



Indiana Brownfields Bulletin

Summer 2011

In this issue:

- [Indiana ranks high in U.S. EPA brownfield grant awards](#)
- [Indiana communities receive federal recognition](#)
- [Time to plan for U.S. EPA's next brownfield grant round](#)
- [Brownfield loan funding benefits City of Jeffersonville](#)
- [Indiana Brownfields Program makes two more Auto Sector Brownfields Assessment Initiative Awards](#)
- [New IDEM Remediation Closure Guide](#)
- [Indiana Brownfields Program continues ROI Survey](#)
- [Calendar of Events](#)

*To go directly to the article, Ctrl+Click on title

Indiana ranks high in U.S. EPA brownfield grant awards

Kudos goes to Indiana awardees for making Indiana the highest funded state among the U.S. EPA Region 5 states in the recent U.S. Environmental Protection Agency (U.S. EPA) 2011 competitive brownfield grant round. The U.S. EPA recently announced awards to several Indiana communities and the State of Indiana totaling \$5,718,300 in Brownfield Assessment, Revolving Loan Fund (RLF), and Cleanup (ARC) Grants. Nine Indiana communities were collectively awarded \$5,218,300, and the Indiana Finance Authority (IFA) will receive \$500,000 in Brownfield Supplemental Revolving Loan Fund (RLF) loan funding, which will enhance the existing Indiana Brownfields Program (Program) RLF Incentive, a flexible, zero-to-low-interest funding source for brownfield cleanup.

In total, U.S. EPA awarded 214 grants nationally for \$76 million through the ARC Grant programs. The following statistics illustrate how well Indiana fared within Region 5 for U.S. EPA ARC funding this year:

- Awarded dollars
 - Indiana: \$5,218,300**
 - Wisconsin: \$3,600,000
 - Illinois: \$2,400,000
 - Michigan: \$2,400,000
 - Ohio: \$2,200,000
 - Minnesota: \$1,526,500
- Number of awardees
 - Indiana: 9**
 - Wisconsin: 8
 - Michigan: 6
 - Illinois: 6
 - Minnesota: 5
 - Ohio: 3



Environmental Stewardship. Economic Development.

- Approximate number of awards

Indiana: 18

Wisconsin: 12

Illinois: 10

Michigan: 6

Minnesota: 5

Ohio: 3

The IFA is proud to have supported a total of 34 community grant proposals for U.S. EPA ARC funding for brownfield redevelopment efforts statewide, with 18 grants being awarded, reflecting a 53% success rate, up from 30% last year. Additional statistics demonstrating Indiana's success include the following:

- o A 29% increase in the number of awardees (9 communities/entities/coalitions awarded; 7 last year)
- o A 33.55% increase in % of dollars awarded (\$5,218,300) vs. what was requested (\$15,554,500)
- o A 137.20% increase in total dollar amount awarded (\$5,218,300 vs. \$2,200,000 in 2010)
- o Awarded the most funding in Region 5 (\$5,218,300, with the next in line being Wisconsin's award of \$3, 600,000)

Calling public and private brownfield borrowers—Revolving Loan Fund dollars still available

Zero and low-interest loan funds continue to be available through the Indiana Brownfields Program's Revolving Loan Fund (RLF) incentive. Interested public and private entities should contact the Program prior to submitting an application to learn the available balances of funding to clean up hazardous substances and/or petroleum-contaminated sites. For more information, contact Michele Oertel, moertel@ifa.in.gov.

To download an application, please visit www.in.gov/ifa/brownfields/2366.htm.

