

Mishawaka announces developments at Uniroyal facility

Mishawaka is progressing with its cleanup and redevelopment efforts at the former Uniroyal site, where an iron works, a woolen mill and a rubber company operated between 1833 and 1997.

“The city is encouraged by the progress we have made and the commitment from the community to redevelop this property,” said Jeff Rea, community development director for the city of Mishawaka.

In a lease signed with the bankruptcy trustee, the city will exercise an option to purchase the property in early 1999. The city plans to raze 58 buildings that cover 1.7 million square feet of industrial space at the 43-acre site. Demolition will begin in August and be completed in August 2000. IDEM will provide oversight during the asbestos removal.

The city continues to work on site specifications for asbestos removal, demolition, site remediation and site restoration.

Local officials will present a conceptual redevelopment plan for public review in May. City planners have incorporated suggestions from the public, developers and realtors in its design. The plan envisions commercial, residential, office and recreational use at the site, which is adjacent to the St. Joseph River.

U.S. Environmental Protection

Mishawaka,
St. Joseph Co.



The former 43-acre Uniroyal site was abandoned in Mishawaka two years ago. Thanks to community wide support, the property is slated to be demolished in a year's time and plans for diverse redevelopment are in the works with input from the public, developers and realtors.

Agency, U.S. Department of Justice, IDEM and the city executed a prospective purchaser agreement. This agreement includes a Covenant Not to Sue that protects the city and any future purchaser from liability pertaining to existing contamination at the property and the requirements of

the city to redevelop the site.

The city estimates the cost to be \$10 million for the demolition and cleanup. Officials continue to search for funding at the local, state and federal levels for these activities.

Current Activities

Community initiatives

What are local communities doing about their brownfield sites?

Some have formed brownfield working groups, beautification committees and redevelopment commissions, while others have appointed individual brownfield coordinators to identify, prioritize and recommend redevelopment plans for brownfield sites in their communities.

Whether revitalizing an old abandoned industrial area or cleaning up a neighborhood eyesore, communities have recognized the importance of an organized effort to address brownfield issues.

One such community is Fremont, which formed a Brownfields Working Group. This committee's job is to identify and prioritize brownfield sites in the town and make recommendations for a remediation and reuse plan. Before the town could apply for a brownfield site assessment grant through the Indiana Development Finance Authority, the committee had to go to work. Then, IDFA awarded a grant to the town for one of its brownfield sites, the Old Town Landfill. The committee agreed to work with the town to determine the most appropriate use(s) for this site after the assessment has been completed and plans to tackle other brownfield sites one at a time.

If your community has concerns about brownfields that need to be addressed, an organized approach similar to Fremont's is recommended. A collective or concentrated effort on the part of a community may lower the hurdle to the redevelopment of its brownfield

sites. Take advantage of assistance the state offers and network:

- IDEM's Brownfields staff is always available to assist communities with their brownfield needs. The Interagency Brownfields Advisory Team provides information on all aspects of brownfields redevelopment through meetings and workshops to communities across Indiana (see details in the previous

Brownfields Bulletin, Issue 2, pg. 2).

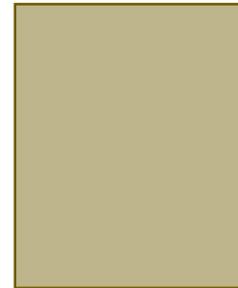
- If your community has formed a working group or committee to address your brownfields redevelopment issues, IDEM wants to hear from you so we can share your lessons learned and successes with others.

Contact Kyle Hendrix or Tracy Concannon.

Introducing IDEM's newest Brownfields Program staff members



Dan Chesterson



Tracy Concannon

Questions & Answers

Q: Can private developers or investors get Environmental Remediation Revolving Loans?

A: No. Money from the Environmental Remediation Revolving Loan Fund, also referred to as the Brownfields Revolving Loan Fund, is only available to political subdivisions. However, public/private partnerships are encouraged for effective redevelopment.

Another option for private entities is the federal Brownfields Cleanup Revolving Loan Fund administered by IDEM. See details in the previous *Brownfields Bulletin* (Issue 2, pg. 2) or contact Dana Reed Wise.



State offers tools for brownfields redevelopment

IDEM can assist in determining what additional activities may be needed or what options are available if contamination is found at a brownfield property. The state offer direct assistance and grants to help assess the environmental unknowns often encountered during brownfields redevelopment.

