



An Indiana Finance Authority Program

Brownfields Bulletin

Environmental Stewardship. Economic Development.

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Important change for next Stipulated Assessment Grant (SAG) round

The next deadline to apply for SAG funding is May 1 at 5:00 p.m. A total of \$500,000 is available; the maximum grant award is \$100,000. The SAG application is web-based and will be available after March 1 at www.in.gov/ifa/brownfields/2541.htm. More specific information about the application, eligibility, and scoring criteria can be found in the SAG guidelines at www.in.gov/ifa/files/SAGGuidelinesFINAL101607.pdf

Beginning with this next round, the Program will no longer accept SAG applications for sites that have known or suspected petroleum contamination. In recent SAG rounds, these sites have not been ineligible for funding but were given a lower priority because the Program has dedicated funding to address petroleum-contaminated sites—the Petroleum Remediation Grant (PRG) incentive, which provides funding to assess and remediate brownfields contaminated by petroleum. Because competition for SAG funding remains high and in order to fund the widest range of sites, petroleum-contaminated brownfields will not be eligible to receive SAG funding during the May 1 round but will instead be considered for potential PRG funding.

For more information about the PRG incentive please view the PRG guidelines at www.in.gov/ifa/files/PRGGuides0307.pdf. The Program anticipates considering new PRG sites in March/April. Please contact Andrea Robertson at (317) 234-0968 for further assistance and to discuss potential PRG sites in your community.

A special welcome to new mayors and other local leaders

The Indiana Brownfields Program would like to extend a special welcome and congratulations to all of the new mayors and local leaders in communities throughout Indiana. As an introduction to those new leaders and a refresher for those who may already be familiar with the Program, this article will provide an overview of the services offered by the Indiana Brownfields Program, as well as some tips for success in brownfield redevelopment.

The Indiana Brownfields Program provides educational, financial, legal, and technical assistance to communities to facilitate brownfield redevelopment by helping them identify and mitigate environmental barriers that impede local economic growth. Generally, a brownfield is an underutilized property where redevelopment is complicated due to actual or potential environmental contamination. Brownfields can range in size from a small corner gas station to a large abandoned factory, and reuse could include commercial, industrial, residential, mixed, or recreational. Redevelopment of brownfield properties benefits communities by rejuvenating neighborhoods, increasing the tax base, mitigating threats to human health and the environment, and reducing blight.

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Indiana defines a brownfield as:

- a parcel of real estate that is abandoned or inactive; or may not be operated at its appropriate use;
- and on which expansion, redevelopment, or reuse is complicated;
- because of the presence or potential presence of a hazardous substance, a contaminant, petroleum, or a petroleum product that poses a risk to human health and the environment.

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New Mayors... Continued from front page

The following types of assistance are available from the Indiana Brownfields Program:

Educational

- Site meetings
- Workshops and conferences
- Brochures, fact sheets and newsletters

Financial

- Grants and low-interest loans for environmental assessment, remediation, and demolition activities

Technical

- Environmental oversight for Program participants

Legal

- Liability determination letters

Forming partnerships is key to successful brownfield redevelopment. The Program recommends working together with local, state, and federal agencies to identify potential funding for your projects as necessary. Public/private partnerships prove to be a good combination. It may also be helpful to contact other communities that have experienced successful brownfield redevelopment, as they may be able to offer advice and tips. Potential hurdles such as lack of site control, unclear ownership, lack of funding, and liability concerns are not insurmountable. However, keep in mind that many brownfield projects take time and patience. Start with the smaller, simpler projects in your community and work toward the larger, more complicated sites. Engage surrounding property owners, neighborhood associations, and other community members to exchange information and get support early in your project. Most importantly, remember that brownfields do not have to be liabilities; they can be considered great opportunities!

If you would like to learn more about brownfields in general or would like to discuss how the Indiana Brownfields Program could help you with a specific brownfield site in your community, please contact Michele Oertel at (317) 234-0235.

Key Brownfield Web Links and Fact Sheets:

- Indiana Brownfields Program
www.brownfields.IN.gov
- U. S. EPA Brownfields
www.epa.gov/brownfields/index.html
- Brownfields Fact Sheet
www.in.gov/ifa/files/BF_Gen_Fact_Sheet_9-28-07.pdf
- Indiana Brownfields Program Financial Incentives
www.in.gov/ifa/files/BF_financial_fact_sheet_TPI_1-8-08.pdf

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.

