



# Indiana Brownfields Bulletin

Summer 2014

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## Another Highly Successful U.S. EPA Brownfield Grant Round for Indiana Applicants

Through federal, state, and local partnerships, U.S. Environmental Protection Agency (U.S. EPA) funding continues to benefit brownfield redevelopment efforts in Indiana communities. For the 2013-2014 U.S. EPA Brownfield Assessment, Cleanup, and Revolving Loan Fund (ARC) Grant round, eight Indiana applicants (5 cities, 3 regional planning groups/Coalition applicants) received 15 awards totaling \$4,280,000. The Indiana Brownfields Program (Program) assisted the eight awarded applicants, as well as 15 other applicants from across the State, with letters of support during the highly competitive national ARC grant proposal process. Total national figures for the ARC Grant round include 171 recipients recommended to receive \$67 million in grants to clean and redevelop contaminated properties, boost local economies and leverage jobs while protecting public health and the environment.

Seven Assessment grants totaling \$3,580,000 were awarded to:

[Economic Development Coalition of Southwest Indiana](#) (\$400,000 Hazardous; \$180,000 Petroleum)

[Jeffersonville, City of](#) (\$200,000 Hazardous; \$200,000 Petroleum)

[Lebanon, City of](#) (\$200,000 Hazardous; \$200,000 Petroleum)

[Madison County Council of Governments](#) (\$200,000 Hazardous; \$200,000 Petroleum)



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### **Northwest Indiana Regional Development**

**Authority** (\$400,000 Hazardous;  
\$200,000 Petroleum)

**Plymouth, City of** (\$450,000 Hazardous;  
\$150,000 Petroleum)

**South Bend, City of** (\$300,000 Hazardous;  
\$300,000 Petroleum)

One RLF grant of \$700,000 (Hazardous) was awarded to:

### **Kokomo, City of**

Compared to last year, Indiana had a 75% increase in the amount of funding requested by community applicants and a 60% increase in the number of awardees; the success rate for grants awarded increased by 6%. The total dollar amount awarded to Indiana applicants increased by 36%. Indiana remained in third place among the six states in U.S. EPA Region 5 for overall dollars awarded.

For additional information on brownfield grant success stories throughout the years, visit U.S. EPA's web site at <http://www.epa.gov/brownfields/success/index.htm>. U.S. EPA's Brownfields Program web site may be accessed via the Program's web site and directly at <http://www.epa.gov/brownfields/>.



### **The 3Ps for a Successful U.S. EPA Brownfield Grant Round: Planning, Partnerships, and Public Participation**

Taking inspiration from the recent Indiana awardees, it is time to look ahead to the upcoming, annual U.S. Environmental Protection Agency (U.S. EPA) Brownfield Assessment, Revolving Loan Fund, and Cleanup (ARC) grant

round anticipated for the fall of 2014. To help with local endeavors to secure one or more U.S. EPA grants to facilitate brownfield redevelopment, several resources and opportunities continue to be available to assist you. As always, the Indiana Brownfields Program (Program) Web site will provide announcements about grant-related webinars, in-state training, and steps to obtain the required State acknowledgement letter and/or petroleum determination letter from the Indiana Department of Environmental Management (IDEM) as the "State [or Tribal] Environmental Authority."

In partnership with the Program, the Technical Assistance to Brownfield Communities (TAB) program, which is a national program funded by U.S. EPA, continues to offer free assistance with project planning, contractor selection, and general recommendations to improve grant proposals, among other types of technical support for brownfield projects. To request this free assistance, please visit the TAB web site at <http://www.engg.ksu.edu/chsr/outreach/tab/> or contact Blase A. Leven, LG with TAB at (785) 532-0780, [baleven@ksu.edu](mailto:baleven@ksu.edu).

A U.S. EPA Brownfields Grant Proposal Writing Strategies workshop co-hosted by TAB, the Indiana Brownfields Program, and U.S. EPA Region 5, in coordination with Ball State University, is planned for Thursday, August 28, at the Ball State Indianapolis Center. More details will be forthcoming. For more specific information about U.S. EPA's Brownfields ARC Grants, please visit [http://www.epa.gov/brownfields/grant\\_info/index.htm](http://www.epa.gov/brownfields/grant_info/index.htm) or contact Michele Oertel with the Indiana Brownfields Program at (317) 234-0235 or [moertel@ifa.IN.gov](mailto:moertel@ifa.IN.gov).

