



Indiana Brownfields Bulletin

Bi-annual Newsletter, Winter 2017

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Indiana receives additional U.S. EPA funding for brownfield cleanup loans

In September 2016, the U.S. Environmental Protection Agency (U.S. EPA) awarded an additional \$300,000 in Hazardous Substances Brownfield Revolving Loan Fund (RLF) Supplemental funding to the Indiana Finance Authority (IFA) which will enhance the existing Indiana Brownfields Program (Program) RLF Incentive, a flexible, low-cost funding source for brownfield cleanup. This grant award adds to the Program's corpus of available funds for lending to any eligible public and/or private borrower for brownfield site remediation activities at an eligible site(s) consistent with the Program's RLF guidelines.

U.S. EPA RLF funds enable grant recipients like the IFA to provide low-interest loans and/or sub-grants to carry out cleanup activities at brownfield sites and often serve to jump start the redevelopment process on a brownfield site. When these loans are repaid, the loan amount and any interest accrued is then returned to the fund and spent on other brownfield activities, providing an ongoing source of capital for brownfield cleanup. This is the Program's sixth supplemental RLF funding award in seven years.

For information on how you can apply to obtain RLF loan funding for brownfield redevelopment, contact Michele Oertel of the Indiana Brownfields Program.



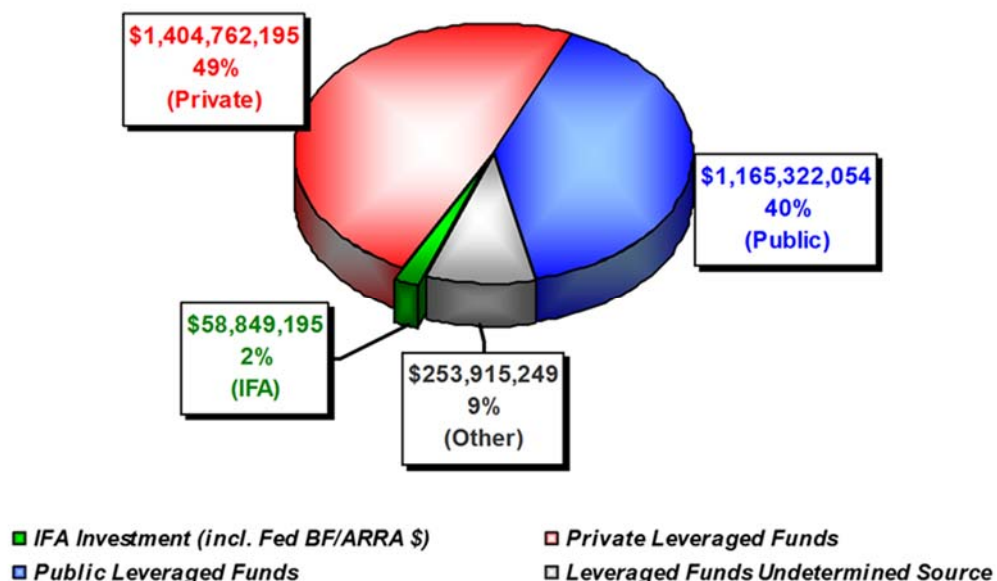
Results-oriented approach – 2016 Return on Investment Project

Redeveloping brownfield sites has multiple economic and community quality-of-life benefits including blight elimination, tax base expansion, job retention and creation, and the reuse of existing infrastructure. The Indiana Brownfields Program (Program) provides technical resources, financial incentives, legal assistance, and education and outreach to assist in bringing brownfield sites back into productive use. In an effort to measure the results of this assistance, the Program, through a Return on Investment (ROI) Project, has surveyed stakeholders that have received Program technical and financial assistance over the past 15 years. These surveys provide feedback that helps the Program evaluate its services and highlight cleanup and redevelopment successes.

