



Indiana Brownfields Bulletin

Bi-annual Newsletter, Summer 2016

In this issue:

[U.S. EPA Annual Brownfields Grant Round Coming up Again](#)

[Site Highlight: Former Greyhound Depot in Evansville to Become Bru Burger](#)

[U.S. EPA Brownfield Grant Award Highlights](#)

[Education and Outreach Assistance Coming in August 2016](#)

[U.S. EPA Funding Opportunity in August 2016](#)

[Brownfields Return on Investment Project Needs Your Help](#)

[Inventory Initiative: Reminder](#)

[Summer Reads](#)

[Indiana Brownfields Program: Goodbyes and Hellos](#)

[CALENDAR OF EVENTS](#)

[Indiana Brownfields Program Staff Directory](#)



U.S. EPA Annual Brownfields Grant Round Coming up Again

As it does every year, the Indiana Brownfields Program (Program) will provide announcements on its Web site about the annual U.S. Environmental Protection Agency (U.S. EPA) Brownfields 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” for the next CERCLA 104(k) grant round anticipated in the end of 2016. Keep an eye out! For more specific information about U.S. EPA’s Brownfields Grants, please visit 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.

Remember that the U.S. EPA-funded Technical Assistance to Brownfield Communities (TAB) program offers free assistance to evaluate grant proposals, in addition to technical support for brownfield projects. To request this free assistance, please visit the TAB web site at <https://www.ksutab.org/> or contact Blase A. Leven, LG with TAB at (785) 532-0780, baleven@ksu.edu.

Site Highlight: Former Greyhound Depot in Evansville to Become Bru Burger

The Cunningham Restaurant Group (CRG) has another success on its hands as the former Greyhound Depot station in Evansville, an Indiana Brownfields Program (Program) site, will be transformed into a new restaurant called the Bru Burger Bar. Constructed in 1939, the station building is on the U.S. National Register of Historic Places. The Program provided financial assistance to address environmental issues on the site and the exterior of the old station building was restored by Indiana Landmarks. The restaurant is slated to open in the fall of 2016 once the interior restoration is finished.

The abandoned Greyhound bus station, which was owned by the Evansville Redevelopment Commission, was used as a terminal and refueling station from 1950 until 2007. With a confirmed release of contamination reported during underground storage tank (UST) closure activities in 1992, environmental conditions on the site needed to be addressed prior to redevelopment. Fortunately, the City was able to receive federal stimulus (Leaking Underground Storage Tank American Recovery and Reinvestment Act of 2009 or LUST ARRA) assistance from the Program for soil and groundwater assessment and corrective action activities.

During the excavation of petroleum-contaminated soils in November 2009, three previously unidentified gasoline USTs were encountered and removed. Upon completion of remediation at the former Greyhound Depot, the Program issued a No Further Action (NFA) determination in June 2010 to facilitate redevelopment. The Evansville Department of Metropolitan Development had been hosting Farmers' Market Fests at the site on Saturdays as an interim use prior to CRG's decision to locate a restaurant on the property.

\$163,233 in LUST ARRA funds were expended on the following activities at the site to address contamination and promote economic development:

- *Phase II Environmental Site Investigation* (November 11, 2009)
- *Excavation Implementation Report* (February 12, 2010)
- Removal of two 4,000-gallon gasoline USTs and one 2,000-gallon gasoline UST
- Removal and disposal of 3,620 gallons of petroleum-impacted water
- Excavation of 913.85 tons of soil
- Non-default residential closure of the site under the Indiana Department of Environmental (IDEM) Risk Integrated System of Closure (RISC)



Former dispenser and refueling area



Former UST pit and excavation area

Continued on Page 3



Photo of Greyhound bus terminal after restoration courtesy of Lee Lewellen.