The U.S. EPA announced 18 ARC grant awards in the amounts of \$4,018,300 in assessment grants, a \$1,000,000 revolving loan fund grant, and a \$200,000 cleanup grant to the following nine Indiana applicants based on their October 2010 grant proposals:

- ◆ Elkhart County – *Assessment*
- ◆ Energize-ECI Regional Planning District (Coalition representing Blackford, Delaware, Grant, and Jay Counties) – *Assessment*
- ◆ City of Fort Wayne – *Assessment*
- ◆ City of Goshen – *Assessment, RLF*
- ◆ New Albany Redevelopment Commission – *Assessment*
- ◆ Region III-A Development and Regional Planning Commission (Coalition with the Northeastern Indiana Regional Coordinating Council representing Adams, Allen, LaGrange, Noble, Steuben, Wells & Whitley Counties) – *Assessment*
- ◆ Spencer County – *Cleanup*
- ◆ City of Vincennes – *Assessment*
- ◆ City of Wabash – *Assessment*

With the additional \$500,000 in RLF supplemental funding, the IFA has available a current total of approximately \$3.3 million to be loaned at below-market interest rates to eligible public, private and nonprofit entities. The funds will be used for hazardous substances and petroleum cleanups to further advance Indiana's efforts to clean up contaminated brownfields, leverage private and public investment, and help communities create jobs in blighted areas and stabilize local economies around the State.

For more information, please visit www.in.gov/ifa/brownfields/2366.htm. To discuss specific projects and for information on how you can apply to obtain RLF loan funding for brownfield redevelopment, please contact Michele Oertel, Federal Funding & Community Relations Coordinator. More information on the FY2011 grant recipients by state may be found on U.S. EPA's web site at http://www.epa.gov/brownfields/pilot_grants.htm. For more information on brownfields success stories, check out U.S. EPA's web site at <http://www.epa.gov/brownfields/success/index.htm>. U.S. EPA's

continued from Page 2

Brownfields Program website may be accessed via the Program's website and directly at <http://www.epa.gov/brownfields/>.

Indiana communities receive federal recognition

U.S. Environmental Protection Agency (U.S. EPA) announced its FY2011 Recognition Awards at the Brownfields 2011 conference in Philadelphia, PA in April and two Indiana recipients were recognized with a Certificate of Appreciation. Each year, U.S. EPA Region 5 recognizes organizations that make outstanding contributions to the success of the federal Brownfields Program, and congratulations go to the City of Terre Haute and the Indiana 15 Regional Planning Commission for being considered within this elite group.

The City of Terre Haute's Maple Street Pond Park was highlighted primarily because of its sustainable elements. As part of this project, the Former Lakeview Nursing Home was reclaimed, and a new state amenity was created including a fishing pond, trail and park. The redevelopment was financed in part by the Indiana Brownfields Program's Trails and Parks Initiative (TPI), which concluded in March. The sustainable park that opened this June continues the City's Going Green Initiative which incorporates infrastructure reuse for water pollution prevention activities, native landscaping and innovative stormwater/best management practices. Energy conservation will be ensured with the implementation of the "No Mo' Mow Park" maintenance policy. For more information, please contact Mr. Pat Martin at (812) 244-4903, pat.martin@terrehaute.in.gov

Indiana 15 Regional Planning Commission (Indiana 15) which represents Crawford, Dubois, Orange, Perry, Pike, and Spencer Counties was praised for its past and anticipated future accomplishments using U.S. EPA assessment grant funds that have produced a model for rural coalitions in Indiana. Indiana 15 was the first regional planning organization serving predominantly rural communities to receive U.S. EPA brownfield funding in Indiana. Obtaining and

using brownfields funding is a central element in the six-county, five-year comprehensive economic development strategy. Indiana 15 plays a pivotal role in decision-making for regional economic development, transportation and community infrastructure planning and helps the region to utilize federal and state resources to carry out priority projects. Indiana 15 has adopted a vision that recognizes the region's unique natural, historic and physical resources and that will preserve and protect the environment while maximizing economic potential. Their comprehensive strategy will ensure the future stability and growth for the counties Indiana 15 covers. And their plan is working; Pike County won a \$200,000 cleanup grant in the 2010 U.S. EPA funding cycle to address a former gas station and Spencer County recently won a \$200,000 cleanup grant as well. For more information, please contact Ms. Lisa Gehlhausen at (812) 367-8455, lisa@ind15rpc.org.



