kerry Thomson, Director of the Monroe County Habitat for Humanity, and Dana Kerr of Bynum Fanyo Environmental, Inc. talked about the Habitat for Humanity brownfields project. In 1999, Habitat for Humanity purchased nine lots in Bloomington. Later, Habitat discovered the sites were possibly contaminated, a fact that threatened important site development funding. Habitat for Humanity then partnered with Monroe County and obtained an Indiana Brownfield Site Assessment Grant. Based on the results of the grant funded investigations, the properties were cleaned up and will soon be ready for development.

Also in Monroe County, the RCI project was presented by Rudy Fields, President of Fields Environmental, Inc. and creator of Brownfields, LLC. He purchased the RCI property, a known brownfield, and then entered it in the

IDEM Voluntary Remediation Program (VRP) to conduct a cleanup. RCI is another great example of how successful partnerships can facilitate brownfields redevelopment. This was the first site in Indiana where a private company paired up with a government entity, Monroe County, to receive an Indiana Brownfields Low Interest Loan through IDEM and IDFA.

Lastly, Terry Hill and Jerry Kreger from the town of Pierceton Town Council spoke about the redevelopment of an abandoned gas station in their town. Although the town faced many obstacles in addressing this site, the brownfields redevelopment was ultimately successful. A new building has been built and will house the town's street department, the volunteer EMS service, and a Senior Citizen Center.



The Showers Building is a former furniture manufacturing facility that is now being used as the city hall and houses other government offices and businesses.

You may read more about the Habitat for Humanity and RCI sites in the *Brownfields Bus Tour* article in this bulletin.

No Limits to Limiting Liability

As Lt. Governor Kernan noted in his *Keynote Address*, fear related to that dreaded “L” word—Liability—is one of the most significant impediments to successful brownfields redevelopment. To help allay this fear, the *Limiting Liability* Session focused on different private and public-sector liability management resources for brownfield projects. The following four private and public-sector panelists provided a broad perspective of ideas and experiences for this session.

Matthew Cockrell, an attorney with the law firm of Zevnik Horton in Chicago, introduced a new strategy of recovering environmental cleanup



Lt. Governor Joe Kernan addresses the audience during his lunchtime Keynote Address.

stakeholders involved in brownfields redevelopment. State tools for limiting liability include risk-based cleanup standards, statutory liability exemptions, the elimination of joint and several liability, and IDEM's VRP. IDEM also issues Comfort Letters and Site Status Letters through its Brownfields Program to help quantify the risk posed by environmental contamination.

Identifying the real and perceived issues that act as barriers to brownfields redevelopment, such as fear of liability, is key. Even more key is identifying the resources available to help move beyond the barriers. Although the conference only scratched the surface of the often complex issues of liability for brownfields, the panel presented several innovative tools for limiting liability.

Liability is one of the most significant impediments to successful brownfields redevelopment.

costs from old Comprehensive General Liability (CGL) insurance policies. The CGL policies are known as “long tail” policies in that policies in effect long ago pay for property damage taking place at that distant time. These policies cover the property damage even after the owners or operators ceased operations at the facility and are bankrupt or insolvent. Matthew noted that, to date, Indiana's courts have universally held that the CGL insurance policies covered these losses.

Dr. Kristen Yount, an Associate Professor of Sociology at Northern Kentucky University, explored a different type of environmental insurance – the purchasing of new insurance policies to redevelop brownfields. These policies are written to protect lenders,

but developers also can benefit because these policies open up capital. However, in order to collect, an injury must occur and a claim must be filed during the policy period.

Next, Randy Muller, Manager of the Environmental Services Group for Bank of America's eastern region, presented the constraints lenders face in attempting to underwrite local development efforts and offered possible solutions in the interest of reducing underwriting costs, alternatively evaluating remediation costs and obtaining means to mitigate or transfer the environmental risks. He also discussed popular misconceptions about real estate lending.

