



Indiana Brownfields Bulletin

Winter 2012

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IFA's Return on Investment (ROI) annual project survey—2011 results

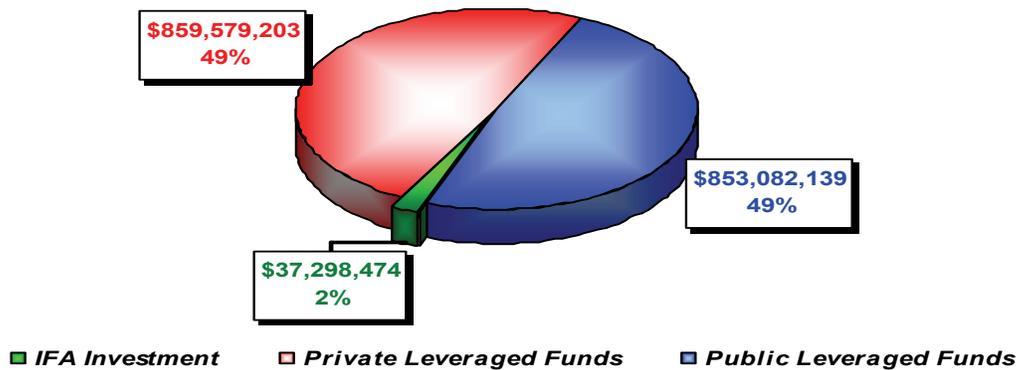
In a continued effort to measure the positive effects of assistance from the Indiana Brownfields Program (Program) and benefits of brownfield redevelopment, such as funds leveraged, jobs created, and businesses created or retained, the Program continues to survey recipients of Program financial and technical assistance. These annual surveys provide important feedback that the Program utilizes to evaluate its services to brownfield stakeholders, report to the U.S. Environmental Protection Agency (U.S. EPA), and highlight local environmental and economic successes. Similar to last year, results from the 2011 survey show benefits of utilizing the Program to facilitate brownfield redevelopment.

To date, surveys have been received for 547 brownfield sites that have received Program assistance since the Program's inception in 1997. Information from these surveys was used to calculate the return on the Indiana Finance Authority's (IFA's) financial investment in Program projects. These ROI figures, as well as other pertinent, cumulative results of brownfield redevelopment projects are summarized below:

- ROI for IFA-funded projects remains at \$9 of investment for every \$1 of assistance provided, which is also similar to U.S. EPA figures
- ROI for all projects, including projects that received technical assistance, liability determination letters, and oversight of federally-funded grant activities from the Program remains at \$35:\$1



Project Funding Mix—Actual Funds Leveraged for All Projects



- Total jobs created: **5,835**
- Total jobs retained: **3,692**
- Total businesses created: **169**
- Total businesses retained: **80**

The Program appreciates all who have responded to this significant survey throughout the years. Please remember that Program participants can complete and submit the one-page survey at any time during their redevelopment project(s). A form is conveniently available on our Program Web site at <http://www.in.gov/ifa/brownfields/2354.htm>.



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

The Indiana Brownfields Program (Program) recently awarded \$124,341 through its Automotive Sector Brownfields Assessment Initiative (Auto Sector Initiative) for sites in Grabill and Shelbyville. This funding will help address environmental issues associated with two facilities that closed as a result of the automotive manufacturing sector's downsizing.

An **\$87,000** Auto Sector Initiative award to R3 Indiana, LLC will address the former Meridian Automotive Facility located at 14123 Roth Road in Grabill. This facility manufactured reinforced plastic parts for the automotive industry until it closed due to bankruptcy in 2009. The Auto Sector Initiative award will fund removal activities, including the characterization and disposal of waste, including molding press pit oil. R3 Indiana, LLC has plans to use the facility as a manufacturing plant dedicated to making composite automotive components and bathroom fixtures.