Time to plan for U.S. EPA's next brownfield grant round

While the application deadline for the upcoming U.S. Environmental Protection Agency (U.S. EPA) Brownfield Assessment, Revolving Loan Fund, and Cleanup (ARC) grant round has not yet been announced, it is expected, as in previous years, to be this fall. With the anticipated release of the annually revised U.S. EPA proposal guidelines in August, now is a good time to begin preparing for the proposal process. For those considering applying for one or more U.S. EPA grants, several resources and opportunities will be available to assist you. Look to the Indiana Brownfields Program (Program) website for future announcements about webinars, in-state training, and steps to obtain the required State acknowledgement letter and/or petroleum determination letter from the Indiana Department of

continued from Page 3

Environmental Management. In addition, the Technical Assistance to Brownfield Communities (TAB) program, which is a national program funded by U.S. EPA, offers free assistance with project planning, contractor selection, and review and recommendations to improve your draft proposal among other types of technical support. To request this free assistance, please visit the TAB website at www.engg.ksu.edu/CHSR/outreach/tab or contact Dr. Sabine Martin, P.G., TAB Coordinator, at (785) 532-6474, smartin1@k-state.edu.

Another resource for grant writing assistance includes regional planning organizations that may serve your community and have such expertise. Contracting with a qualified environmental consulting firm, especially one experienced with writing successful U.S. EPA grant proposals, is another potential resource for applicants, which should be sure to involve themselves in all aspects of any outsourced grant proposal planning, writing and submittal process.

For site funding, partnerships, or other resource needs for consideration by the Program, please contact Michele Oertel. More specific information about U.S. EPA's Brownfields ARC Grants may be found at http://www.epa.gov/brownfields/grant_info/index.htm.

Brownfield loan funding benefits City of Jeffersonville

On March 31, 2011, the Indiana Finance Authority (IFA) closed a \$23,122,000 loan with the City of Jeffersonville (City), including \$772,000 in brownfield American Recovery and Reinvestment Act (ARRA) of 2009 Revolving Loan Fund (RLF) petroleum funds to be spent on a brownfield known as the Former BP Ellis site (Site). The ARRA RLF funds were coupled with \$22.3 million in State Revolving Fund (SRF) Loan Program funds, \$47,211 of which will also be spent on the Site.

Located within the Jeffersonville Urban Enterprise Zone in an economically stagnant area, this former commercial site will benefit from this ARRA RLF and SRF funding from

the IFA, in addition to revenues available within the Zone, to facilitate cleanup and Site reuse. The 0.33-acre vacant Site now owned by the City of Jeffersonville is located at the southwest corner of the intersection of Spring Street and Eastern Boulevard, which is a city "gateway" off of the



Former BP Ellis Site, Jeffersonville



interstate. The Site operated as a retail gasoline station from approximately 1925 until its closure in approximately 2001 and has few remaining structures. Prior to planned deconstruction activities, Site features included two small concrete block buildings, a cashier booth, paved drives, and five on-Site underground storage tanks (USTs).

Field activities promptly began in April with oversight by the Indiana Brownfields Program (Program). RLF loan proceeds managed by the Program will be directed towards environmental remediation activities, such as the removal of USTs and on and off-Site soil and

continued from Page 4

groundwater remediation which will prepare the Site and surrounding area for commercial, industrial, recreational/green space, and residential reuse.

The overall purpose of the redevelopment project is to define the entrances to Jeffersonville with appropriate signage, beautify the streetscape for these areas, create a sense of place, and draw visitors and residents to areas and points of interest in the City. With the Site's location at the first Jeffersonville intersection off of Interstate 65 at Exit 2 (Eastern Boulevard), it figures prominently into the planning of this green gateway project. The City is proposing a Welcome Center and green space or a park on the Site.

Increasing the greenspace in the area will be an improvement over the existing concrete and asphalt covering most of the neighborhood surrounding the Site. This project also provides an ideal space to utilize green infrastructure techniques, such as pervious paver surfaces and rain gardens. The Program applauds the City of Jeffersonville's commitment to using natural and sustainable techniques to manage pollution and to decrease and improve the quality of stormwater runoff.