In an effort to improve the ROI project, in 2016, the Program accepted surveys in two formats – a traditional one-page form and a new on-line version using the survey software tool SurveyGizmo. The majority of surveys completed in 2016 were submitted through SurveyGizmo. To date, surveys have been submitted for 782 brownfield sites that have received Program assistance since the Program’s inception. The following is a summary of cumulative data gathered for the 782 sites:

Reported jobs created: 14,528
 Reported jobs retained: 5,382
 Reported businesses created: 325
 Reported businesses retained: 247
 Reported housing created: 3,783
 Reported housing retained: 277
 Reported acreage of sites back in productive use: 1,080

The Indiana Brownfields Program also evaluated the return on investment of the Indiana Finance Authority’s (IFA’s) investment of State dollars in Program projects and results indicated there is \$9.00 of investment for every \$1.00 of Program financial assistance. In addition, analysis of ROI survey responses show that the return on investment for all Program projects (those receiving technical assistance, liability determination letters and oversight of federally-funded grant activities, and not just financial assistance) is \$48.00 for every \$1 of Program financial assistance. These results demonstrate that even without financial investment, Program involvement in the cleanup and redevelopment of brownfield sites can leverage significant outside investment.



The Program appreciates all who have submitted complete ROI project surveys through the years. Please remember that Program participants can complete and submit the survey at any time during their redevelopment project. A survey form is available on our Program Web site at <http://www.in.gov/ifa/brownfields/2354.htm>. The Program also welcomes any supplemental information such as post-development photographs or site plans. If you have any questions regarding the ROI Project, please contact Nancy Dollar of the Indiana Brownfields Program.



New and improved partnership

For brownfield sites needing demolition funding, the Indiana Office of Community and Rural Affairs (OCRA) remains a valuable resource. Stakeholders should be pleased to know that there now are fewer steps to secure such funding as OCRA has eliminated the requirement for a separate Letter of Interest (LOI) for the Blight Clearance Program (BCP) and is changing its “umbrella” Comprehensive Site Redevelopment Program (CSR).

OCRA has opened Round 1 of the Community Development Block Grant (CDBG) Program and is accepting applications for up to \$350,000 for blight clearance and remediation. The applicant must be a local unit of government and comply with other requirements in place. LOIs are due February 10, with full applications due April 7. Instructions and application materials are available at <http://www.in.gov/ocra/2718.htm>. Please contact your OCRA Community Liaison for further application information at http://www.in.gov/ocra/files/CL_Map.pdf.

Stay tuned for additional information about Brownfields Program and OCRA resources for the brownfield remediation and blight clearance needs in your community.



Program's Petroleum Team Leader

The Indiana Brownfields Program (Program) is pleased to announce that Doug Lam has joined the Program as its Petroleum Team Leader following the departure of John Morris to an environmental consulting firm. Previously a Project Manager with the Indiana Department of Environmental Management (IDEM) Voluntary Remediation Program (VRP), Doug has more than twenty years of experience in project management and site remediation.

As Petroleum Team Leader, Doug is the lead on the Program's Petroleum Orphan Sites Initiative (POSI) which addresses petroleum contamination (site assessment, tank removal and remediation activities) on brownfield sites resulting from leaking underground storage tanks that cannot be addressed by the responsible party due to an inability-to-pay, bankruptcy, or other factors (orphan sites). Welcome, Doug!



New POSI Contact:

Doug Lam

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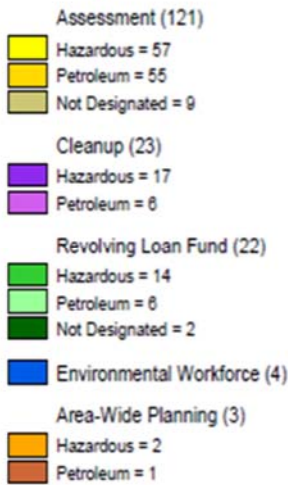
E-mail: DLam@ifa.IN.gov

