



Indiana Brownfields Bulletin

Bi-annual Newsletter, Summer 2015

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Statewide Brownfields Inventory Webinar — Save the Date!

Thanks again to those who have responded to our Statewide Brownfields Inventory Questionnaire email distributed in February. Since then, the Indiana Brownfields Program (Program) has been working with the Technical Assistance to Brownfields (TAB) program to customize and utilize the free, on-line Brownfields Inventory Tool (BIT), which can be found at <https://www.ksutab.org/resources?cat=bit> and is already being used by several communities, to roll-up statewide site information. A webinar about our Program's inventory initiative and BIT is tentatively planned for the week of August 17 — mark your calendars and stay tuned for webinar details which will be posted to the Program's Web site and distributed via our listserv.



Environmental Stewardship. Economic Development.



Indiana Grantees awarded nearly \$4.3M in U.S. EPA Brownfield Grant Funding

On May 28, 2015, the U.S. Environmental Protection Agency (U.S. EPA) awarded 20 Brownfield Assessment Grants totaling \$4,264,000 to 10 Indiana applicants as part of its 2014-2015 grant round. Indiana is the highest funded of six states in U.S. EPA Region 5 for this grant round and experienced a 22% increase in the number of grants awarded compared to 2014. The Indiana Brownfields Program (Program) assisted the 10 awarded applicants, as well as 13 other applicants from across the State, with letters of support as part of the highly competitive, national grant proposal process.

The Program is pleased to be a partner with all levels of government to facilitate brownfield redevelopment. Jim McGoff, Director of Environmental Programs for the IFA, remarked “Brownfield redevelopment is a vital component in improving the economy, providing jobs, cleaning up neighborhoods and enhancing the quality of life for Indiana residents.”

Among the 147 U.S. EPA Brownfields Assessment and Cleanup grantees nationwide, the following Indiana awardees received Assessment Grants:

[Columbus, City of](#) - Assessment Community-wide: \$400,000
[Henry County](#) - Assessment Coalition: \$500,000
[Huntington, City of](#) - Assessment Community-wide: \$350,000
[Indianapolis, City of](#) - Assessment Community-wide: \$400,000
[Kankakee-Iroquois Regional Planning Commission](#) - Assessment Coalition: \$500,000
[Kokomo, City of](#) - Assessment Coalition: \$500,000
[Lake Station, City of](#) - Assessment Community-wide: \$350,000
[Lawrence, City of](#) - Assessment Community-wide: \$400,000
[Rushville, City of](#) - Assessment Community-wide: \$364,000
[Southern Indiana Development Commission](#) - Assessment Coalition: \$500,000

This year's grant recipients are a mix of seasoned and new grantees. The City of Columbus, for example, is a first-time recipient that plans to use its \$400,000 assessment grant award to perform multiple assessments to support the city's strategic plan to expand residential and educational opportunities for its residents, enhance green-space, and create commercial retail stores and services to boost the local economy. U.S. EPA brownfield grants help address the environmental issues associated with brownfields in order to leverage public and private resources, create jobs, revitalize neighborhoods, improve quality of life, and support improved economic redevelopment.

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/>.

U.S. EPA Brownfield Grant Round 'round the Corner

As usual, the Indiana Brownfields Program (Program) Web site will provide announcements about the annual U.S. Environmental Protection Agency (U.S. EPA) Brownfields grant-related webinars, 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 grant round anticipated for fall of 2015. Keep an eye out! For more specific information about U.S. EPA's Brownfield 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 Technical Assistance to Brownfield Communities (TAB) program, which is a national program funded by U.S. EPA, continues to offer free assistance 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 <https://www.ksutab.org/> or contact Blase A. Leven, LG with TAB at (785) 532-0780 or baleven@ksu.edu.

JOIN US IN CHICAGO!