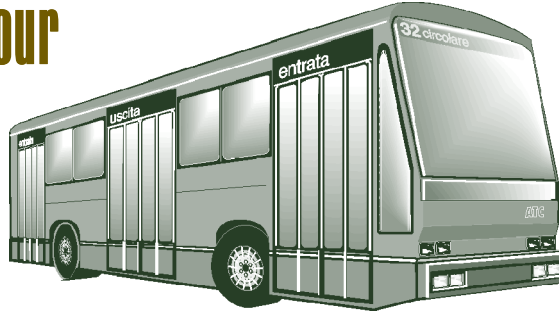
Concluding the panel discussion, Tom Baker, an attorney for IDEM, shared his experiences on different public tools available to help quantify and limit the exposure to liability of



At IDEM's Applied Science Technology exhibit booth, Lorraine Wright explains how the agency is using Geographic Information Systems (GIS) to help analyze environmental information and make it available to the public.

All Aboard for the Brownfields Bus Tour

One of the concurrent sessions offered at the conference was a bus tour of Bloomington and Monroe County brownfield sites. Participants were able to see and hear firsthand area success stories and local lessons learned in brownfields redevelopment.



modeling the building and plans to open for business in the near future.

Participants on the tour had the opportunity to visit properties in different phases of redevelopment and to meet with individuals who have been instrumental for property reuse. The tour included stops at both urban and rural properties.

First stop was the McDoel Switchyard. The city has proposed purchasing this tract of land for redevelopment as an urban greenway for recreational and residential use and as a possible trolley route.

The second stop on the tour, the former RCI facility, was an example of redevelopment at an abandoned property, where a stone mill, restaurant and a metal recycling facility once operated. Wastes had been improperly disposed, and lead contamination was found in the soil. At one point, the U.S. EPA and IDEM targeted the site for enforcement actions. Later, brownfields, LLC, a local company, purchased the property in a tax sale. The company entered IDEM's VRP to conduct a site investigation and cleanup, after which the state issued a Covenant Not to Sue. Brownfields, LLC partnered with Monroe County and received the first private/public third party, low-interest Brownfields Loan offered through IDEM and IDFA to address environmental issues. T.R. Thickstun Glass Company is re-

The Habitat for Humanity Project was the next stop. Located in a residential and commercial area northwest of the city of Bloomington, the Ministry for the Monroe County Habitat for Humanity purchased the property on which drums containing unknown product and other materials had been disposed. The organization partnered with Monroe County to apply for and receive an Indiana Brownfield Site Assessment Grant through IDEM and IDFA. Habitat for Humanity then partnered with a local, private environmental company to conduct a site assessment of the properties. The organization established other local partnerships for in-kind services to assist in the cleanup to prepare the properties for development.



Nathan Hadley with the city of Bloomington enlightens bus tour participants about the the former Showers Building's history.

Last stop, the Showers Building showcased the transformation from a former industrial plant to a thriving government/business complex. This near-downtown property once operated as the largest furniture manufacturing facility in the world. Through a private/public partnership, the building was renovated, while retaining many of the structural and architectural features. City Hall, along with numerous government offices and businesses, occupy the building. This



During the bus tour, Kerry Thompson, Director of the Monroe County Habitat for Humanity, shares her experiences with brownfields redevelopment.

project will continue to encourage further brownfields rejuvenation in the area.

"Seeing what has been accomplished at these brownfields gives me excellent examples of redevelopment possibilities that could happen in my hometown," said a participant from northern Indiana.

Legislation Creates New Funding Mechanisms

The 112th Session of the Indiana General Assembly has come to a close.

Several environmental bills regarding brownfields redevelopment were signed by the Governor. These bills will give Indiana's Brownfields Program more tools for encouraging brownfields redevelopment.

Legislators on both sides of the aisle seem to understand the benefits of positive redevelopment.

"Efforts to develop these sites often are complicated by the actual or perceived presence of a hazardous substance in the soil or ground water that poses a potential risk to the public and the environment," said Rep. Jonathan Weinzapfel, D-Evansville. "If we can rehabilitate brownfield sites, we can provide real opportunities to revitalize communities, create new jobs, increase the tax base and encourage managed growth."

Senator Beverly Gard, R-Greenfield, agrees, "Remediating brownfield sites is a win-win for everyone involved. Health and the environment are protected as well as helping to control urban blight by getting abandoned properties back on the tax rolls and providing jobs for Hoosiers. An additional benefit is the role brownfield remediation can play in slowing urban sprawl by utilizing existing sites for commercial development."