The transformation of the Site and improvement in aesthetics is the first step in creating an atmosphere designed to turn around the economic conditions in the area.

Indiana Brownfields Program makes two more Auto Sector Brownfields Assessment Initiative Awards

Recently, the Indiana Brownfields Program (Program) awarded a total of \$133,829 through its Automotive Sector Brownfields Assessment Initiative (Auto Sector Initiative) for sites in Elwood and Columbia City. In the spirit of this initiative, this funding will help to address environmental issues associated with two facilities which closed as a result of the downsizing of the automotive manufacturing sector.

A \$38,829 Auto Sector Initiative award to the Madison County Corporation for Economic Development will focus on the former Plastech Engineering Products site located at 11700 N. St. Rd. 37 in Elwood.

This facility produced plastic injection molded exterior automotive components and was a painting facility for Chrysler and General Motors until it closed in 2008. The Auto Sector Initiative award will fund the completion of Phase I



Former Plastech Engineering Products, Elwood



and Phase II environmental site assessment activities (including an asbestos survey) per a Program-approved Scope of Work. A prominent local company is interested in reusing the former Plastech site once there is clear title and the environmental investigation has been completed. The company plans to expand its operations which are expected to result in substantial capital investment and job creation in Elwood.

continued from Page 5

A \$95,000 Auto Sector Initiative award to the Fort Wayne Metals Research Products Corporation (Fort Wayne Metals) will be targeted at the former Fort Wayne Foundry Facility located at 2300 East Cardinal Drive in Columbia City. This facility manufactured aluminum sand castings for automotive engine components, particu-



*Former Fort Wayne Foundry Facility,
Columbia City*



larly General Motors Corporation, from 1989 to 2009. The Auto Sector Initiative award will address issues of site security and stabilization, which include removal of oil-impacted sand and disposal of various chemicals throughout the former Fort Wayne Foundry facility and property. Addressing these environmental concerns will help Fort Wayne Metals redevelop this facility to expand its medical device wire production with plans to hire 68 new employees.

At this time, a total of approximately \$200,000 in Auto Sector Initiative funding is available for Phase I & Phase II environmental site assessments and other environmental activities (excluding remediation), such as asbestos-containing material & lead-based paint surveys, remediation work plan development, limited demolition, site stabilization, and controlling site access/site security at eligible brownfields. This funding benefits the redevelopment of auto dealerships and parts/supplier, assembly, and manufacturing plants that have been permanently idled or closed as result of the recent downsizing of the automotive manufacturing sector and for which redevelopment is hindered by actual or potential environmental contamination.

The Program continues to accept applications on a rolling basis. As a reminder, applicants, which can be eligible political subdivisions or private entities, will be awarded professional services to be performed by consultants retained by the Program; an award of services made to a private applicant will require a match of a percentage of the award amount, which will be determined on a case-by-case basis. Details regarding applicant and site eligibility criteria are included in the Auto Sector Initiative guidelines and the application located at the Program web site at: <http://www.in.gov/ifa/brownfields/2366.htm>. For more information or questions, please contact Michele Oertel.

The **Auto Sector Initiative** provides technical assistance to facilitate the redevelopment of permanently idled or closed auto dealerships and parts/supplier, assembly and manufacturing plants that are brownfield sites resulting from the downsizing of the automotive manufacturing sector.



New IDEM Remediation Closure Guide

The new *Remediation Closure Guide* (RCG) Nonrule Policy Document that the Indiana Department of Environmental Management (IDEM) has developed to ultimately replace the Risk Integrated System of Closure (RISC) is expected to be finalized by the end of 2011. A chapter covering Brownfields will be included in a companion manual called the *Remediation Program Guide* which will provide guidance related to specific state remediation programs (e.g., the Voluntary Remediation Program, the Leaking Underground Storage Tank Program, etc.). Stakeholders that utilize the RCG in concert with the *Remediation Program Guide* will have a solid outline for how to investigate a broad range of sites, how to select and implement a remedy as necessary and move them toward closure.