- More than 100 educational sessions on revitalization and redevelopment
- Ten mobile workshops, walking tours, and other excursions to see redevelopment in the Chicagoland region
- Prominent plenary speakers including EPA Administrator Gina McCarthy, urbanist Charles Landry, and visionary mayors
- 150 firms and organizations participating in the Brownfields Trade Show and Exhibit Hall
- The Economic Redevelopment Forum where site owners, buyers, developers, state and local officials and investors network to kick start deal-making
- Three special networking events with firms connecting you to your brownfields data needs
- Pre-conference events including EPA regional open houses, and workshops on equitable development, federal funding, and brownfields financing/real estate 101
- Continuing education credits for planners, attorneys, engineers, and others

International City/County Management Association
777 North Capitol Street NE, Suite 500
Washington, DC 20002-4201

REGISTER TODAY AT BROWNFIELDSCONFERENCE.ORG

Join U.S. EPA and your Fellow Brownfield Stakeholders at the 2015 National Brownfields Training Conference

~ [REGISTER TODAY](#) ~ MARK YOUR CALENDAR ~ PLAN TO ATTEND ~

Chicago—*your* kind of town! It's the place to see and be seen, especially from September 2-4, 2015, when brownfield professionals from across the nation will converge to learn and share their brownfield experiences. Currently, over 50 Indiana stakeholders are registered for the conference, and the higher the number of Hoosier attendees, the greater the opportunity to be on the cutting edge of brownfield redevelopment locally.

Registrants can choose to participate in more than 130 educational sessions and learning lounges, attend mobile workshops such as boat and walking tours, engage in the economic redevelopment forum and exhibit hall, explore new technology at the data lab, meet federal and state representatives at the U.S. EPA Regional Open Houses, and network with colleagues during the community reception at The Field Museum. A national conference of this magnitude does not land so close to home very often.

The Indiana Brownfields Program encourages you to take advantage of this great opportunity to represent Indiana and learn what others from across the country are doing to further brownfield redevelopment in their communities. For any questions, please contact Michele Oertel at moertel@ifa.in.gov.



[Register for Activities at Brownfields 2015](#)

Events with limited space fill up fast

Site Highlights in the National Spotlight: Brownfields 2015 Poster Competition

Who doesn't love a healthy competition? Indiana Brownfields Program (Program) representatives will be at the Exhibit Hall with two project posters that will be featured and we need your support! Judges will select the Best Overall Poster during the official Poster Gallery Competition which will be held on Thursday, September 3, from 11:30 am -12:30 pm, at which time the Program and the Cities of Clinton and Elkhart will showcase their respective poster projects in the Poster Gallery at the Exhibit Hall. This will be yet another opportunity to interact with brownfield stakeholders. The Best Overall Poster will be awarded the following benefits:

- ◆ Exclusive feature on PM magazine's online publication, PMplus
- ◆ Publication by premiere Brownfield Renewal magazine
- ◆ **The People's Pick competition will also take place on Wednesday evening and all day on Thursday.** Winners will be announced during the Keynote Speaker presentation on the morning of Friday, September 4, 2015.

We encourage you to vote for the following poster projects:

Former Garment Factory/Meadow Park Villas and Flats, Clinton, Indiana



Former LaLabour Pump/Sterling Park, Elkhart, Indiana



Former Garment Factory Renovated to LEED -Certified Low-Income Housing, Clinton



Before



After

The Former Garment Factory/Meadow Park Villas and Flats site illustrates how the City of Clinton (population 4826) is strategically enhancing the City's health, economy, and image by embracing brownfield redevelopment through innovative public/private partnerships and leveraged resources. This project poster will illustrate the power of partnerships and the success that can come through sustainable redevelopment.

As a former manufacturing and mining hub that lost half its population as industrial centers moved out of the area and survived three disastrous flooding events in recent history, this small Indiana City with a deep-rooted Italian heritage was deteriorating. Through perseverance, this \$8.8 MM Silver LEED-certified affordable housing redevelopment project kick started the City's blight removal and brownfields campaign. Renovating the century-old Garment Factory building also preserved a piece of cherished history in the community, allowing the home of the Little Italy Festival to reach its potential.

Former LaLabour Pump Redeveloped as Sterling Park, Elkhart



Before



After

The Former LaLabour Pump/Sterling Park site in Elkhart is a tangible example of how innovative partnerships and leveraged resources can transform a long-standing brownfield site into a sustainable public asset for community residents. This project poster will demonstrate how different financing options can lead to a “green” green space reuse.