U.S. EPA Brownfield Grant Award Highlights

Since the 2002 Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities cleanup and revitalize brownfields sites, the United States Environmental Protection Agency (U.S. EPA) has been able to provide financial assistance to eligible applicants through nationally competitive grant programs: assessment, revolving loan fund, cleanup, area-wide planning, and job training. The goal of U.S. EPA's Brownfields Program is to empower communities, states, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. As brownfield awareness and assistance needs have increased and federal funding has decreased over the years, these grants have become increasingly competitive, raising the importance of leveraging resources from federal, state, and local levels of government, in addition to private sector investment. Following are two recent U.S. EPA grant award highlights for Indiana:



River Hills Economic Development District and Regional Planning Commission Receives Award

South-central Indiana communities will benefit from a recent U.S. EPA Brownfield Assessment Coalition Grant award to the River Hills Economic Development District and Regional Planning Commission (River Hills), which is a new U.S. EPA Brownfield grantee. The \$550,000 in grant funding will be used to address hazardous substances and petroleum at targeted brownfield sites. It is anticipated that 15 Phase I and 11 Phase II environmental site assessments will be conducted for sites with suspected hazardous substances contamination and seven Phase I and five Phase II environmental site assessments will be conducted for sites with suspected petroleum

Continued on Page 4

contamination. This grant funding will also be used to inventory sites and support cleanup planning and community outreach activities within Clark, Floyd, Harrison, Scott, and Washington counties.

As requested, the Indiana Brownfields Program (Program) assisted the River Hills Coalition applicant with a letter supporting its grant proposal. Additional information on past brownfield grant success stories is available at 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/>.



Indiana Brownfields Program Receives Revolving Loan Fund Supplemental Funding Award

The Indiana Finance Authority (IFA) was recently notified of a Revolving Loan Fund (RLF) Supplemental Funding Grant award of \$300,000 from U.S. EPA for hazardous substances funding to help capitalize the Indiana Brownfields Program's RLF Incentive. The purpose of the RLF Incentive is to facilitate the redevelopment of brownfield sites by making low-cost funding available through low-to-zero interest loans to finance environmental cleanups and facilitate the public or private redevelopment of brownfield sites throughout the state. While the Program's current balance of available RLF Grant hazardous substances and petroleum funding is targeted for cleanups in the cities of Evansville (the former Swanson-Nunn Electric Company site), Richmond (the former Reid Memorial Hospital site), and Marion (the former Salvage Yard), any unobligated loan funds will be made available statewide once those anticipated loans close.

The following additional communities have expressed interest in borrowing the balance of RLF Grant funds for their respective sites: Terre Haute (Coke & Carbon), Jeffersonville (Former Indiana Army Ammunition Plant), Kokomo (NISCO), and Muncie (Borg Warner). Any eligible public or private borrowers with eligible brownfield sites with cleanup needs may contact the Program for the maximum loan amount available.



Education and Outreach Assistance Coming in August 2016

Two workshops entitled *Brownfields Resources and Partners* and *Brownfields Redevelopment Forum* will be co-hosted by the Technical Assistance to Brownfields (TAB) Program, the Indiana Brownfields Program, U.S. EPA Region 5, and the Indiana Communities Institute at Ball State University and held on **August 3 in Fishers and August 4 in Ft. Wayne**. Information for the Fishers workshop can be found at: <https://www.ksutab.org/education/workshops/details?id=223> and information for the Ft Wayne workshop can be found at: <https://www.ksutab.org/education/workshops/details?id=224>. Please register for these invaluable learning and networking opportunities here in your own state.



U.S. EPA Funding Opportunity in August 2016

U.S. EPA Region 5 would like to notify all past, current, and future grantees about an exciting funding opportunity that occurs every other year. Brownfields area-wide planning (BF AWP) is a grant program which provides funding to conduct activities that will enable the recipient to develop an area-wide plan (including plan implementation strategies) for assessing, cleaning up and reusing catalyst/high priority brownfields sites. Funding is directed to a specific project area, such as a neighborhood, downtown district, local commercial corridor, old industrial corridor, community waterfront or city block, affected by a single large or multiple brownfield sites.