Web: www.brownfields.IN.gov

U.S. EPA Brownfields Grant Awards (FFY 1995 - 2016)

Grantees include various units of government and/or non-profits

Grant Type Awarded

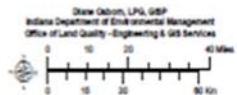
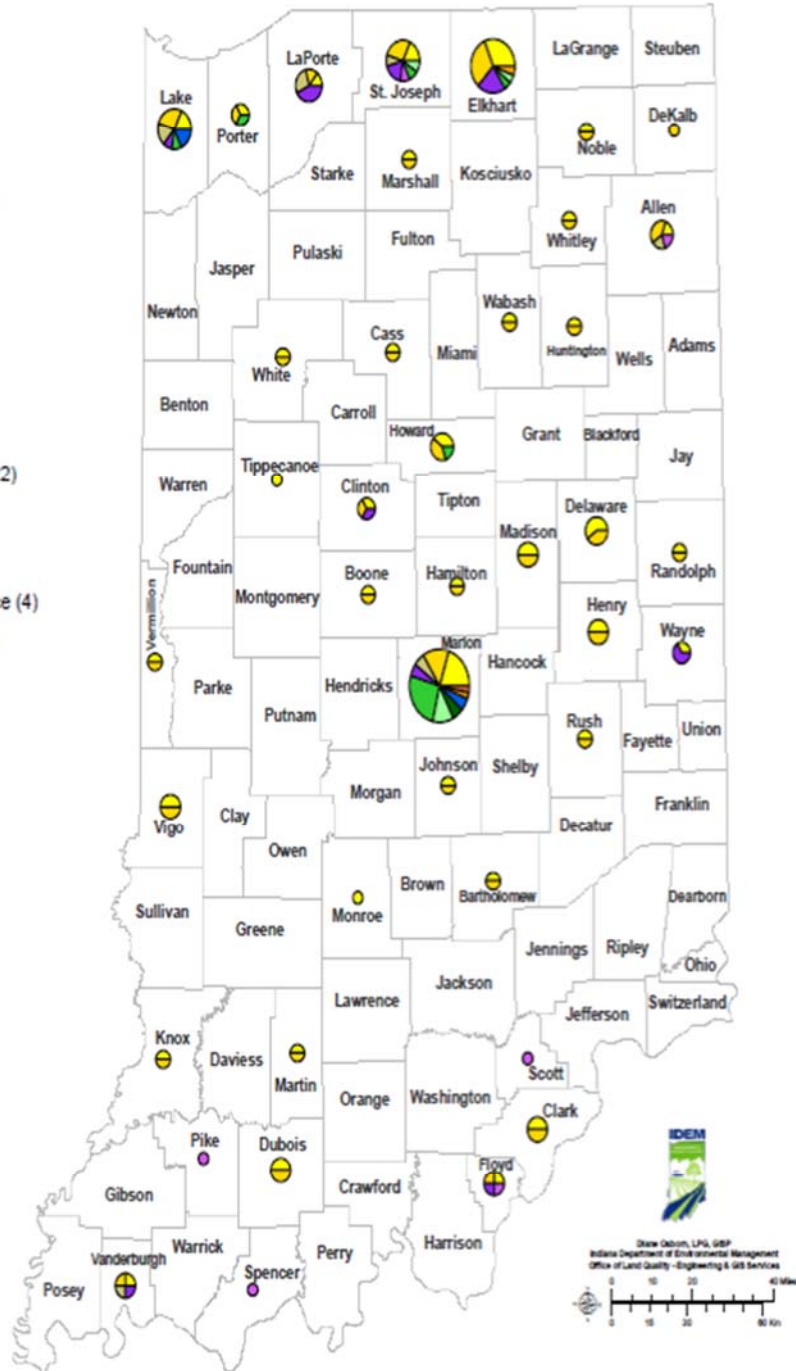


Award Totals

173 Awards
61 Grantees
40 Counties



Updated: November 28, 2016



Any general questions regarding the Indiana Brownfields Program and/or U.S. EPA Brownfields Grant Funding should be directed to Michele Oertel at 317-234-0235 or by email at moertel@ifa.IN.gov.