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The Program awarded **\$37,341** to Saran Industries, LP (Saran) for the former Meridian Automotive Facility located at 501 Northridge Drive in Shelbyville. The original Auto Sector Initiative award amount of \$99,300 was revised down to reflect cost savings in environmental-related waste disposal, cleaning, and security repair activities. The site has sat vacant since 2009. Activities previously conducted at the facility included plastic injection molding of auto and truck body parts. Saran is a casting finishing company and anticipates creating 20 new jobs locally in its first year of operation in 2012, and estimates employing 40 people at the site by 2015.

A total of approximately \$100,000 in Auto Sector Initiative funding is available for a limited time 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 is available to benefit the redevelopment of parts/supplier-assembly-manufacturing plants and auto dealerships that have been permanently idled or closed as result of the recent downsizing of the automotive sector and for which redevelopment is hindered by actual or potential environmental contamination.

The Program continues to accept applications on a first-come, first-served basis. As a reminder, eligible political subdivisions or private applicants will be awarded professional services to be performed by environmental 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 on the Program Web site at: <http://www.in.gov/ifa/brownfields/2366.htm>. For more information or questions, please contact Michele Oertel.



Former Meridian Automotive Facility, Grabbill



Former Meridian Automotive Facility, Shelbyville

Muncie LUST ARRA project highlights

The Indiana Brownfields Program (Program) is managing \$4,039,000 in Leaking Underground Storage Tank (LUST) American Recovery & Reinvestment Act of 2009 (ARRA) funds for the Indiana Department of Environmental Management (IDEM) with successful results. In 2011, Indiana had approved eligible sites for work that obligates the entire \$4,039,000 LUST ARRA award and has expended \$3,376,165.96 or 83.6% of its grant award. To date, work on 28 sites has resulted in the removal of 13,685 tons of contaminated soil and 63 underground storage tanks (USTs). Work has been completed and No Further Action (NFA) determinations issued for nine sites, preparing more than 18 acres for redevelopment.

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The City of Muncie has been a successful partner in addressing two sites with this LUST ARRA funding—the Former DX Service Station and Former McKey’s Union 76 Station. With a Program-approved budget of \$114,370, USTs were removed, and groundwater and soil contamination was remediated at the Former DX Service Station site. LUST ARRA assistance totaling \$103,740 was utilized to conduct an UST removal, as well as groundwater and soil remediation at the Former McKey’s Union 76 Station.

The Former DX Service Station site located at 415 North Madison Street currently consists of a vacant service station building that was formally occupied by a retail gasoline service station until the early 1970s. The City of Muncie presently owns the site and has proposed a commercial/industrial redevelopment of this property.

On-site petroleum-contaminated soil and groundwater were discovered during a June 2011 Phase II Environmental Site Assessment, and in August 2011, four USTs, 718.24 tons of contaminated soil, and 700 gallons of sludge and water were removed from the Former DX Service Station site. One hydraulic lift and an associated oil-holding tank were also removed from inside the building, using state petroleum grant funds. None of the soil samples collected from the UST and lift excavations exhibited soil contamination above IDEM’s Risk Integrated System of Closure (RISC) Industrial Default Closure Levels (IDCLs). Groundwater samples collected from the site monitoring wells indicated the achievement of applicable RISC closure levels, and the site is being closed with an institutional control.



*Former DX Service Station, Muncie --
Breaking concrete above underground storage
tank basin*



*Former DX Service Station, Muncie --
Excavation of contaminated soils*

The Former McKey’s Union 76 Station site located at 817 E. Willard Street historically operated as a retail gasoline station between 1937 and 1994 and was then inactive until the on-site building was razed in 2010. Currently, Delaware County owns the site, which is expected to be redeveloped for commercial use.



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Petroleum-contaminated soil was discovered during a February 2011 Phase II Environmental Site Assessment. In May 2011, a Ground Penetrating Radar (GPR) survey was performed to confirm the presence of subsurface structures prior to remediation activities. In June 2011, three 560-gallon USTs, 288.13 tons of petroleum-contaminated soils, and 499 gallons of liquid waste were removed and properly disposed from the site. Confirmatory soil samples revealed contamination remaining along a wall of the UST excavation abutting a residential property. In August 2011, an additional 185.47 tons of contaminated soil were excavated from the adjacent residential property to the west of the Former McKey's Union 76 Station site. Analytical results of the soil confirmation samples collected during excavation, and groundwater samples collected from site monitoring wells, showed that applicable RISC closure levels have been achieved.