April 16-17, 2008

The Many Faces of Regionalism Conference
Purdue Center for Regional Development
Crowne Plaza at Union Station, Indianapolis, IN
www.purdue.edu/dp/pcrd/confs.php

May 1, 2008

Deadline for Indiana Brownfields Program Grant Applications: Stipulated Assessment Grants and Stipulated Remediation Grants
www.in.gov/ifa/brownfields/2541.htm

May 5-7, 2008

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

Low-Interest Loan (LIL) funding request deadline and possible prioritization

As the Indiana Brownfields Program begins to plan for its funding opportunities for State Fiscal Year 2009, it continues to evaluate available funds for its LIL incentive (*See* the LIL article in the last *Brownfields Bulletin* issue www.in.gov/ifa/files/Bulletin_Nov-Dec_07.pdf). If your community is interested in a LIL, please contact our Program before April 1 to get in the queue for funding. At present, only approximately \$2.5 million is available for loans, which will be provided to applicants on a first come, first served basis. This amount is much less than has historically been available and will change based on the amount of LIL requests received, the amount of funding set aside for the traditional Stipulated Site Assessment Grant and Stipulated Remediation Grant funding rounds, and the amount of grants provided under the Program's Federal Matching Grant incentive.

If your community is interested in a loan and gets in the queue by expressing an interest prior to April 1, the Program will work with you to submit an application to the Program by June 1. Only complete applications will be reviewed. A complete application packet will include a digitally signed online application; a local fiscal ordinance or resolution designating a repayment source for the loan; available environmental information and reports, including an American Society for Testing and Materials (ASTM)-compliant Phase I Environmental Site Assessment; and other items identified in the LIL guidelines. The Program may prioritize applications based on several factors, including redevelopment potential (e.g., executed development contracts) and timeframe for loan closing and project completion. For more information about the LIL incentive, please visit www.in.gov/ifa/files/BFLoanGuides0307.pdf to view guidelines.

Site Highlight

Fort Wayne utilizes Indiana Brownfields Program assistance to help make way for a new stadium

Four sites in the Harrison Square development area in the City of Fort Wayne were in need of environmental remediation before Fort Wayne could utilize the properties for mixed uses, including a hotel, 60 condominium units, a 900-space parking garage, and 30,000 square feet of retail space to be built in the areas adjacent to the planned ballpark for the Fort Wayne Wizards minor league baseball team. The new stadium is valued at \$30 million and will have a total capacity of 8,000-9,000 including lawn seating.

These four properties—a former vehicle maintenance facility, tire store, bus station, and beverage facility—were purchased by the city of Fort Wayne to facilitate this downtown revitalization project. The project is expected to open in 2009 and will include a new 250-room hotel that will serve the Grand Wayne Center convention facility as well as a park containing a water park and a small amphitheatre.

To make way for this project, the city demolished all structures on the four sites and utilized approximately \$125,000 of Indiana Brownfields Program's (Program's) Petroleum Remediation Grant (PRG) funding to perform environmental assessment and remediation at the sites. A total of five petroleum tanks, two hydraulic tanks, an oil/water separator, and 560 tons of contaminated soils was removed from the sites.

This project is well on its way to bringing more jobs, investment, and opportunities for family entertainment to downtown Fort Wayne. The Program is glad to have been able to assist with this project.



Four brownfield sites were remediated to make way for the planned Harrison Square Development. (below).



Thinking outside the box can pay off

Did you know the State Revolving Fund (SRF) Loan Programs can assist communities in redeveloping brownfields? In addition to the Indiana Brownfields Program, the SRF Loan Programs is another environmental program administered by the Indiana Finance Authority. The SRF Loan Programs provide low-interest loans to Indiana communities and utilities for projects that improve wastewater and drinking water infrastructure.

A shining example of a cooperative effort between these programs is illustrated by a city of Hammond redevelopment project. In 1998, the city needed to clean out an existing wastewater lagoon for future expansion of its sludge processing facility. At the same time, the city found itself the owner of an abandoned 97-acre steel mill slag dump site with environmental concerns—a brownfield.

A creative solution came to light. The city redeveloped the site into a community golf complex. By converting the wastewater lagoon sludge into material suitable for fill, the city constructed the Lost Marsh Golf Course using the fill, instead of paying for landfill disposal. The city was awarded state and federal brownfield grants to conduct assessment studies, and an SRF loan paid the cost to transport the sludge.

Community officials often have diverse issues to address—infrastructure needs, economic development needs, brownfield needs. Thinking outside the box can maximize resources and save time and money. Consider using Drinking Water SRF and Wastewater SRF to support brownfield redevelopment projects.

Successful community projects are often the result of partnerships at various levels of government. To discuss your ideas on collaborative SRF Loan Program and Brownfields Program projects, please contact Bill Harkins with SRF at (317) 234-4862 or Susan Tynes Harrington with the Indiana Brownfields Program at (317) 233-1504.

Check out our new Web site!

The Indiana Brownfields Program's Web site has been recently redesigned and updated. Visit www.brownfields.IN.gov for all of the latest brownfield news and resources available to help with your brownfield redevelopment projects.

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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.

Indiana Brownfields Program

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