Indianapolis benefits from two U.S. EPA brownfield funding awards

The City of Indianapolis (City) also received a \$300,000 Hazardous Substances Revolving Loan Fund (RLF) Supplemental Funding award in 2016 to bolster its RLF program. In addition, the City recently received more good news – the non-profit Near East Area Renewal (NEAR) was one of 19 awardees nationwide that will receive a \$200,000 U. S. Environmental Protection Agency (EPA) Brownfields Area-Wide Planning (BF AWP) grant, which will be used for the 45-acre Sherman Park area on the Eastside of Indianapolis, enabling residents to drive development that meets their needs without displacing them.

Established in 2003, NEAR strives to spur the renewal of neighborhoods in Indianapolis' Near East community and is working with community stakeholders to develop an area-wide plan and implementation strategy for the 3,600-acre urban district federally-designated as the IndyEast Promise Zone, where Sherman Park is located. The City, in partnership with NEAR, will continue to partner closely on the implementation of the BF AWP grant to support revitalization in the IndyEast Promise Zone, which is a high-poverty and high-capacity community where the federal government will work with local leaders to increase efforts to achieve neighborhood created goals and priorities. Other key partners that will work with NEAR on this BF AWP project include John Boner Community Center, Local Initiatives Support Corporation (LISC), Englewood Community Development Corporation, Indy Chamber, Indianapolis Metropolitan Police Department, Near East Side Community Organization, and Riley Area Development Corporation.

Planning and redevelopment activities (e.g., light industrial use) in this IndyEast Promise Zone will

the four-story former RCA warehouse, the last remaining building on the west side of Sherman Park, which occurred on January 23. Remediation and redevelopment of the former Thompson Electronics/ former GE Sherman Park, the catalyst site for this BF AWP project, will increase employment opportunities, increase local tax revenues and property values, create healthy commercial corridors, improve community access, help address environmental justice concerns, and increase the capacity of residents to participate in and benefit from brownfields redevelopment.

NEAR is fortunate to be one of the recipients of the U.S. EPA awards that total approximately \$3.8 million in funding to assist with planning for cleanup and reuse of brownfield sites as part of the BF AWP grant program. This federal grant opportunity which provides funding to conduct activities that will enable the recipient to develop an area-wide plan for assessing, cleaning up and reusing catalyst/high priority brownfield sites occurs every other year. For more information about applying for brownfield grants, check out the U.S. EPA web link at: <https://www.epa.gov/brownfields/apply-brownfields-grant-funding>.





Northwest Indiana reaps rewards from U.S. EPA funding

In December 2016, the Board of Directors of the Northwest Indiana Regional Development Authority (RDA) approved funding for the Northwestern Indiana Regional Planning Commission (NIRPC) for technical and programmatic support for the U.S. Environmental Protection Agency (EPA)-funded Northwestern Indiana Brownfield Coalition (NWIBC) project. NWIBC was awarded an \$800,000 grant from U.S. EPA in 2013 to establish a Revolving Loan Fund (RLF) for brownfield cleanup activities and subsequently received a \$600,000 U.S. EPA grant in 2014 to fund brownfield assessment activities. NIRPC (as a Coalition partner) has worked with the RDA (as the RLF Coalition grantee) to create, maintain, and enhance the NWIBC project and has served in the role as Assistant Project Manager for the grant project for the past two years. Funding available through the 2013 U.S. EPA grant for the creation of a Brownfield Program originally funded NIRPC's project management activities. NIRPC's direct involvement and contributions to the project have been more extensive than anticipated at the outset of the Program. As a result, additional funding is needed to support continuation of the enhanced technical role and coalition support effort that NIRPC has provided. The RDA will extend its engagement with NIRPC to provide this level of effort throughout the extent of the 2013 federal grant contract period, which is nearing an end. The RDA Board also formally adopted an updated Comprehensive Strategic Plan (CSP), which will inform the direction of the NWIBC project. The Indiana Brownfields Program looks forward to continuing to work with the NWIBC on brownfield cleanup and related economic development in Northwest Indiana.