*Former McKey's Union 76 Station, Muncie—
Removal of underground storage tanks*

Brownfields Comfort Letter helps old site get new life in Leesburg

The 9.95-acre former Leesburg Elementary School located at 101 E. Church Street now has a new look and use. The site contained a two-story, 50,000-square foot building constructed in 1946 with two smaller out-buildings used for class rooms, parking lots, a playground, basketball court and two baseball fields used by local baseball teams. The school was vacated after a new elementary school was constructed. Due to a number of recognized environmental concerns, including groundwater containing chlorinated volatile organic compounds (VOCs) originating from a facility up-gradient of the site, Maple Leaf Farms (a duck processing company) requested a Comfort Letter in February 2011 from the Indiana Brownfields Program (Program) so that the site could be redeveloped as its world headquarters.

Following additional investigative activities, a Comfort Letter was issued on April 15, 2011 to address the prospective purchaser's liability issues, facilitate the real estate sale, and ultimately foster the redevelopment of the site. The Comfort Letter facilitated Maple Leaf Farms' purchase of the former Leesburg Elementary School from Warsaw Community Schools in April 2011. Had no one purchased the former elementary school, the school system would have needed an estimated \$500,000 to demolish the site buildings. Since that time, the company has invested more than \$4 million to completely renovate the main building into an up-to-date world headquarters with offices for more than 80 employees. Updates included the addition of a state-of-the-art demonstration kitchen and company store, where patrons can purchase the company's products.

Program staff attended the October 2011 grand opening of Maple Leaf Farms new world headquarters where CEO Terry Tucker performed the official ribbon cutting.

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Before: Former Leesburg Elementary School, Leesburg



After: Maple Leaf Farms, Leesburg



RLF dollars running low — still available to private and public brownfield borrowers

Zero-to-low interest loan funds continue to be available through the Indiana Brownfields Program’s Revolving Loan Fund (RLF) incentive. Approximately \$1.5 million in hazardous substances funding and about \$40,000 in petroleum funding are currently being offered. Interested public and private entities are encouraged to contact the Program prior to submitting an application to discuss project needs and learn the available balances of funding to

clean up hazardous substances and/or petroleum-contaminated sites. For more information or to download an application and guidelines, please visit www.in.gov/ifa/brownfields/2366.htm and/or contact Michele Oertel.



U.S. EPA evaluating November 2011 brownfield grant proposals; awards anticipated in Spring 2012

For another year in a row, kudos goes to Indiana for its increase in brownfield proposals to the U.S. Environmental Protection Agency (U.S. EPA) for its 2011 (FFY12) nationally competitive grant round. In addition to the Indiana Finance Authority’s Coalition Assessment Grant proposal for \$1 million, the State is proud to have supported 29 community grant proposals totaling \$11,009,900 requested for Assessment, Revolving Loan Fund (RLF), and Cleanup (ARC) monies for brownfield redevelopment efforts statewide. For the last U.S. EPA grant round, Indiana ranked the highest funded state among the U.S. EPA Region 5 states, and the Indiana Brownfields Program hopes for similar successes. For information about U.S. EPA’s Brownfields ARC Grants and announcements, please visit http://www.epa.gov/brownfields/grant_info/index.htm.

New U.S. EPA Brownfields Multi-Purpose Pilot Grants — Request for Proposals

The U.S. Environmental Protection Agency (U.S. EPA) announced a new pilot grant program that will provide a single grant to an eligible entity for both assessment and cleanup work at a specific brownfield site owned by the applicant. Only applicants who have received a U.S. EPA Brownfields grant since 2003 are eligible to apply for the multi-purpose pilot grant. These grants may be used to address sites contaminated by petroleum or hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum). An applicant may request up to \$200,000 (\$350,000 with a waiver) for assessment activities and \$200,000 for direct cleanup activities at the same site. The total available for each grant is \$400,000 or \$550,000 with a waiver. The proposal deadline is February 10, 2012.