IDEM released the RCG on May 6, 2011 for a public comment period that has been extended to July 20, 2011. The RCG may be viewed at <http://www.in.gov/idem/6683.htm>. Additional information about submitting comments is available on the Nonrule Policy web site at <http://www.in.gov/idem/4694.htm>. The pending RCG document and subsequent revisions will supersede any versions prior to the release date.

The RCG is based on the 2001 *Risk Integrated System of Closure (RISC) Technical Resource Guidance Document*. While substantial revisions have been incorporated, the RCG similarly describes selected approaches to investigation and risk-based closure (i.e., IDEM's written recognition that a party has demonstrated

attainment of specific investigative or remedial objectives for contaminants in a particular area) of contaminated or potentially contaminated sites, including brownfields. Under Indiana Code (IC) 13-12-3-2 and IC 13-25-5-8.5, the RCG provides a process for the consistent application of risk-based cleanups in Indiana.

As a nonrule policy, the RCG does not have the effect of law, and state or federal rules and statutes would prevail should a discrepancy exist between those and the RCG. Also, the RCG does not specifically address sites that pose an imminent and substantial threat to human health or the environment, though the Indiana Brownfields Program (Program) typically does not deal with these situations for brownfield sites; however, RCG activities may proceed concurrently with emergency mitigation measures where appropriate. Furthermore, IDEM's RCG was not developed for use in obtaining information specific to real estate transfers, and brownfield stakeholders may utilize other resources, such as the American Society for Testing and Materials (e.g., ASTM 2002, 2005), which provide guidance suited for this purpose.

The Program will utilize the finalized RCG in the same manner in which it has applied RISC to date, and IDEM staff will continue to be available to provide clarification regarding the RCG and the *Remediation Program Guide*. Future updates to the RCG may be found on the IDEM Risk Services web page at <http://www.in.gov/idem/4153.htm>.





Indiana Brownfields Program continues ROI Survey

It's that time of year again when the Indiana Brownfields Program (Program) is soliciting progress reports from Program participants through its annual Return on Investment (ROI) project survey in an effort to measure the benefits of brownfield redevelopment, such as funds leveraged, jobs created, and businesses created or retained. These surveys that gather information related to the Program's financial, legal, and technical assistance are important to help the Program evaluate and continue to improve its services to brownfield stakeholders, as well as to identify and showcase local success stories. The award of financial assistance in the future may depend on having completed surveys for your community's projects.

Program participants can complete and submit the one-page survey at any time during their redevelopment project. If you do not have a survey or misplaced it, no problem—a form is conveniently available on our Program web site at <http://www.in.gov/ifa/brownfields/2354.htm>

Program staff will follow up as an ongoing effort to ensure the Program receives valuable feedback each year. So don't be surprised if you get a phone call or a knock on your door this summer! We appreciate all of your past responses and thank you in advance for answering our call about this very important survey.

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.

July 8, 2011

DEADLINE: Applications for EPA & HUD Notice of Funding Availability (NOFA) for the Capacity Building

<http://www.grants.gov/search/search.do?mode=VIEW&oppld=98173>

July 8, 2011

DEADLINE: RSVP for July 13 & 14 Nitty Gritty Workshops

<https://www.cvent.com/events/nitty-gritty-workshops/registration-c27d041474a44977b6a4665c858ee59d.aspx?i=ee24067a-bd96-414d-a5ec-ecc156fe80b2>

July 13, 2011

WORKSHOP: Nitty Gritty I: The Nitty Gritty Work of Plan Commissions Indianapolis, IN

<https://www.cvent.com/events/nitty-gritty-workshops/registration-c27d041474a44977b6a4665c858ee59d.aspx?i=ee24067a-bd96-414d-a5ec-ecc156fe80b2>

July 14, 2011

WORKSHOP: Nitty Gritty II: Getting Good Planning in Your Community Indianapolis, IN

<https://www.cvent.com/events/nitty-gritty-workshops/registration-c27d041474a44977b6a4665c858ee59d.aspx?i=ee24067a-bd96-414d-a5ec-ecc156fe80b2>

July 18-20, 2011

U.S. EPA Community Involvement Conf. Washington, D.C.