To speciate or not to speciate?

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 recommends speciation of chromium during laboratory analysis. When total chromium is measured, IDEM (in the most conservative approach) will compare the analytical results to Cr VI in case the chromium is present as Cr VI. Speciation should provide a more accurate lab analysis than analysis of total chromium.

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

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

Help us help you with your site inventory

Through the Indiana Brownfields Program (Program) Statewide Brownfields Inventory Initiative, staff can provide assistance with your local brownfield site inventory efforts in order to facilitate redevelopment. The Program remains interested in receiving and compiling local site inventory information at any time to help determine whether Program resources can be directed to any environmental needs and possibly to help with redevelopment. Please contact Michele Oertel of the Indiana Brownfields Program.

Indiana Brownfields Program support is not too taxing for rental housing projects

Question: How does the Indiana Brownfields Program (Program) provide assistance for low-income rental housing projects? *Answer:* by request for a brownfield determination letter. The Indiana Housing and Community Development Authority (IHCDA) administers an annual federal tax credit program for developers of low-income rental housing. Each rental housing development project proposal is evaluated and scored with a pre-determined scoring model. If a proposal to IHCDA includes the redevelopment of a brownfield site, then additional points are given, making the proposal more competitive. In order to qualify for these points, a developer must submit a letter of designation as a brownfield site from a regulatory agency. The Program reviews requests for such designations, usually received in November during the proposal cycle, and if the site meets the definition of a brownfield, the Program issues a letter to the tax credit applicant confirming the brownfield designation. For the current text credit round, which will be awarded in February 2017, IDEM issued a record 41 Brownfield Determination Letters (BDLs) through the Indiana Brownfields Program.

The following are some outcomes for the 47 projects for which the Program has issued a BDL between 2013 – 2016:

- Reported housing units created for BDL sites: 1,295
- Reported housing units planned for BDL sites: 996
- 47 out of 90 BDL sites were awarded tax credits totaling \$35,091,434
- 32 additional IHCDA Home and Development loans were awarded to BDL sites totaling \$18,138,869
- Total project development costs for the 47 BDL sites: \$400,075,883

Recent successful housing development projects involved the rehabilitation and reuse of old garment factories, schools, YMCAs, a Coca Cola plant, a monastery dormitory, and a furniture factory. Many of these developments also include green initiatives in their design and build including solar panels,

Energy Star appliances, and LEED certification ratings.

One example of successful redevelopment of a site for which the Program issued a BDL is the [Historic Whitlock Place](#) in Crawfordsville, which held its grand opening in November 2016 for new senior citizen apartments. The 2.2-acre site was formerly the Culver Union Hospital which originally opened in 1902. A larger main hospital building was constructed in 1929 and operated until 1984. The building remained vacant for over 30 years, and eventually fell into a state of disrepair. In November 2014, the developer Vision Communities, Inc. applied for federal tax credits and a federal loan to convert the historic structure into apartments. The Program received a request for a brownfield determination from development partner, Sustainable Solutions, Inc. The former hospital was deemed a brownfield by the Program due to recognized environmental conditions identified in a Phase I Environmental Site Assessment including two underground storage tanks, lead based paint and asbestos-containing materials present in the building. Therefore, a Brownfield Determination Letter was issued in October 2014. The project was successfully awarded a federal tax credit of \$1,003,000 and a \$500,000 Development fund loan. Groundbreaking occurred in early June 2015 and the 2-acre site is now complete with 56 senior rental housing units, Energy Star windows and appliances, a community atrium, and garden and patio areas.