Please check the Program Web site for future announcements about education opportunities and the required acknowledgement letter and/or petroleum determination letter from the Indiana Department of Environmental Management similar to what is necessary for the U.S. EPA Brownfields Assessment, Revolving Loan Fund, and Cleanup (ARC) grant proposals. 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 Web site at www.engg.ksu.edu/CHSR/outreach/tab or contact Dr. Sabine Martin, P.G., TAB Coordinator, at (785) 532-6519 at smartin1@ksu.edu.

For site funding, partnerships, or other resource needs for consideration by the Indiana Brownfields Program (Program), please contact Michele Oertel. More information can be found

in the Multi-Purpose Pilot Grant Guidelines at <http://www.epa.gov/oswer/docs/grants/epa-oswer-oblr-12-01.pdf> or at http://www.epa.gov/brownfields/proposal_guides/mp_faqs.pdf.

New U.S. EPA guidance documents and reports

Through U.S. Environmental Protection Agency (U.S. EPA) funding, several new resources have been released that address and support community urban agriculture, petroleum brownfields, and sustainable remediation and redevelopment. U.S. EPA Region 5 has worked with its many partners to help make available the following documents:

♦ *Urban Farm Business Plan Handbook* provides a framework for any organization or community interested in developing an urban farm on cleaned brownfields or vacant sites to help address neighborhood blight, food access, or community development challenges. The handbook provides guidance on how to assemble marketing, operating, and financial strategies to communicate your urban farm project to potential partners and funders. Questionnaires related to each section as well as financial spreadsheets are also included in this toolkit. For more information, please link to this document at http://urbiculture.org/wp-content/uploads/2011/09/urban_farm_business_plan.pdf.

♦ *Brownfields and Urban Agriculture: Interim Guidelines for Safe Gardening Practices* presents a process and set of recommendations for developing agricultural reuse projects on sites with an environmental history. Potential gardeners and state environmental agencies can use this process to determine how to address the risks inherent to redeveloping brownfields for agricultural reuses, while being protective of human health. This document can be used as an interim guideline until research can provide more definitive standards and policies for agricultural reuse on these sites. Please link to this document at http://www.epa.gov/brownfields/urbanag/pdf/bf_urban_ag.pdf.

♦ *Opportunities for Petroleum Brownfields (EPA 510-R-11-002)* was developed to give stakeholders information and examples they can use to assess, clean up, and safely reuse petroleum sites in ways that can benefit communities. The report presents five categories of petroleum brownfields, examples of successful reuse projects within those categories, and funding and technical assistance resources for petroleum brownfields revitalization. This and other products can be found on U.S. EPA's petroleum brownfields Web site at www.epa.gov/oust/petroleumbrownfields and at www.epa.gov/oust/pubs/pbfoopportunities.htm.

♦ *Siting Renewable Energy on Contaminated Properties: Addressing Liability Concerns* dated March 2011 replaces U.S. EPA's December 2010 draft fact sheet. The purpose of this fact sheet is to provide answers to some of the common questions regarding potential liability for cleanup costs that developers of renewable energy on contaminated properties might have. This can be found at <http://www.epa.gov/compliance/resources/publications/cleanup/brownfields/re-liability.pdf>. Other related information can be found on the Program's Sustainability Initiative Web site at <http://www.in.gov/ifa/brownfields/2351.htm>.

♦ *Cultivating Green Energy on Brownfields: A Nuts and Bolts Primer for Local Governments* was released by the National Association of Local Governmental Professionals (NALGEP) to assist local governments in supporting the development of renewable energy on brownfields and other potentially contaminated, idle properties, specifically with determining how to incorporate renewable energy as a possible redevelopment strategy for brownfields in their communities. The free primer is available at <http://www.nalgep.org>.