For [Partnerships for Opportunity and Workforce and Economic Revitalization \(POWER\)+ Communities](#), U.S. EPA recognizes that communities who have recently experienced or will soon experience closure of a coal-fired power plant may be interested in applying for a BF AWP grant. Oftentimes, a closed or closing coal-fired power plant is likely to quickly become a large, blighted area to the community. New to the guidelines this year, a POWER+ applicant must clearly demonstrate that its proposed BF AWP project area includes an eligible catalyst, high priority brownfield site and a recently closed (2008 or later) or closing coal-fired power plant. More on this topic can be found in Questions 25 and 26 of the [FAQ's](#) and in the [Guidelines](#).

U.S. EPA anticipates awarding approximately 20 projects in total, funded at up to \$200,000 each. For more information, click [here](#). For any questions, please contact Lauryn Coombs at Coombs.lauryn@epa.gov or Kirstin Kuenzi at Kuenzi.kirstin@epa.gov. The Indiana Brownfields Program encourages eligible stakeholders to take the opportunity to apply. **The proposal submission deadline is August 10, 2016.**



Brownfields Return on Investment Project Needs Your Help

In the coming months, the Indiana Brownfields Program (Program) will be conducting its Return on Investment (ROI) research and requests your assistance. The goal of this on-going project is to measure the benefits of brownfield redevelopment, such as funds leveraged, jobs created, and businesses created or retained and to capture brownfield success stories around the state. Historically, the ROI project has been held annually; however, it was not conducted in 2015. Therefore, this year's exercise is particularly important in order to identify new and updated information and inform the Program on how it can improve its provision of financial, legal, and technical assistance.

The IFA will be requesting Program participants to complete a brief one-page survey to update progress on a specific brownfield project. **Because we understand that your time is valuable, this year's form is even shorter than previous surveys.**

Program participants can complete and submit the survey at any time during a redevelopment project but are encouraged to do so at this time specifically. The form can be easily accessed on our Program web site at <http://www.in.gov/ifa/brownfields/2354.htm>.

We thank you in advance for responding to our request for information and appreciate all of your past responses.

Inventory Initiative: Reminder

The Indiana Brownfields Program is continuing its efforts to solicit and utilize basic local brownfield site information for resource planning and possible site marketing to facilitate redevelopment opportunities statewide. Any municipality or regional economic development organization or other interested brownfield stakeholders should feel free to provide site information to the Program at any time in order for the Program to help support local redevelopment endeavors.

For communities that are starting their inventories or want a different means of tracking sites, the free, on-line Brownfields Inventory Tool (BIT) is a good option to consider using. More information about this inventory tool can be found at www.tab-bit.org.

Summer Reads

◆ [Time to Think Differently About Brownfields,](#)

Published on March 21, 2016

According to economic developer and author Mark Barbash, all of the changes in manufacturing require that American regions change the traditional economic development approach to site development in some significant ways. Continue reading this article for more information to ponder.



◆ [Revised ASTM Standard Guide for Greener Cleanups \(E2893-16\).](#)

The ASTM Standard Guide for Greener Cleanups is intended to encourage property owners, regulatory agencies, responsible parties, developers and communities to voluntarily use greener practices for contaminated site cleanup. U.S. EPA representatives recently worked with ASTM International to update the standard guide, which was originally issued in 2013. The revised standard released by ASTM International in May 2016 contains refinements to the "Greener Cleanup BMP Table" appearing as Appendix X3 and continues to describe a process for identifying, evaluating and incorporating best management practices (BMPs) and options for quantifying the environmental footprint of a cleanup. For more information about and to purchase the revised standard, visit <http://www.astm.org/Standards/E2893.htm>. For background and additional information about greener cleanups, visit <https://clu-in.org/greenremediation/>.