Culver Union Hospital pre-redevelopment

(Image: Google, )



Historic Whitlock Place apartments opened November 2016

(Image: Google, John Yates)

Cozy winter reading

- ◆ **CLUIN Internet Seminar titled "Leveraging Resources for Brownfields Revitalization: Meet the Funders – Infrastructure," delivered on December 14, 2016**
A complete archive of this seminar is now available, along with hundreds of other archived internet seminars, for free download and replay at: <http://www.clu-in.org/live/archive/>. Stakeholders may also be interested in the [links to additional resources](#) for this seminar.
- ◆ **Brownfield Redevelopment ROI = Orders of Magnitude, published on December 17, 2016**
Research data indicate that brownfield redevelopment increases property values, spurs investment and returns “orders of magnitude” on public investment. Read more at: <https://www.linkedin.com/pulse/brownfield-redevelopment-roi-orders-magnitude-timothy-hansen>.
- ◆ The [Climate Smart Brownfields Manual](#): This is an excellent resource for communities that want to consider climate change as they assess, clean up, or redevelop brownfield sites. It provides guidance on best practices for climate change mitigation, adaptation, and resilience at all stages of brownfields work, from planning to redevelopment. In addition, the manual contains case studies and links to additional resources that communities can use as they develop brownfields project plans. For more information about this and other resources, check out: <https://www.epa.gov/land-revitalization/revitalization-tools-communities>.
- ◆ **Principles for Greener Cleanups (Principles), the FY 2014-2018 EPA Strategic Plan**
U.S. EPA recommends the consideration of greener cleanup activities at sites addressed under CERCLA authority (including brownfields) whenever possible and encourages U.S EPA regions to work with all stakeholders to consider this guidance's recommendations

throughout the CERCLA cleanup process. These Principles for Greener Cleanups are not intended to allow cleanups that do not satisfy threshold requirements for protectiveness, or do not meet other site specific cleanup objectives, to be considered greener cleanup. Successful green cleanup practices can help achieve cleanup objectives by ensuring protectiveness while decreasing the environmental footprint of the cleanup activity itself. For more information and examples, check out the following linked document: <https://semspub.epa.gov/work/HQ/100000160.pdf>.

- ◆ **A Stakeholder's Guide to New Construction at Vapor Intrusion Sites, by Lenny Siegel, published December 2016**
Communities where vapor intrusion occurs have a stake in how vapor intrusion is addressed, as well as important roles to play in conducting the response. This document was prepared for non-governmental community stakeholders and local government officials to explain how residents, developers, and local governments can safely cooperate with regulatory agencies to build homes, schools, and businesses at construction sites where vapor intrusion is likely. To download the 21-page, 7.6 MB PDF, go to <http://www.cpeo.org/pubs/SGNC.pdf>.

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.

Site Highlight – the race toward redevelopment

The former Schwitzer-Cummings factory on the near-east side of Indianapolis has been redeveloped into the mixed-use [Circle City Industrial Complex](#) or CCIC. This large building was originally constructed in 1928 on the south end of the 16-acre factory site; additional construction of the factory extended to the north through the mid-1960s. Of interest, Louis Schwitzer, founder of Schwitzer-Cummings, won the first race run at the Indianapolis Motor Speedway in 1909. It is not surprising, then, that the company was known for production of auto parts such as cooling pumps and superchargers. Other historical operations at the site included a lumber yard, residences, several automobile service garages, a gasoline station, and several dry cleaners.