**Indiana's CLEAN
Community Challenge:
recognizing and rewarding
communities for
environmental achievements**

The Indiana Department of Environmental Management's (IDEM's) Office of Pollution Prevention & Technical Assistance

offers a free voluntary recognition program – the CLEAN Community Challenge (CLEAN) – for Hoosier cities, towns, and counties that take steps to make their communities cleaner, healthier places to live. If your community is already considering energy improvements or doing environmental projects such as brownfield redevelopment, why not build on those successes and receive recognition for your efforts?

For more information, please contact Susan Harrington, IDEM CLEAN Program Manager, toll free at (800) 988-7901 or sharring@idem.IN.gov or visit the CLEAN Web site at www.cleancommunities.IN.gov.

IDEM OPPTA programs and incentives that can assist Indiana businesses and local governments:

- ♦ **Compliance and Technical Assistance Program** – a program that offers confidential compliance assistance to Indiana businesses and local government entities.
<http://www.in.gov/idem/4108.htm>
- ♦ **Environmental Stewardship Program (ESP)** – a voluntary recognition program for businesses who implement an environmental management system.
<http://www.in.gov/idem/4132.htm>
- ♦ **Electronic Waste Program** – a program that holds manufacturers of TVs, computer monitors, laptops, tablets, and e-readers responsible for collecting and recycling 60% by weight of these devices they manufacturer and sell to Indiana households; maintains the registrations of the collectors and recyclers participating in the program.
<http://www.in.gov/recycle/6411.htm>
- ♦ **Governor's Awards for Environmental Excellence** – an annual awards program that recognizes Indiana's leaders who have implemented outstanding environmental strategies into their operations and decision-making processes.
<http://www.in.gov/idem/5147.htm>

CALENDAR OF EVENTS

February 1 & February 15, 2012

TELECONFERENCE CALLS: U.S. EPA Environmental Justice Grant Proposals

<http://www.epa.gov/environmentaljustice/grants/ej-smgrants.html>

<http://www.epa.gov/environmentaljustice/resources/publications/grants/ej-smgrants-rfp-2012.pdf>

February 10, 2012

DEADLINE: U.S. EPA Brownfields Multi-Purpose Pilot Grant Proposals

<http://www.epa.gov/brownfields/news/index.htm>

[Multi-Purpose Pilot Grant Guidelines \(PDF\)](#) (58 pp, 508K)

[Frequently Asked Questions \(PDF\)](#) (39 pp, 179K)

February 10, 2012

DEADLINE: Indiana Office of Community & Rural Affairs (OCRA) Community Focus Fund Proposals

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

February 29, 2012

DEADLINE: U.S. EPA Environmental Justice Grant Proposals

<http://www.epa.gov/environmentaljustice/grants/ej-smgrants.html>

<http://www.epa.gov/environmentaljustice/resources/publications/grants/ej-smgrants-rfp-2012.pdf>

March 20, 2012 (subject to change)

WORKSHOP: OCRA Disaster 2 Clearance Program Proposals

Indianapolis IGCS Auditorium

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

March 28, 2012

DEADLINE: Sustainable Land Re-Use Tools for Practitioners Registration

<http://www.in.gov/ifa/brownfields/2357.htm>

March 30, 2012

DEADLINE: OCRA Main Street Revitalization Program Proposals

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

April 4, 11, 18, 2012

TRAINING: OCRA

Grant Administrator Training

Fort Benjamin Harrison

9:00am—4:00pm

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

April 19, 2012

WORKSHOP: Sustainable Land Re-Use Tools for Practitioners

<http://www.in.gov/ifa/brownfields/2357.htm>

April 20, 2012

DEADLINE: OCRA Community Focus Fund Proposals

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

April 20, 2012

DEADLINE: Indiana Governor's Awards for Environmental Excellence Nominations

<http://www.in.gov/idem/5147.htm>

April 25, 2012

TRAINING: OCRA

Grant Administrator Training

Fort Benjamin Harrison

9:00am—12:00pm

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

May 10-11, 2012

CONFERENCE: Midwestern Good Jobs, Green Jobs Conference

<http://www.greenjobsconference.org/>

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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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