Indiana Brownfields Program: Goodbyes and Hellos

The Indiana Brownfields Program (Program) recently welcomed four additional staff, in part due to the relocation of its long-time Financial Resources Coordinator, Sara Westrick Corbin, to the west coast. With more staff to meet increasing workloads, the Program is now in an even better position to meet its customer needs to facilitate local brownfield redevelopment efforts.



On March 7, 2016, **Dawn Andershock** returned to the Program as a *Project Manager*. She previously spent two and a half years with the Program, as well as a couple years with the Indiana Department of Environmental Management (IDEM) Leaking Underground Storage Tank (LUST) Section before moving outside of State government where she continued in the remediation field, most recently with Wilcox Environmental Engineering. We are fortunate to have someone like Dawn who has prior Program experience to back-fill for Lynette Schrowe, who left the Program to take an Institutional Controls position within the IDEM Remediation Services Branch.

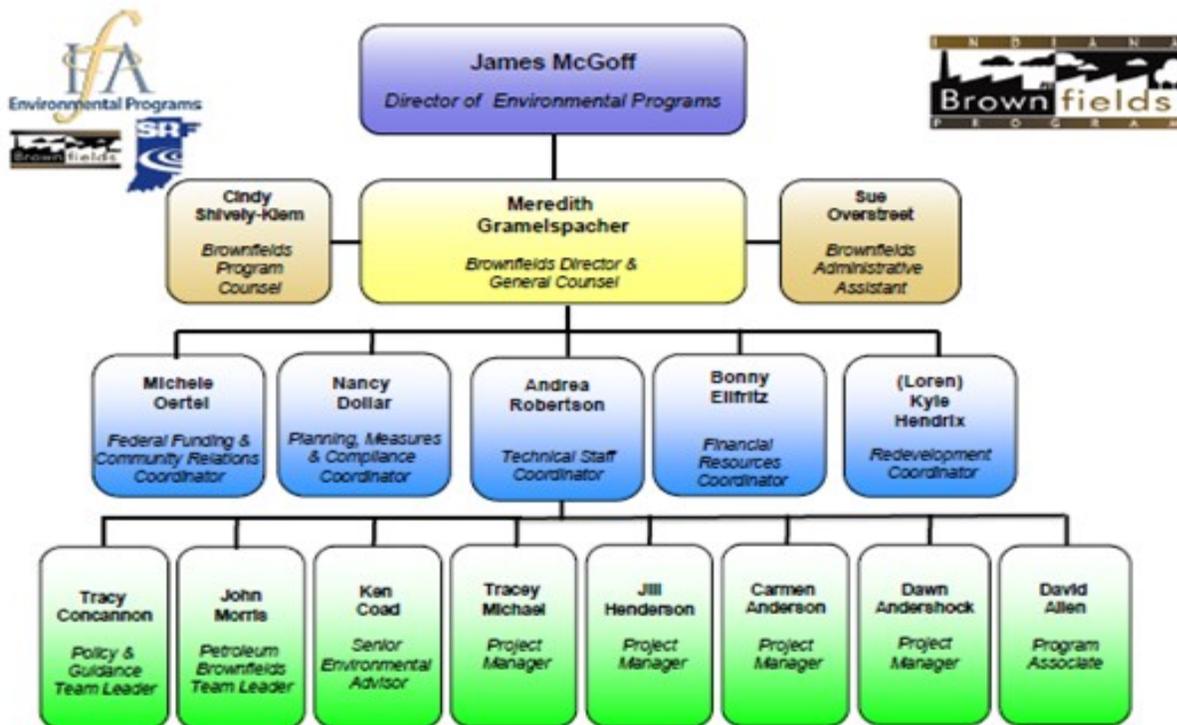
On March 14, 2016, the Program welcomed **Nancy Dollar** as a *Planning, Measures & Compliance Coordinator*. She has more than 15 years of experience at IDEM, most of which was spent in the IDEM Remediation Services Branch. Her experience varies from project management to drafting rules and policy to institutional controls. Nancy is managing projects and leading the Program's Return on Investment (ROI) project, bolstering the statewide site inventory efforts, and undertaking other projects to effectively capture Program outcomes and strategically plan for the future of the Program.