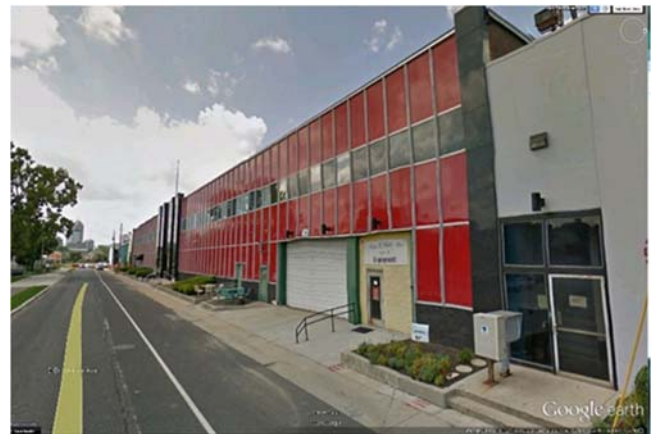
Brookside Industries purchased the huge, 520,000-square foot building in May 2015, with plans to convert a portion of the building into retail and restaurant space. Due to environmental liability concerns, the owner requested a Comfort Letter from the Indiana Brownfields Program to better understand environmental conditions on the site and the steps necessary to safely redevelop the site while not taking on environmental cleanup liability. (Remediation is currently being undertaken through the Indiana Department of Environmental Management (IDEM)'s Voluntary Remediation Program).

The Circle City Industrial Complex has undergone several changes just over the last year, and work continues on the south portion of the historic building. Some highlights include:

- o Over 60 tenant leases at CCIC
- o Industrial space is located on the north end of the site, including the not-for-profit [RecycleForce](#) and a cider and mead production facility.



CCIC Just Ride – an indoor cycling studio
Indianapolis



CCIC down Brookside Ave.
Indianapolis



CCIC Centerpoint Brewing Company
Indianapolis

Continued on Page 10

- o The south part of the building is in the process of being redeveloped as commercial, office, and retail space including:
 - [Centerpoint Brewing](#) company, which opened in May 2016
 - [Ruckus](#), a “makerspace” cooperative that shares workspace, tools, and equipment for small businesses and entrepreneurs
 - Lick gourmet ice cream operates a store and tasting room
 - New businesses opening in 2017 include a restaurant and distillery
 - Dozens of artists’ galleries and shops displaying photography, sculpture, painting, and other mediums.
 - The Indy Winter Farmers Market

The CCIC ties into the newly extended [Pogue’s Run Trail](#), the Cultural Trail, and the Monon Trail, providing great access to this burgeoning destination.



CCIC
Indianapolis



Rolling application—Indiana Economic Development Corporation (IEDC) Industrial Recovery Tax Credit

The Industrial Recovery Tax Credit (IRTC), also known as DINO for the older, “dinosaur” buildings it benefits, provides an incentive for companies to invest in former industrial facilities requiring significant rehabilitation or remodeling expenses. The credit is established by Ind. Code 6-3.1-11.

The credit is available to taxpayers that make qualified investments for the redevelopment of vacant industrial buildings that are at least 15 years old with 100,000 square feet or more of interior floor space. As of January 1, 2017, buildings that were demolished within the five years preceding an application may qualify if demolished for health and safety concerns.

For more information about the DINO tax credit, view the [IRTC Fact Sheet](#). To apply for the DINO tax credit, please use the [IRTC Application](#) which must be submitted before an investment is made.



Elkhart Foundry & Machine, Inc.— pre-demolition. With assistance from the IEDC IRTC, the City of Elkhart continues to work with an Indianapolis-based developer on a significant mixed-use residential project

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 9, 2017

WEBINAR: Long-term Contaminant Management Using Institutional Controls

1:00PM-3:15PM EST

This will assist those who are responsible for the management and stewardship of Institutional Controls (ICs), which are administrative or legal restrictions that provide protection from exposure to contaminants on a site. While a variety of guidance and research to date has focused on the implementation of ICs, ITRC's [Long-term Contaminant Management Using Institutional Controls \(IC-1, 2016\)](#) guidance and this associated training class focuses on post-implementation IC management, including monitoring, evaluation, stakeholder communications, enforcement, and termination.. ITRC has developed a downloadable tool that steps users through the process of planning and designing IC management needs. This tool can help to create a long lasting record of the site that includes the regulatory authority, details of the IC, the responsibilities of all parties, a schedule for monitoring the performance of the IC, and more. The tool generates an editable Long Term Stewardship (LTS) plan in Microsoft Word.