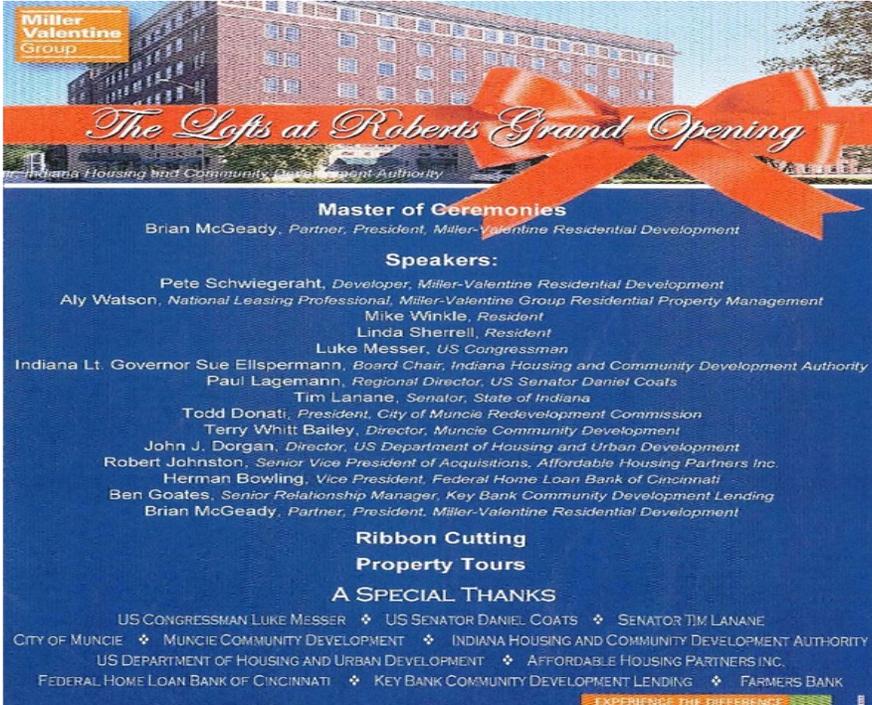
## New Life for Closed Gas Stations

Indiana Brownfields Program staff attended a three-day conference held in June that focused on one of the most common types of brownfield found in almost every community – closed gas stations. Presentations and discussions included due diligence, legal liability, assessment/remediation, financing, deal sourcing, design, engineering, construction, and maximizing return on investment. While different types and sizes of brownfields pose different challenges and rewards, one overarching theme for these small commercial sites is that the path to reuse is similar to that for large industrial sites.

Key brownfield redevelopment issues identified during the conference can be distilled into the 4Cs: Contamination, Communication, Cash, and Counsel. Proper due diligence, including thorough subsurface site investigations to determine source/types/extent of historical contamination (potentially beyond petroleum), is key to addressing this type of brownfield. Also, communication among redevelopment partners (e.g., environmental attorney, environmental consultant, developer, and finance professional), including environmental agency regulators (Federal, State, and/or Local government), is important to understanding all partners' perspectives and needs toward realizing sustainable, successful redevelopment. Ongoing and open communication with government officials could also lead to securing additional funding sources/tax breaks for the different stages of redevelopment.

When considering ways to reuse former gas station sites, brownfield stakeholders should think beyond the small property boundary and evaluate the potential for such sites to be part of a larger redevelopment project. A larger project might better attract favorable lending terms from a financial institution which would make it easier to address contamination and facilitate the redesign, rebuild, and reuse of the infamous, abandoned, corner gas station in your community. New life for closed gas stations has come in the form of neighborhood retail, office space, banks, pharmacies, health care centers, affordable housing, community parks, urban gardens, natural gas dispensers, solar panels, and electric charging stations. When it comes to small, think big.

## Recent Ribbon Cutting Ceremonies – Senior Housing is on the Rise



**Miller Valentine Group**

*The Lofts at Roberts Grand Opening*

Indiana Housing and Community Development Authority

**Master of Ceremonies**  
Brian McGeady, Partner, President, Miller-Valentine Residential Development

**Speakers:**  
Pete Schwiegeraht, Developer, Miller-Valentine Residential Development  
Aly Watson, National Leasing Professional, Miller-Valentine Group Residential Property Management  
Mike Winkle, Resident  
Linda Sherrell, Resident  
Luke Messer, US Congressman  
Indiana Lt. Governor Sue Ellspermann, Board Chair, Indiana Housing and Community Development Authority  
Paul Lagemann, Regional Director, US Senator Daniel Coats  
Tim Lanane, Senator, State of Indiana  
Todd Donati, President, City of Muncie Redevelopment Commission  
Terry Whit Bailey, Director, Muncie Community Development  
John J. Dorgan, Director, US Department of Housing and Urban Development  
Robert Johnston, Senior Vice President of Acquisitions, Affordable Housing Partners Inc.  
Herman Bowling, Vice President, Federal Home Loan Bank of Cincinnati  
Ben Goates, Senior Relationship Manager, Key Bank Community Development Lending  
Brian McGeady, Partner, President, Miller-Valentine Residential Development

