



An Indiana Finance Authority Program

Brownfields Bulletin

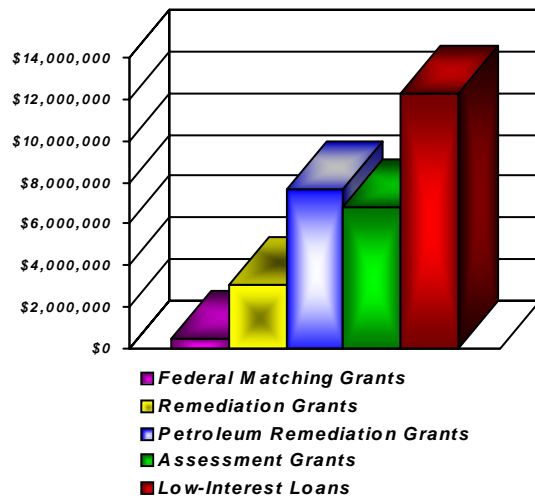
Environmental Stewardship. Economic Development.

September/October 2007

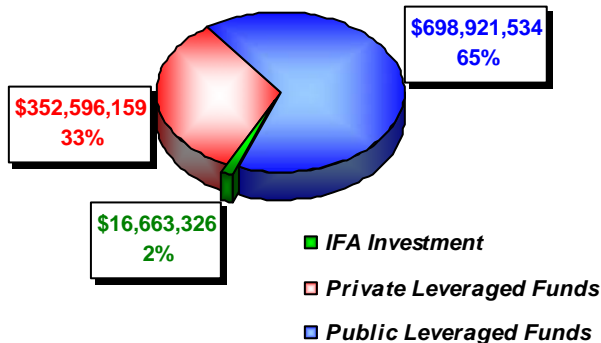
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Indiana Brownfields Program Total Awards FY 1997 — 2007: \$30,564,490



Project Funding Mix 1997 — 2006 Actual Funds Leveraged for All Projects Reporting on the Brownfields Program Survey



What's New?

Indiana Brownfields Program Project Survey Update

As part of an ongoing effort to collect current information related to the projects that have received assistance from the Indiana Brownfields Program (Program), surveys were distributed this summer to all recipients of Program assistance. During the Program's ten years of existence, it has offered a variety of incentives including financial assistance, technical assistance, and liability determination letters (Comfort and Site Status Letters) that have aided brownfields redevelopment around the state. (See page 2 for more information about these letters.)

The completed surveys submitted to the Program so far have provided very valuable feedback about the impacts of brownfields redevelopment, such as funds leveraged, jobs created, and businesses created or retained. These impacts are important to measure and help the Program evaluate its services and highlight local successes. The charts shown to the left demonstrate how much funding has been distributed by the Program and the private and public funding that has been leveraged by that funding and other Program assistance for the projects that were included in completed surveys.

Thank you to all who responded to the survey. For those who have not yet responded, we would appreciate receiving your completed survey. The award of future financial assistance by the Program may depend on having your completed surveys. You can go to www.IN.gov/ifa/brownfields/survey.html to respond to the survey anytime.

Indiana Brownfields Program Upcoming Application Deadlines

There are two important opportunities coming up for Indiana communities. The first opportunity is the November 1 deadline for Stipulated Assessment Grants and Stipulated Remediation Grants from the Indiana Brownfields Program.

The second opportunity is the new Indiana Brownfields Program Trails and Parks Initiative (TPI). This new initiative will provide Phase I and/or Phase II environmental site assessments for eligible brownfield sites where the planned reuse of the site is for trails, parks, or other recreational uses. The TPI guidelines are under development, and the application deadline is expected to be in early December. For more information about these opportunities, please visit www.brownfields.IN.gov.

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.

October 12, 2007

U.S. EPA Brownfield Grant Proposal Deadline
<http://www.epa.gov/brownfields/applicat.htm>

October 16-17, 2007

National Brownfield Association Brownfield Conference and Deal Flow Exhibit: Building a Future on our Industrial Past
Navy Pier, Chicago, Illinois
www.nbabigdeal.org

October 29, 2007

Communities at the Crossroads X: Improving Land Use in the Face of Change
Indiana Land Use Consortium
Indiana Government Center South
Indianapolis, Indiana
www.indianalanduse.org/

November 1, 2007

Indiana Brownfields Program Grant Application Deadline for Stipulated Assessment Grants and Stipulated Remediation Grants
www.in.gov/ifa/brownfields/financial_assistance.htm

November 27-28, 2007

Ohio Brownfield Conference
Cherry Valley Lodge, Newark, Ohio
www.epa.state.oh.us/derr/Brownfield_Conference/index.html

Early December 2007

Indiana Brownfields Program Trails and Parks Initiative Application Deadline
www.brownfields.IN.gov

May 5-7, 2008

National Brownfields Conference
Cobo Center, Detroit, Michigan
www.brownfields2008.org

Q & A

Q: What's the difference between a Brownfields Comfort Letter and a Brownfields Site Status Letter?