The Indiana Brownfields Program (Program) and the State Revolving Fund (SRF) Loan Programs under the Indiana Finance Authority (IFA) joined forces to fund the clean-up of the Former LaLabour Pump site that blighted the community. SRF funding can be used for brownfield cleanup activities that abate or prevent nonpoint source (NPS) pollution of Indiana’s waters as a nonpoint source water pollution control project under the Section 319 of the Clean Water Act. The successful blending of financing and lowered loan interest rate, which included U.S. EPA Brownfields Revolving Loan Fund (RLF) monies, facilitated site redevelopment into Sterling Park, a small community park/garden including landscape and hardscape and 29 raised bed gardens. Green components of redevelopment include reuse of granite from nearby Miles Labs and wind/solar-powered lighting.

U.S. EPA Region 5 Brownfields And NPL Reuse Sections Recognition Program - Indiana Site selected for Regional Open House

During the Regional Open House, prior to the National Brownfields Conference, the City of Indianapolis will be recognized for the Former National Malleable Castings Company/Lincoln Apartments site at 530 North Holmes Avenue, which last year won a Governor’s Award for Environmental Excellence in the Land Use category. With its U.S. EPA 128(a) funding, the Indiana Brownfields Program (Program) conducted technical oversight for environmental activities and re-issued a Brownfields Site Status Letter to address closure at the 2.86-acre site. The City of Indianapolis Brownfield Redevelopment Program secured and administered a diverse array of funding for remediation of the project site, in-



National Brownfields Conference Testimonials

“We have taken full advantage of the National Brownfield Conference series whenever we could. They are value packed, and even more so when a few of us ‘divide and strategize’ with the schedule. You really have to do this because, routinely, there are two or more simultaneous sessions of interest. And...network with the pros in your region, say hello, make the contact and share what you’re doing; you will need their advice at some point. (That’s why they are there!) Finally, take advantage of social opportunities to get out into the community and learn about it. That’s what these conferences do best—take you into the field to enjoy the location’s success stories first hand.”

Laura Coyne, Community Development, Elkhart County, Indiana

“Addressing brownfield site issues such as ownership, remediation, funding and redevelopment are tough tasks. I’ve found that attending events like the National Brownfields Conference is a great way to get re-energized to face these challenges. It’s always refreshing to know I’m not the only one facing these seemingly insurmountable obstacles! The contacts I have made at past conferences have been invaluable.”

Carolyn Rusk, Brownfield Coordinator, Department of Metropolitan Development, City of Evansville, Indiana

To get the most of this opportunity, “I am going to this next conference in Chicago with a more strategic plan.... Planning is everything and I learned that I need to plan more effectively as to which sessions I should attend” as sessions range from elementary to advanced levels. Since “I did not get a chance to attend any mobile workshops at the last conference in Atlanta and I learn best with an experiential approach... this time, I signed up for one mobile workshop per day. Hands-on learning everyday will surely allow me to integrate important information that I can take home to apply in my community.... I already know that this conference is going to be a great success!”

Aliza Tourkow, Redevelopment Specialist - Grants Administrator, City of Fort Wayne Redevelopment Department, Indiana

From my one national conference experience in Atlanta in 2013, “overall, I was pleased with the theme of brownfields increasingly requiring a multidisciplinary approach, including the need for a community endorsed plan as it confirmed that the brownfield remediation issue is one increasingly intertwined with planning, redevelopment, neighborhoods, and economic development. Throughout the conference, both the EPA and past grant recipients emphasized that communities are increasingly favored when undertaking comprehensive plans that give strategic context to brownfields development. Empowered with this lesson, South Bend and its partners applied for and received a 2014 Coalition Assessment Grant. Recipients intend to use a welcoming approach to incorporate community priorities based on input and act in concert with publically supported plans.”

On another positive note, “mobile workshops (such as the Ponce City Market in Atlanta) are inspirational in that they show the end product can be transformational for a community while reinforcing that’s it’s worth enduring the detours that occur during the process. These real world examples also illustrate the value of patience when finding the appropriate end user.”