**Ribbon Cutting**  
**Property Tours**

**A SPECIAL THANKS**  
US CONGRESSMAN LUKE MESSER ♦ US SENATOR DANIEL COATS ♦ SENATOR TIM LANANE  
CITY OF MUNCIE ♦ MUNCIE COMMUNITY DEVELOPMENT ♦ INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY  
US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ♦ AFFORDABLE HOUSING PARTNERS INC.  
FEDERAL HOME LOAN BANK OF CINCINNATI ♦ KEY BANK COMMUNITY DEVELOPMENT LENDING ♦ FARMERS BANK

EXPERIENCE THE DIFFERENCE

## Former Hotel Roberts/Lofts at The Roberts at 420 South High Street, Muncie

This 2-acre site, located in the downtown Muncie commercial area, consists of a seven-story, 140,000-square-foot building constructed of brick and concrete in 1921. Prior to vacancy in 2006, the building was used as a hotel. In 2012, the site was entered into the Indiana Brownfields Program (Program) for assistance with environmental issues. Several environmental investigations (e.g., soil, groundwater, lead-based paint, asbestos, vapor intrusion) were conducted at the site which indicated soil and groundwater contamination.

To facilitate redevelopment, the Program issued a Comfort & Closure Letter to the prospective site developers. In addition, an environmental restrictive covenant (ERC) was recorded on the deed for the site restricting groundwater use to ensure no exposure to on-site contamination.

On July 2, 2014, a ribbon cutting ceremony was held and attended by Program staff for The Lofts at Roberts, a new affordable senior apartment development. Multiple public/private partnerships and resources facilitated this brownfield redevelopment success.





(Exterior rendering, no photo available)

### First National Bank & Trust/Washington Street Senior Residences at 410 N. Washington St, Kokomo

This 1.16-acre site consisted of a building that was demolished in 2012, resulting in cleared land with only gravel and an asphalt parking lot. Portions of the site historically operated as auto repair shops with underground storage tanks. The site had been vacant for years and was leased by First National Bank and Trust.

In 2012, the site was entered into the Indiana Brownfields Program (Program) for assistance with environmental issues. Several environmental investigations were conducted at the site which indicated groundwater contamination. To facilitate redevelopment, the Program issued a No Further Action Letter following completion of remedial activities on the site. An environmental restrictive covenant (ERC) was recorded on the deed for the site restricting groundwater use to ensure no exposure to on-site petroleum contamination.



According to the Indiana Finance Authority Brownfields Project Survey completed for the site, the redevelopment project created two permanent jobs and more than 50 temporary jobs, and a total of 54 multi-family housing units were created. This brownfield redevelopment is also a shining example of sustainable development. The new multi-family senior residences are National Green Building Standard (NGBS) certified. The Grand Opening ribbon cutting event was held on March 12, 2014.

### Indiana Finance Authority Brownfields Project Survey

The Indiana Brownfield Program's annual Return on Investment (ROI) Survey is underway again this summer. As such, Program participants can expect to hear from us by email and/or by phone within the next couple of months, if they have not already been contacted. Revisions have been made to the survey form used to collect pertinent information about brownfield projects in your community that have received some type of financial, legal, and/or technical assistance from our Program. We encourage you to get a jump start on the data collection process now. *Reminder:* the Program uses the information you provide to make the best case to brownfield stakeholders about why providing funding (federal in particular) for brownfield redevelopment in Indiana is worthwhile. The project information allows us to highlight local projects and give credit where credit is due. We thank you in advance for your time to provide completed information in response to our request. The survey form is easily accessible from the graphic from our Program Web site at <http://www.in.gov/ifa/brownfields/2354.htm>.



## Check Out These Resources – No Library Needed

- ◆ U.S. EPA [Smart Growth and Climate Change](#)– Discussion of how smart growth strategies can help mitigate and adapt to climate change, with web links to resources.
- ◆ U.S. EPA *Revitalizing Contaminated Lands: Addressing Liability Concerns* (the 2014 edition of *The Revitalization Handbook*). This handbook helps developers, local governments, and the public understand how U.S. EPA’s cleanup enforcement program facilitates the redevelopment and reuse of contaminated and potentially contaminated land. *The Revitalization Handbook* summarizes liability protections, U.S. EPA policy and guidance documents, and site-specific enforcement tools that may be helpful to communities, developers, and private parties looking to manage environmental cleanup liability risks associated with the revitalization of contaminated properties. It is designed for use by all parties involved in the assessment, cleanup, and revitalization of Superfund, RCRA, and brownfield properties. The handbook is available on the U.S. EPA’s Web site at <http://www2.epa.gov/enforcement/revitalization-handbook>.
- ◆ [The Agency for Toxic Substances and Disease Registry \(ATSDR\)](#) releases two new brownfield tools for assessing the risks of chemical exposures at specific hazardous sites: the [Dose Calculator](#) and the [Brownfields and Land Reuse Site Tool](#). The Dose Calculator can be used to compute the amount of a toxic substance (dose) to which an individual may be exposed. Users enter information about route of exposure (air, soil, water, fish consumption) and can customize exposure parameters, including age, quantity of soil/water/fish ingested, and duration of exposure (days). [The Brownfield and](#)