A: Brownfields Comfort Letters and Brownfields Site Status Letters are valuable tools offered by the Indiana Brownfields Program that are used to address liability concerns that may impede brownfields redevelopment. A Brownfields Comfort Letter is not a release from liability, but explains that the Indiana Department of Environmental Management (IDEM) will not pursue a person for cleanup based on a statutory liability exemption or enforcement discretion policy. In this way, a Brownfields Comfort Letter may establish that concerns about liability are unfounded. In a Brownfields Site Status Letter, IDEM explains its position regarding the necessity of a cleanup at a site by comparing known site conditions to objective, risk-based cleanup standards. While a Brownfields Site Status Letter does not address liability issues, it does serve to qualify the potential risk for cleanup liability at a site based on technical review of known contamination.

Site Highlight

Former Ertel Manufacturing Site on Its Way to Becoming a Community Asset

The former Ertel Manufacturing property located at 2045 Dr. Andrew J. Brown Avenue has long presented safety and environmental problems for residents in the Martindale-Brightwood area of Indianapolis. Contaminated with a variety of substances including lead, petroleum, asbestos, polychlorinated biphenyls (PCBs), tetrachloroethylene (PCE), and trichloroethylene (TCE), the property has been a blight to the community. The City of Indianapolis (City), the Indiana Brownfields Program, IDEM, and the U.S. Environmental Protection Agency (U.S. EPA) have been working closely together to both make the site safe for surrounding property owners and to find a suitable reuse for the property. Through the use of creative funding mechanisms, including tax increment financing, local and state grants, and U.S. EPA assistance, buildings



Area residents organized a rally in 2006 to highlight issues at the site.

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Former Ertel Manufacturing Site

(Continued from Page 2)

on the site have been demolished, the site is being cleaned up, and it is on the verge of being redeveloped.

During the five weeks of demolition activities, care was taken to collect building materials that can be reused. Steel from the buildings will be recycled, and wood beams will be salvaged for reuse. These deconstruction activities were not only a responsible way to conserve resources, but also helped reduce costs of the demolition and disposal.

There have been many sources of funding for the project. The City is investing approximately \$1.5 million for the demolition and \$1.6 million for the soil cleanup costs. IDEM's State Cleanup Program has expended approximately \$140,000 on work at the site. In addition, the City applied for and received approximately \$150,000 in assessment grants, \$418,000 in remediation grants, and \$30,000 in federal grant matching funds from the Indiana Brownfields Program. The Indiana Economic Development Corporation (IEDC) also provided \$37,140 in grants to the City to assist with off-site infrastructure improvements needed for the project.

In August, the City publicly issued a request for proposals for the site. Because of its current zoning and the past uses of the site, it was determined that only an industrial use would be suitable for the redevelopment. The Metropolitan Development Commission found the proposal submitted by Major Tool and Machine to fit the needs of the site the best. The IEDC offered the company \$620,000 in performance-based tax credits and \$200,000 in training grants as incentives for redeveloping the site.

Major Tool and Machine is currently located in the neighborhood and will be expanding its operations on this site as early as Fall 2007. It is estimated that Major Tool and Machine will invest more than \$20 million in the development of this site, including the construction of a new manufacturing facility.

The former Ertel Manufacturing buildings were demolished in August 2007.



Ertel Manufacturing Site Timeline

- **1872:** Indianapolis (rail) Car Manufacturing Company established at the site
- **1878–1915:** Atlas Engine Works operates at the site
- **1915–1917:** Lyons-Atlas Company operates at the site
- **1917–1998:** Ertel Manufacturing Corp. operates at the site
- **1998:** Ertel Manufacturing Corp. sells all ownership shares to Dynagear Inc. and continues operating as Ertel Manufacturing Inc.
- **2002:** Ertel Manufacturing Corp. discontinues production and abandons facility
- **April 2002:** Dynagear Inc. d/b/a Ertel Manufacturing Corp. files for bankruptcy
- **October 2004:** Marion County Health Department receives complaint about the site
- IDEM responds by referring the site to its State Cleanup Program
- **January 2006:** MLK Day Neighborhood Environmental Rally highlights issues at the site
- **July 2006:** U.S. EPA completes a \$600,000 emergency action to remove chemicals and asbestos left on site
- **April 2007:** Indiana Legislature passes HB1211, an amendment to the tax sales law, which allows the City to take possession of the abandoned property
- **June 2007:** Indianapolis Metropolitan Development Commission designates the Martindale Industrial Redevelopment Area to assist with cleanup of the site
- **July 2007:** City is awarded title to property via tax foreclosure
- **August 2007:** City begins demolition and soil remediation of the site
- **August 2007:** City issues a request for proposals for the redevelopment of the property
- **August 2007:** Metropolitan Development Commission selects Major Tool and Machine as submitting the best redevelopment proposal
- **August 2007:** U.S. EPA Region 5 issues Comfort Letter for Windfall Lien Policy to promote redevelopment of the site

Please note that the above timeline is not intended to be all inclusive.

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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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