The legislation that was signed by the Governor are as follows:

SEA 273

Senate Enrolled Act (SEA) 273 is designed to give those seeking to remediate a brownfield site more options in the types of financial assistance available. This legislation is crafted to be of most benefit to the small business person who may have few resources available for assistance.

Specifically, SEA 273 amends IC 6-3.1 regarding state tax liability credits by adding a new chapter on brownfields and environmental reme-

diation. Chapter 23 will allow a taxpayer credit for costs that are incurred when conducting a voluntary remediation of a brownfield.

The applicant must submit a plan to its political subdivision describing where the property is and how it can be developed in the best interest of the community. For example, the project could promote the development of low or moderate income housing, creation of green space, development of high technology businesses, or creation of high paying jobs. If the project focuses on developing business, then the applicant also would estimate other economic impacts resulting from the proposed site, such as the number of individuals that would be employed or whose employment would be retained and their annual salaries.

IDEM will share administrative duties with IDFA to determine if the costs incurred in the voluntary remediation are qualified investments and to oversee proper remediation standards. The maximum amount of the credit for a particular remediation project will be \$100,000, with limits of the total amount of credits that may be granted in each state fiscal year to \$1,000,000. No new tax credits are allowed for tax years beginning after December 31, 2003. The credit amount for each year will be deducted from the Environmental Remediation Revolving Loan Fund.

SEA 170

SEA 170 amends IC 6-6-6.6 regarding the Hazardous Waste Disposal Tax. The statute currently allows certain counties to apply a levy on hazardous waste facilities and then use the county share of the tax to pay the costs associated with keeping such hazardous waste facilities in compliance with state environmental laws. The fund may be used for such purposes as to maintain monitoring wells located around the facility, provide county and local health department personnel proper emergency respondent training, or take remedial actions as may be necessary. The amendments allow for paying costs associated with constructing or rehabilitating a facility used for emergency training and any other project that has identifiable environmental benefits.

HEA 1935

House Enrolled Act (HEA) 1935 establishes the Shoreline Environmental Trust Fund and Shoreline Development Commission. This fund will set procedures for political subdivisions in the Northwest Indiana corridor to apply for grants from the fund for the rehabilitation, redevelopment, and reuse of property that meets certain criteria.

Specifically, the trust fund will foster redevelopment of parcels of land in the corridor abutting Lake Michigan and the tributaries of Lake Michigan. The land must be unused, located within 500 yards of a lake or river, and have no significant obstacles to redevelopment, such as an aging infrastructure or transportation or access problems. The fund will allow

municipalities a source of money to conduct identification and acquisition of qualifying properties, subsequent environmental assessments, and, if necessary, remediation of environmental contamination, and other remedies appropriate to return the property to full use.

IDEM will work with the Shoreline Development Commission to review grant applications. This will include reviewing any technical aspects of the municipality's environmental assessment of the property, determining socioeconomic impacts, and providing a working liaison with the U.S. EPA. Applicants will be asked to provide information including all costs associated with developing the qualifying property and a schedule of all actions to be taken in restoring the property.

SEA 321

SEA 321 will provide the public with assurance that a site cleaned up to standards for a particular use will be used for that purpose. SEA 321 permits the Commissioner of IDEM to enforce in court restrictive covenants on land approved by the Commissioner and created in connection with any remediation, closure, cleanup, or corrective action under state environmental statutes. The act defines the restrictive covenants to which the act applies.

Thanks

to all who filled out and returned the Conference Evaluation Form. The responses have been compiled, summarized and distributed to all who worked on the Brownfields Conference. Overall, the responses were very positive. There also were some excellent suggestions to improve future conferences. If for some reason you were unable to respond at the conference, we would still like to hear from you. Any general comments or feedback may be e-mailed to Dan Chesterson or mailed to IDEM (ATTN: Dan Chesterson). Again, thanks for your feedback.

NOTICE

Speaker presentation materials will be available on the Brownfields Program web page.

Brownfields Baby

Although all members of the conference planning committee were involved in months of detailed and somewhat stressful planning, one IDEM staff member's patience showed the dedication. Tracy Concannon, who took the lead in coordinating the conference, waited until after the conference to give birth to a healthy baby girl...Sophie Helen Concannon, weighing 4 lbs. 14 oz. Both mother and baby are doing well.



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. 3-1044, or call (317) 233-1044 or e-mail mufkes@dem.state.in.us.

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