Brownfields environmental assessments

IDEM conducts environmental assessments at no cost for eligible units of government. There are no contract agreements or money transactions. IDEM personnel complete quality brownfields environmental assessment reports to most units of government that apply (see pg. 4 for more details). These reports include, at a minimum, the following sections:

- Introduction
- Site description
- Site history
- Soil characteristics, geology, and hydrogeology
- Site reconnaissances and sampling
- Analytical results
- Conclusion
- References

In cases where IDEM's environmental assessments reveal on-site contamination, IDEM requests meetings with applicants to discuss the following possibilities:

- Removal options
- Participation in IDEM's Voluntary Remediation Program where the applicant can pursue cleanup if necessary prior to redevelopment and can receive Certificate of Completion and Covenant Not to Sue documentation for properties
- Cleanup standards, goals and technologies
- Funding options
- Redevelopment suitability regarding environmental issues (i.e., land use restrictions, nonresidential/residential redevelopment)

Site assessment grants

The Indiana Development Finance Authority, in cooperation with IDEM, awards grants to selected units of government for hiring private environmental consultants to conduct Phase I and Phase II environmental assessments. IDEM is responsible for technical oversight and review.

Environmental assessments

One of the factors that may be a barrier to brownfields redevelopment is environmental contamination. As the definition for brownfields states, contamination that often complicates redevelopment may be actual or perceived. While contamination of some kind may be present at a brownfield property, commonly the property just “looks bad.” Therein lies the importance of an environmental assessment – to determine the presence and degree of contamination, if any.

An environmental assessment answers many of the questions regarding potential cleanup costs and environmental liability at brownfield properties. This type of information is crucial in the initial stages of the brownfields redevelopment process.

Initial assessment activities involve historical research of the brownfield property. Desktop information is gathered and a site reconnaissance is conducted to determine if a threat of contamination may exist and what further activities may be necessary.

Should the initial findings identify possible on-site environmental contamination, further investigation determines if a real threat to human health or the environment exists.

The purpose of these additional assessment activities is to identify the potential sources, nature, extent and significance of contamination. In general, these activities include the collection and analysis of environmental samples. Determining contaminant migration and exposure pathways (e.g., soil, air, water, inhalation or ingestion) helps evaluate the potential risk to human health and the environment and whether the property is appropriate for redevelopment.



The Brownfields Environmental Assessment provides an excellent opportunity for units of government to obtain site information to assist in their redevelopment endeavors. Any unit of government (city, town, county, municipality, etc.), may request a site assessment any time. With only a few exceptions, the state will conduct environmental assessments at any site, at no cost to the community.

A panel of IDEM personnel reviews applications. Each selected applicant receives a confirmation letter within two weeks of receipt of the application. Assessment reports are completed in a reasonable time frame to assist stakeholders.

Brownfields Environmental Assessments completed to date

- | | |
|---|--|
| 1) American Steel Foundry
East Chicago, Lake County | 11) Hoosier Coal & Oil/Hoosier Industrial Tool
Indianapolis, Marion County |
| 2) Bear Brand Hosiery Plant
Gary, Lake County | 12) Dorothy Coal Sales
Indianapolis, Marion County |
| 3) Westpoint Industrial Park
Hammond, Lake County | 13) Union Furniture Co.*
Batesville, Ripley County |
| 4) U.S. Abrasives*
Tippecanoe, Marshall County | 14) Highland/Michigan Triangle
Indianapolis, Marion County |
| 5) RCI Inc.
Bloomington, Monroe County | 15) Union City Body Co. Property
Union City, Randolph County |
| 6) B & B Metal Plating
Rushville, Rush County | 16) Blue River Career Center*
Shelbyville, Shelby County |
| 7) Midwest Plating
Kokomo, Howard County | 17) Bowser Pump Plant
Fort Wayne, Allen County |
| 8) Stratford Farms*
Goshen, Elkhart County | 18) Bront Co. Warehouse Building*
Wabash, Wabash County |
| 9) Maxon Marine
Tell City, Perry County | 19) Gatke Corp.*
Warsaw, Kosciusko County |
| 10) Spickelmier Property
Indianapolis, Marion County | 20) Bruce Property adjoining
Cannelton Cotton Mill
Cannelton, Perry County |

* Brownfield properties that have received assistance with an IDEM Brownfields

In Brief

C&M Plating site ready for reuse

Teamwork and an innovative cleanup approach transformed the former C&M Plating facility in Roanoke from a brownfield to a viable property ready for redevelopment.