“Networking with other attendees, including representatives from U.S. EPA, local governments, consultants, and vendors, helps underline that no one is alone in these efforts, struggles are shared, and obstacles are not unique to our local situation” which is another advantage of attending a national conference.

“Attending the U.S. EPA Region 5-oriented events helped connect with regional assistance and further inspire with award-winning success stories.”

Christopher D. Dressel, Planner, Department of Community Investment, City of South Bend

Please join me at:



www.brownfieldsconference.org

Chicago, IL • September 2-4, 2015

Continued from Page 5—U.S. EPA Recognition Award

cluding a HUD Special Project Grant, IDEM SEP funds, HUD Community Development Block Grant funds, and a \$200,000 U.S. EPA Cleanup Grant.

Following the Indianapolis Brownfield Redevelopment Program's work to secure funding for and to remediate this former old iron works and foundry site that ceased operations decades ago, the City donated the land for Lincoln Apartments, an \$11.4 million permanent supportive housing facility for veterans. The facility is located less than one mile from the Richard L. Roudebush VA Medical Center, in a walkable neighborhood, less than one block from a public transit stop. In November 2013, on the 150th anniversary of President Lincoln's Gettysburg Address, a dedication ceremony was held for the new Lincoln Apartments, affordable supportive furnished housing for 75 disabled or homeless military veterans.

Multiple public/private partnerships and resources facilitated this redevelopment success. A redeveloped brownfield property located in an older section of the city, close to existing infrastructure, represents a more sustainable approach to development than projects built on previously undeveloped "greenfield" sites.



Redeveloped Lincoln Apartments, Indianapolis

Conference Extras

Brownfields 2015 | Chicago, IL | September 2-4, 2015 | www.brownfieldsconference.org

Pre-Conference Training and Workshops

Work continues on finalizing speakers for the concurrent pre-conference financing workshops on **September 1**. This represents a great opportunity for local governments and other interested parties to learn about federal, state and local fi-

nancing tools and incentives to support the revitalization of brownfields. The list of speakers is impressive and represents some of the leading practitioners in the field. In addition, there is an Equitable Development Workshop and A Standards in Trade Workshop on China Brownfields Redevelopment. These events are free, but space is limited and preregistration is required.

http://www.brownfieldsconference.org/en/activities/affiliate_trainings_and_workshops

Environmental Justice Caucus

Information is now up on the Brownfields 2015 Web site for the Environmental Justice Caucus. The caucus will be held during the evening of **September 1 from 6:30-9:30 PM** at the Chicago Cultural Center located a short distance from the Hilton Chicago and the Palmer House Hilton. A working draft agenda and quote from the hostess, Kim Wasserman of the Little Village Environmental Justice Organization, can be accessed on the dropdown menu under Activity Registration. Preregistration is required.

http://www.brownfieldsconference.org/en/activities/environmental_justice_caucus
www.chicagoculturalcenter.org/

Community Reception

The Community Reception will be held at The Field Museum on **September 3 from 6:00-8:00 PM**. You do not have to be registered for the conference to attend the event, so if you have friends or family in the Chicago area, you can invite them. Advance tickets can be purchased online through the Web site for \$20, or at the conference registration area at the Hilton Chicago for \$25, both of which represent a great value. The Field Museum is a world-class museum and all exhibits will be open during the community reception. **NOTE:** Some folks registered before it was determined that a purchased ticket is required for entry to the reception. Those that did so should be reminded to revisit the website to purchase a ticket at the reduced cost. They won't regret doing so.

http://www.brownfieldsconference.org/en/activities/community_reception
www.fieldmuseum.org/