February 10, 2017

DEADLINE: Indiana Office of Community and Rural Affairs (OCRA) Round 1 of the Community Development Block Grant (CDBG) Program *Letters of Interest (LOI)*

Funding is up to \$350,000 for blight clearance and remediation. The applicant must be a local unit of government and comply with other requirements. Instructions and application materials are available at <http://www.in.gov/ocra/2718.htm>.

February 22, 2017

WEBINAR: Environmental Due Diligence Considerations for Lenders and Purchasers

3:00PM-3:45PM

Environmental due diligence is a broad topic that is important to understand as it can vary from project to project and can be used to not only manage but reduce stakeholder risk. Although a financial institution may complete due diligence assessments to help ensure its borrower will be able to repay the loan, a buyer could use the results to negotiate a lower sale price. On the other hand, a seller may complete environmental due diligence to demonstrate that the property is environmentally "clean" and sell the property at market value or higher. Understanding what environmental due diligence is and the different types can help not only manage and/or reduce your risk but can also benefit you in other ways. To register, check out: http://augustmack.com/Webinars.asp?webkey=758&utm_source=August+Mack+Database+Contacts&utm_campaign=5d9c06445a-EMAIL_CAMPAIGN_2016_12_13&utm_medium=email&utm_term=0_21e84db6c8-5d9c06445a-93776665.

February 24, 2017

DEADLINE: [ANNOUNCING \(New\) Request for Proposals - FY 2017 Environmental Workforce Development and Job Training Grant Guidelines](#)

These Environmental Workforce Development and Job Training (EWDJT) grants are provided to eligible entities, including nonprofit organizations, to develop environmental programs that recruit, train, and place unemployed and under-employed residents of communities affected by brownfields and other environmental contaminants with the skills needed to secure full-time, sustainable employment in the environmental field and in assessment and cleanup work taking place in their communities. Each grant may be funded up to \$200,000 over a three-year period. All proposals must be submitted through grants.gov.

February 24, 2017

**Council of Development Finance Agencies [CDFA Online Brownfields Project Marketplace](#)
Online Brownfields Project Marketplace**

12:00PM-5:00PM Eastern

CDFA is offering the online Brownfields Project Marketplace as an opportunity for communities to receive free technical assistance related to the redevelopment and financing of brownfield projects. Join online to consult with financing professionals and brownfield project experts who can help identify potential resources for your brownfield project. To enroll, please complete the application linked above. CDFA staff will follow up with the contact provided to confirm your submission.

March 17, 2017

DEADLINE: The 2017 National Brownfields Training Conference activities

To download a PDF of this Call for Submissions page, [click here](#).



April 7, 2017

DEADLINE: Indiana Office of Community and Rural Affairs (OCRA) Round 1 of the Community Development Block Grant (CDBG) Program Applications

Applications are for up to \$350,000 for blight clearance and remediation. The applicant must be a local unit of government and comply with other requirements. Instructions and application materials are available at <http://www.in.gov/ocra/2718.htm>.

**December 5-7, 2017 (with pre-conference programming on December 4)
The 2017 National Brownfields Training Conference**

Please join fellow brownfield stakeholders for what is considered the premier brownfields and land revitalization event. Attendees will enjoy opportunities to participate in training events, observe success stories first hand during mobile workshops, listen to experts regarding best practices for meeting brownfields challenges, and network with thousands of other stakeholders. Mark your calendars and watch for more information regarding registration and other conference details in the near future. Visit the official Brownfields Conference Website for registration and additional information at www.brownfields2017.org.



Indiana Brownfields Program Staff Directory

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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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