Federal, state, county and local officials and community members witnessed the Huntington County Office of Community Development transfer the property to the Roanoke Economic Development Organization during a ceremony in February.

“IDEM is very proud of the Town of Roanoke and Huntington County, especially their foresight to consider the site a brownfield and look toward redevelopment, and not just a cleanup,” said Dana Reed Wise, Section Chief of the Brownfields Program, during the event.

The C&M Plating facility has not been a typical remediated site. It was a pilot brownfields initiative undertaken by the U.S. Environmental Protection Agency, IDEM, Huntington County, town of Roanoke and local citizens. This story also has historic significance because few brownfields in the country have involved joint cooperation among agencies and a volunteer effort to clean up contamination and prepare a site for reuse.

Contamination at the site posed threats to human health and the environment and complicated the property’s redevelopment. The cost of the cleanup totaled over \$2 million.

From 1948-1987, the company operated a metal plating facility in Roanoke until its owners filed bankruptcy and abandoned the property.

The three-acre site is located in a residential area adjacent to the

town’s downtown business and shopping districts.

The Roanoke Economic Development Organization will market the property for a reuse to benefit the community.

Brownfields ‘99

The next national brownfields conference – Brownfields ‘99 – will be held Dec. 6-8 in Dallas, Texas.

The conference is an excellent opportunity to share ideas and experiences, and learn from the experts on ways to successfully redevelop brownfields. It will include speakers from all levels of government, business and financial communities, and local community and neighborhood organizations.

Past conferences have been held in Pittsburgh, Kansas City and Los Angeles.

More information can be found on EPA’s Brownfields Web site: www.epa.gov/swerosps/bf/bfconf.htm.

Brownfield property becomes a park

The City of Wabash announces the creation of “Celebration Park” at a former brownfields property.

A local citizen, who prefers to remain anonymous, agreed to purchase the property with the intent to donate it to the city for a community use. The city demolished the building following the removal of the underground storage tanks and contaminated soil at the site. IDEM reviewed the remediation work and issued a comfort letter to the city which enabled the transfer of property in December.

Various businesses that included a gas station, convenience store and pizza restaurant operated at the property until 1996.

The city will hold a ribbon cutting ceremony at the park in the spring.

Issues

New RISC policy

IDEM has developed the Risk Integrated System of Closure in response to legislation requiring IDEM’s remediation programs to adopt risk-based cleanup objectives similar to those used by the highly successful Voluntary Remediation Program.

These new objectives are based on the risks of specific contaminants to human health and the environment, taking into consideration expected future uses and site-specific characteristics of contaminated property. RISC is designed to unify the reporting, remediation, and sampling protocols for IDEM’s cleanup programs.

While there have been concerns that the RISC policy will impede brownfields redevelopment, this policy is not expected to impact Indiana’s Brownfields Program. Because the RISC policy is a sound document based on substantial technical and policy considerations, the Brownfields Program will use this policy as guidance. However, IDEM does not foresee rigid applications of RISC requirements before issuing Brownfields Comfort or Site Status letters. For example, IDEM may consider the default cleanup objectives listed in RISC, but might be more willing to stray from the screening, confirmation sampling and reporting requirements set forth in RISC.

IDEM personnel have taken brownfields redevelopment into consideration during every step of the development of the RISC policy. Through RISC and the Brownfields Program, IDEM will continue to both further the goals of protection of human health and the environment while providing for redevelopment of brownfields in Indiana.



Brownfields Bulletin is published quarterly by the Indiana Department of Environmental Management to inform local government officials, local business representatives and local interest groups about brownfields redevelopment initiatives and success stories from within and beyond the state. A brownfields 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 IDEM's Brownfields Program Section Chief Dana Reed Wise.

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(800) 451-6027, press 0 and ask for a person by name or number. Or, dial direct.

Who Can Help

Technical and planning assistance

Indiana Department of Environmental Management
Brownfields Program Staff (listed right)
P.O. Box 6015
Indianapolis, IN 46206-6015
www.state.in.us/idem/oer/brownfields/index.html

Financial assistance

Indiana Development Finance Authority
Courtney Tobin, General Counsel
One N. Capitol, Suite 320
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