On May 23, 2016, **Bonny Elifritz** joined the Program as *Financial Resources Coordinator*, following Sara Westrick Corbin's departure. She was most recently the Office of Water Quality (OWQ) Contracts Manager and has more than 15 years of experience at IDEM in OWQ undertaking many of the varied tasks required of the Financial Resources Coordinator including tracking and reporting on grants; contract preparation, negotiation and management; project budget development and oversight; and Standard Operating Procedure (SOP) development. Bonny has been a grant manager, team leader and section chief and is a welcome addition to the Program.



On June 20, 2016, **David Allen** joined the Program as *Program Associate*. David began working with the Program as an intern in the summer of 2014, and more recently has served the Program in an outside consultant capacity. He will continue to provide field work and oversight for Petroleum Orphan Sites Initiative (POSI) projects, in addition to working on corrective action and other environmental issues on the IFA's Toll Road properties.

Indiana Brownfields Program Organizational Chart



Updated: 7-18-16

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.

August 3, 2016

Brownfields Resources and Partners Workshop

Fishers

This event will be co-hosted by the Technical Assistance to Brownfields (TAB) Program, the Indiana Brownfields Program, U.S. EPA Region 5, and the Indiana Communities Institute at Ball State University. Information and registration can be found at: <https://www.ksutab.org/education/workshops/details?id=223>.

August 4, 2016

Brownfields Redevelopment Forum Workshop

Ft. Wayne

This event will be co-hosted by the Technical Assistance to Brownfields (TAB) Program, the Indiana Brownfields Program, U.S. EPA Region 5, and the Indiana Communities Institute at Ball State University. Information and registration can be found at: <https://www.ksutab.org/education/workshops/details?id=224>.

August 10, 2016

DEADLINE: Brownfields Area-Wide Planning (BF AWP) Grant Proposals

The U.S. EPA BF AWP is a grant program that occurs every other year which provides funding to conduct activities that will enable the recipient to develop an area-wide plan (including plan implementation strategies) for assessing, cleaning up and reusing catalyst/high priority brownfields sites. Funding is directed to a specific project area, such as a neighborhood, downtown district, local commercial corridor, old industrial corridor, community waterfront or city block, affected by a single large or multiple brownfields sites. Proposals must be submitted electronically through Grants.gov. Approximately 20 applications receive funding each round. Find out more about this year's [Guidelines](#) and [FAQ's](#) here. Or click [here](#) for more information. For questions, contact Lauryn Coombs at Coombs.lauryn@epa.gov or Kirstin Kuenzi at Kuenzi.kirstin@epa.gov.

August 17-18, 2016

Indiana Conference on Energy Management

Crowne Plaza Indianapolis – Downtown Union Station Click here for [Details](#)

August 19, 2016

DEADLINE: Indiana Office of Community and Rural Affairs (OCRA) [CDBG](#) Round 2 (WDW, SIP, PFP, BCP, WDP, MSRP) Letters of Interest (LOI)

Communities with brownfields needing demolition might consider applying for Blight Clearance Program (BCP) funding during this round.

August 24-26, 2016

The Affordable Housing conference

JW Marriott Indianapolis

This conference has an afternoon brownfields session on August 25 that will discuss the redevelopment of brownfields into successful affordable housing projects. Learning objectives include: better understanding of the brownfields process; brownfield tools/resources that developers may consider during project planning prior to the tax credit application process; responsibilities of the developer/prospective owners with respect to brownfields cleanup; understanding of how brownfield redevelopment benefits communities and how this

Continued on Page 10

might drive a community to provide incentives/resources for the project.

For more information, visit the [Indiana Housing Conference](#) Web site or contact Blake Schrader at bschrader@doz.net or check out [More Details +](#) and Register Now!