News to Peruse

- ◆ **U.S. EPA Connect – Blog: [Understanding the Benefits of Using a Community-Wide Approach to Reusing Brownfield Properties](#)**
- ◆ **Brownfields-Greyfields Toolkit -**
The Brownfield-Greyfield Redevelopment Financing Toolkit for Local Government Officials focuses on ways to make better use of existing financial tools, such as tax credits, HUD CDBG and HUD 108, Clean Water State Revolving Funds, tax increment financing, Supplementary Environmental Projects, and insurance recovery. The report also highlights well-regarded brownfields incentive tools from other states. Check out http://www.centralinaedc.org/documents/2-Brownfields-Grey-fields_RedevelopmentFinancingToolkitforLocalGovernmentOfficials_11.03.2014.pdf.
- ◆ **U.S. EPA PREPARED** is the Process for Risk Evaluation, Property Analysis, and Reuse Decisions. It is a risk management framework for evaluating various actions local governments (or others) might take to bring about a desired reuse of a brownfield property.
- ◆ **[Compendium of Redevelopment Successes at Petroleum Underground Storage Tank Sites - Version 1](#)** (December 2014)
- ◆ **Measuring the value of brownfields remediation** – In August 2014, the National Bureau of Economic Research released a paper that for the first time estimates the effects of brownfields cleanup across the entire federal Brownfields Program—and the numbers aren't small. In addition to increasing property values anywhere from 4.9 to 11.1 percent, the study found that each cleanup site created an additional \$3,917,192 of value. [Read the story from CityLab](#) or access the [paper here](#).
- ◆ **[Greener Cleanups Contracting and Administrative Toolkit](#)**
- ◆ **Advanced Tools for In-Situ Green Remediation Workshop ([Read More](#))**
- ◆ **Sustainable Communities Workshop ([Read More](#))**
- ◆ **Superfund Redevelopment Initiative & Risk Management Workshops ([Read More](#))**

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.



Annual August Brownfield Workshops moved to June to allow for Greater Participation at National Brownfields Conference in September

The *Brownfields Resources and Partners* and *U.S. EPA Brownfields Grant Proposal Writing Strategies* workshops co-hosted by TAB, the Indiana Brownfields Program, and U.S. EPA Region 5, in coordination with Ball State University, were held on June 16 & 17 at the Ball State Indianapolis Center. We were pleased with the turnout at both workshops and hope that those unable to attend can benefit from the workshop materials which can be found at <https://www.ksutab.org/education/workshops/details?id=166>

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, 2015

OCRA Main Street Revitalization Program (MSRP) - Awards announced
<http://www.in.gov/ocra/>

August 13, 2015

WEBINAR: SRI Webinar Series: Potentially Responsible Party (PRP) Perspectives on Superfund Site Reuse
2:00 - 4:00 PM EDT
For [more information and to register](#)

August 18-19, 2015

Indiana Chamber 13th Annual Indiana Conference on Energy Management
Westin Indianapolis

August 27, 2015

Deadline for HOPE VI Main Street Program Application
The U.S. Department of Housing and Urban Development announced the availability of funding for the [HOPE VI Main Street Program](#) to assist small communities with historic business districts.

August 28, 2015

OCRA Public Facilities Program (PFP) - Awards announced <http://www.in.gov/ocra/>

September 1, 2015

OCRA Blight Clearance Program (BCP) - Awards announced <http://www.in.gov/ocra/>

September 1, 2015

Pre-2015 National Brownfields Training Conference events, Chicago, IL
Visit the [Conference Website](#) for additional information.



September 2-4, 2015

2015 National Brownfields Training Conference, cosponsored by the U.S. Environmental Protection Agency (EPA) and the International City/County Management Association (ICMA) Chicago Hilton on Michigan Ave, Chicago, IL
Visit the [Conference Website](#) for additional information.

September 28 – October 1, 2015

Indiana Association of Cities and Towns 2015 IACT Annual Conference & Exhibition: Events
French Lick Springs Hotel, IN

September 30, 2015

18th Annual Partners for Pollution Prevention Conference and Tradeshow 2015 "P2 Impact on Sustainability"

Plainfield, IN

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

October 7-9, 2015

Indiana Chapter of American Planning Association (APAIN) and Indiana Association for Community Economic Development (IACED) Planning for Prosperity Conference

South Bend Century Center, IN

For more information, visit <http://www.iaced.org>

October 22, 2015

Office of Community and Rural Affairs Environmental Training <http://www.in.gov/ocra/>

October 27-28, 2015

Indiana Chamber 2015 Indiana Environmental Conference

Hyatt Regency Indianapolis, IN

Fall 2015

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

For updated information, see <http://www.epa.gov/brownfields/applicat.htm>

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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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