<http://www.epa.gov/ciconference/>

July 22, 2011

DEADLINE: Applications for OCRA Community Focus Fund Round II

<http://www.in.gov/ocra/2307.htm>

Continued

CALENDAR OF EVENTS CONTINUED FROM PAGE 8

July 28, 2011

**Understanding Community Development Corporations (CDCs)
Indianapolis, IN**

[http://www.uliemaildc.org/link.cfm?
r=199382399&sid=14265780&m=1419016&u=ULI_INDI&j=5874933&s=https://netforum.uli.org/eweb/
DynamicPage.aspx?site=ULIMC&webcode=DCouncilEventInfo&Reg_evt_key=3dedb320-da5c-4492-9dfe-
0761bc560b62&RegPath=EventRegFees](http://www.uliemaildc.org/link.cfm?r=199382399&sid=14265780&m=1419016&u=ULI_INDI&j=5874933&s=https://netforum.uli.org/eweb/DynamicPage.aspx?site=ULIMC&webcode=DCouncilEventInfo&Reg_evt_key=3dedb320-da5c-4492-9dfe-0761bc560b62&RegPath=EventRegFees)

August 3, 2011

**WORKSHOP: Ball State University Economic Redevelopment Resources for
Blighted Properties
Indianapolis, IN**

Workshop information will be available at www.brownfields.in.gov

August 4, 2011

**WORKSHOP: U.S. EPA Brownfield Grant Proposal Writing Strategies
Indianapolis, IN**

Workshop information will be available at www.brownfields.in.gov

August 15, 2011

DEADLINE: Proposals for OCRA Main Street Revitalization Program

<http://www.in.gov/ocra/2307.htm>

August 23-26, 2011

**2011 Environmental Justice Conference
Detroit, MI**

<http://www.cleanairinfo.com/ejconference/2011/?CFID=4645845&CFTOKEN=48708189>

September 27, 2011

ITRC Project Risk Management Internet Training

<http://www.itrcweb.org/ibt.asp#ProRiskMan>

September 30, 2011

DEADLINE: Applications for OCRA Focus Fund Round II

<http://www.in.gov/ocra/2307.htm>

September 30, 2011

WEBINAR: Sustainability Series

12:00-1:00 PM EDT

[http://www.vitanuova.net/journal/2011/06/september-30-2011---framework-for-integrating-sustainability-into-
environmental-remediation-projects.html](http://www.vitanuova.net/journal/2011/06/september-30-2011---framework-for-integrating-sustainability-into-environmental-remediation-projects.html)

October 14, 2011

DEADLINE: Applications for OCRA Main Street Revitalization Program

<http://www.in.gov/ocra/2307.htm>

November 10, 2011

ITRC Project Risk Management Internet Training

<http://www.itrcweb.org/ibt.asp#ProRiskMan>

Fall 2011

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

<http://www.epa.gov/R5Brownfields/>

Indiana Brownfields Program Staff Directory

Jim McGoff
General Counsel/Chief Operating Officer of IFA
Director of Environmental Programs
(317) 234-2916
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

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

Sara Westrick Corbin
Financial Resources Coordinator
(317) 234-1688
swestrick@ifa.IN.gov

Kevin Davis
Technical Review Coordinator
(317) 233-2415
kdavis@ifa.IN.gov

Andrea Robertson Habeck
Senior Project Manager
(317) 234-0968
aroberts@ifa.IN.gov

Tracy Concannon
Project Manager
(317) 233-2801
tconcann@ifa.IN.gov

Kyle Hendrix
Project Manager
(317) 232-4402
lhendrix@ifa.IN.gov

Lynette Schrowe
Project Manager
(317) 234-4861
lschrowe@ifa.IN.gov

Bill Wieringa
Project Manager
(317) 234-4860
wwieringa@ifa.IN.gov

Ken Coad
Project Manager
(317) 233-8409
kcoad@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