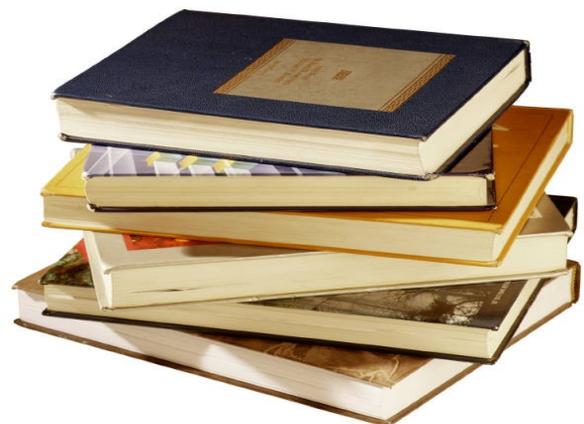
[Land Reuse Site Tool](#) includes a "how-to" guide for conducting a site visit. It also allows user to: screen for multiple chemical exposures, assess sites, and create a list of sites that are potentially contaminated.

- ◆ The Council of Development Finance Agencies (CDFA), a national association dedicated to the advancement of development finance concerns and interests, has resources available for members. Members include state, county and municipal development finance agencies and authorities that provide or otherwise support economic development financing programs, including tax-exempt and taxable bonds, credit enhancement programs, and direct debt and equity investments as well as a variety of non-governmental and private organizations ranging from regional and large investment banks to commercial finance companies to bond counsel, bond insurers, trustees, venture capital companies, rating agencies, and other organizations interested in development finance. The CDFA provides a number of avenues for assisting the development finance industry including education, advocacy, research, resources and networking. Check out CDFA web links at

<http://www.cdfa.net/cdfa/cdfaweb.nsf/pagesonlineresourcedatabase.html>

<https://www.cdfa.net/cdfa/webcasts.nsf/register>

<https://www.cdfa.net/cdfa/store2.nsf/browse.html?open&so=popularity>



## 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](http://www.brownfields.IN.gov).

### **August 12-13, 2014**

Indiana Chamber 12<sup>th</sup> Annual Indiana Conference on Energy Management

Hyatt Regency Indianapolis

For more information, visit [http://www.indianachamber.com/index.php/products-conferences/conferences?task=view\\_event&event\\_id=129](http://www.indianachamber.com/index.php/products-conferences/conferences?task=view_event&event_id=129)

### **August 27, 2014**

Brownfields Resources and Partners Workshop

Ball State Indianapolis Center

Workshop information will be available at <http://www.in.gov/ifa/brownfields/2357.htm>

### **August 28, 2014**

U.S. EPA Brownfield Grant Proposal Writing Strategies Workshop

Ball State Indianapolis Center

Workshop information will be available at <http://www.in.gov/ifa/brownfields/2357.htm>

### **August 2014**

Indiana Office of Community and Rural Affairs (OCRA) Comprehensive Site Redevelopment Program (CSR) awards announced (tentative)

### **September 9-11, 2014**

IACT Annual Conference & Exhibition

Fort Wayne, IN

For more details, visit <http://www.citiesandtowns.org/>

### **September 17, 2014**

17th Annual Pollution Prevention Conference and Trade Show

Plainfield, IN

For more information, visit <http://www.in.gov/idem/ppp/2334.htm>

### **September 26, 2014**

WEBINAR: Contaminant Uptake in Food Crops grown on Brownfield Sites

For more information to register, visit <http://redevelopmentinstitute.org/webinar/september2014/>

### **September 30 - October 1, 2014**

IACED and IHADA Statewide Conference on Housing and Community Economic Development

Indianapolis Marriott East

For more information, visit [www.iaced.org](http://www.iaced.org)

### **October 21-22, 2014**

Indiana Chamber Indiana Environmental Conference

Indianapolis Marriott East

For more information, visit [http://www.indianachamber.com/index.php/products-conferences/conferences?task=view\\_event&event\\_id=130](http://www.indianachamber.com/index.php/products-conferences/conferences?task=view_event&event_id=130)

### **Fall 2014**

DEADLINE anticipated for U.S. EPA Brownfield Assessment, Revolving Loan Fund, and Cleanup (ARC) Grant Proposals

For updated information, see <http://www.epa.gov/R5Brownfields/>

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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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