September 15, 2016

American Council of Engineering Companies of Indiana (ACEC) Environmental Business & Funding Sources Conference
Indianapolis

For more information, check out www.acecindiana.org and  Register

September 28, 2016

19th Annual Partners for Pollution Prevention Conference and Tradeshow
Plainfield, IN

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

November 9-10, 2016

Indiana Association of Regional Councils (IARC) Annual Meeting
The Westin Indianapolis

For more information, visit <http://www.iarc.cc/annual-meeting.html>.

November 16, 2016

Indiana Association for Community Economic Development (IACED) 30th Anniversary Celebration & Prosperity Indiana Summit

Sheraton at Keystone Crossing, Indianapolis

For more information, visit www.iaced.org.

November/December 2016

DEADLINE anticipated for U.S. EPA Brownfield Assessment and Cleanup Grant Proposals

For updated information, visit <https://www.epa.gov/brownfields>.

December 1, 2016

Indiana Office of Community and Rural Affairs (OCRA) [CDBG](#) Round 2 (WDW, SIP, PFP, BCP, WDP, MSRP) Awards Announced

December 8, 2016

OCRA Annual Awards Celebration - Indiana Statehouse

For more information, visit <http://www.in.gov/ocra/2307.htm>.

December 5-7, 2017

2017 National Brownfields Training Conference

Pittsburgh, Pennsylvania

Attend the premier brownfields and land revitalization event. Mark your calendars and check the [EPA Brownfields website](#) for more information coming soon.



SAVE THE DATE!

Join us in Pittsburgh • December 5-7, 2017



Photo courtesy of EPA

2017 NATIONAL BROWNFIELDS TRAINING CONFERENCE

Pittsburgh • David L. Lawrence Convention Center • December 5-7, 2017

Indiana Brownfields Program Staff Directory

Jim McGoff
IFA Director of Environmental Programs
(317) 232-2972
jmcgoff@ifa.IN.gov

Meredith Gramelspacher
Director & General Counsel
(317) 233-1430
mgramels@ifa.IN.gov

Cindy Shively Klem
Program Counsel
(317) 234-6018
cklem@ifa.IN.gov

Sue Overstreet
Administrative Assistant
(317) 234-4293
soverstreet@ifa.IN.gov

Nancy Dollar
Planning, Measures & Compliance Coordinator
(317) 234-9764
nadollar@ifa.IN.gov

Michele Oertel
Federal Funding &
Community Relations Coordinator
(317) 234-0235
moertel@ifa.IN.gov

Bonny Elifritz
Financial Resources Coordinator
(317) 234-1688
BElifritz@ifa.IN.gov

Andrea Robertson Habeck
Technical Staff Coordinator
(317) 234-0968
aroberts@ifa.IN.gov

Kyle Hendrix
Redevelopment Coordinator
(317) 234-4860
lhendrix@ifa.IN.gov

Tracy Concannon
Policy & Guidance Team Leader
(317) 233-2801
tconcann@ifa.IN.gov

John Morris
Petroleum Brownfields Team Leader
(317) 234-8099
jomorris1@ifa.IN.gov

Ken Coad
Senior Environmental Advisor
(317) 233-8409
kcoad@ifa.IN.gov

Tracey Michael
Project Manager
(317) 232-4402
tmichael@ifa.IN.gov

Jill Henderson
Project Manager
(317) 234-3605
JHenderson1@ifa.IN.gov

Carmen Anderson
Project Manager
(317) 233-2415
CarAnderson@ifa.IN.gov

Dawn Andershock
Project Manager
(317) 234-4861
DAndershock@ifa.IN.gov

David Allen
Program Associate
(317) 234-8833
DAllen3@ifa.IN.gov



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.

Indiana Brownfields Program
100 N. Senate Avenue, Room 1275
Indianapolis, Indiana 46204
Phone: (317) 234-4293
Fax: (317) 234-1338
Email: brownfields@ifa.IN.gov