



Indiana Brownfields Bulletin

January/February 2009

Brownfield redevelopment expected to be part of U.S. stimulus plan

The proposed economic stimulus plan currently being fast tracked in the U.S. Congress includes funding for several environmental issues, including a proposed \$100 million for brownfield redevelopment. Governor Mitch Daniels' goal for federal economic stimulus funds that come to Indiana will be to keep and put more Hoosiers to work and do it quickly.

“Our goal is to be out of the gate as fast as any state to obligate the funds and get projects started,” said Daniels.

On January 28, 2009, the U.S. House of Representatives approved its version of the American Recovery and Reinvestment Act, better known as the federal economic stimulus bill. On January 29, 2009, Governor Daniels said Indiana could receive a total of \$4 billion to \$5 billion according to a preliminary analysis of the bill.

It is not yet known how this potential brownfields funding would be distributed. However, under both the House and Senate versions of the bill, the funding would be made available through the CERCLA 104(k) grant program. The timeframe to commit or expend the funds is anticipated to be very short (e.g., 180 days), which will likely result in an expedited applica-

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tion and award process. Communities should be thinking of “shovel ready” projects, those ready for redevelopment and which would meet existing proposal guidelines for assessment, revolving loan fund, and cleanup (ARC) grants (e.g., already own the site if seeking cleanup funds) that could be included in any potential applications or requests for funding. To view existing proposal guidelines, please visit www.epa.gov/brownfields.

Stay tuned to the Indiana Brownfields Program Web site www.brownfields.IN.gov and monitor our listserv distributions for any additional information as it becomes available.

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.

February 3, 24, and 27, 2009

U.S. Environmental Protection Agency Community Action for a Renewed Environment (CARE) Request for Proposals Q&A Webcast

www.epa.gov/care/agreements.htm#apply

February 20-21, 2009

The Green Convene - Winter 2009

A conference for local organizations in the Louisville area working in coalition to promote sustainability in local public policy

Louisville, KY

www.greenconvene.org/

February 23-25, 2009

IACED & IHCD Environmental and Historic Review Training

This course will walk participants through the Environmental and Historic Review regulations associated with HOME and CDBG-funded projects.

Indianapolis, IN

www.iaced.org/subpage.asp?p=208

March 16, 2009

Deadline for U.S. Environmental Protection Agency Community Action for a Renewed Environment (CARE) grant applications

www.epa.gov/care/

March 24-25, 2009

The Big Deal 2009 National Brownfields Association Conference

Phoenix, AR

www.nbabigdeal.org/

April 28-30, 2009

2009 International Conference on Deconstruction, Building Materials Reuse, and Construction and Demolition Materials Recycling

The Building Materials Reuse Association's Annual Conference

Chicago, IL

www.bmra.org/events/conference

November 16-18, 2009

National Brownfields Conference

New Orleans, LA

www.brownfields2009.org

U.S. EPA to make additional brownfield funds available

Through the U.S. Environmental Protection Agency's (U.S. EPA's) competitive brownfield grant round each year, Revolving Loan Fund (RLF) grants are available to eligible entities to capitalize loans at brownfield sites within their jurisdiction. Supplemental funding from U.S. EPA is additional funding that is typically available on a competitive basis once or twice a year to previously awarded RLF recipients that have made at least one loan.

To bolster the approximately \$2.4 million RLF grant funding awarded by U.S. EPA to the Indiana Finance Authority in 2008, the Indiana Brownfields Program (Program) will take advantage of the opportunity to apply for supplemental funding in February. The Program is committed to acquiring additional federal funds and making them available to facilitate brownfield redevelopment in the state. If awarded, these federal funds will increase the Program's available funds to continue to capitalize loans at petroleum and/or hazardous substances-contaminated brownfields statewide.

Available state funding to clean up and redevelop brownfields has been declining over the past several years due to increased demand for assessment and remediation funds and approval of more awards, in addition to an increase in the average loan size. At this time, the funding available through the Program for loans cannot meet local community needs. Specifically, the demand for low-interest loans surpasses what the state currently has available for brownfield loans.

Leveraging federal RLF Supplemental Funding will increase the Program's capacity to issue loans to remediate hazardous substances and petroleum, thereby enabling Indiana communities to return environmentally impaired properties to viable use. Furthermore, these federal funds will increase the funds that the Program can revolve, thereby sustaining its ability to address the growing demand for financial assistance to support local redevelopment efforts across the state.

City of Gary to receive \$200,000 from U.S. EPA Brownfields Job Training Grant

U.S. EPA announced on January 15 that the City of Gary is one of only 13 communities in 12 states that will receive a \$200,000 Brownfields Job Training Grant. These grants provide residents of communities impacted by brownfields with the skills and training needed to effectively gain employment in assessment and cleanup activities associated with brownfield redevelopment and environmental remediation.

The City of Gary plans to continue the training program that it began in 2001 when the city received a previous Brownfields Job Training Grant. The training is made possible in part from in-kind services from the city and its partnering contractors. The new grant will train up to 75 students in a program that will consist of three 12-week courses and three refresher courses, including topics such as HAZWOPER and OSHA 10 training, lead and asbestos abatement, energy audit and green building training, and natural resource and native plant landscaping management. The courses will be taught by contractors, and part of the training will include apprenticeship programs providing on-site experience. Students will also be offered job placement, life skills training, and child care.

The program is planned to start this summer or fall. Students will be recruited from unemployed and underemployed city residents. For more information, please contact Dorreen Carey, Director of Gary's Department of Environmental Affairs, at (219) 882-3000.



A drill rig operator installs a ground water well. Graduates of brownfield job training programs could be hired to do similar work.

State and local assistance with property marketing and selection

Are you a community that is having a difficult time finding a buyer for an abandoned piece of property? Or are you a developer looking for a prime piece of real estate with existing infrastructure and great redevelopment potential? Where can you list and/or search for available brownfield properties? The answers might be in your own neighborhood. Local Economic Development Organizations (LEDOs) represent communities around the state and promote the local economic issues to help businesses succeed. LEDOs and the Indiana Economic Development Corporation (IEDC) work together to attract, retain, and expand businesses in Indiana.

The IEDC is focused on economic development and works with many organizations within and outside of the state to help existing companies grow and attract new companies to locate in Indiana. To this end, the IEDC has an on-line property database where interested parties can both list and search for available properties, which can include brownfields. If you have a brownfield property that is ripe for redevelopment, then look to your LEDO to serve as a liaison to facilitate your endeavors.

For starting a project in Indiana, the IEDC helps manage the site selection process for businesses considering locating or expanding in Indiana. During the site selection process, an IEDC project manager will be assigned to your project and assist with refining the search, providing detailed information and facilitating the introduction to local communities.

For those interested in locating or expanding a business in Indiana, this database of available properties offers site information, demographics, and utility information. Parties have the option of selecting properties by *geography* or other *parameters*.

To look for available properties in Indiana, check IEDC's Web site at: www.in.gov/iedc/siteselection.htm. The Indiana Brownfields Program and the IEDC are working together to incorporate "brownfields" as a special designation on the IEDC database, which would allow local communities to choose to list or market those brownfield properties that meet certain criteria for typical IEDC customers (e.g., larger sites/buildings with industrial vs. commercial potential, preferably located near existing infrastructure such as rail lines).

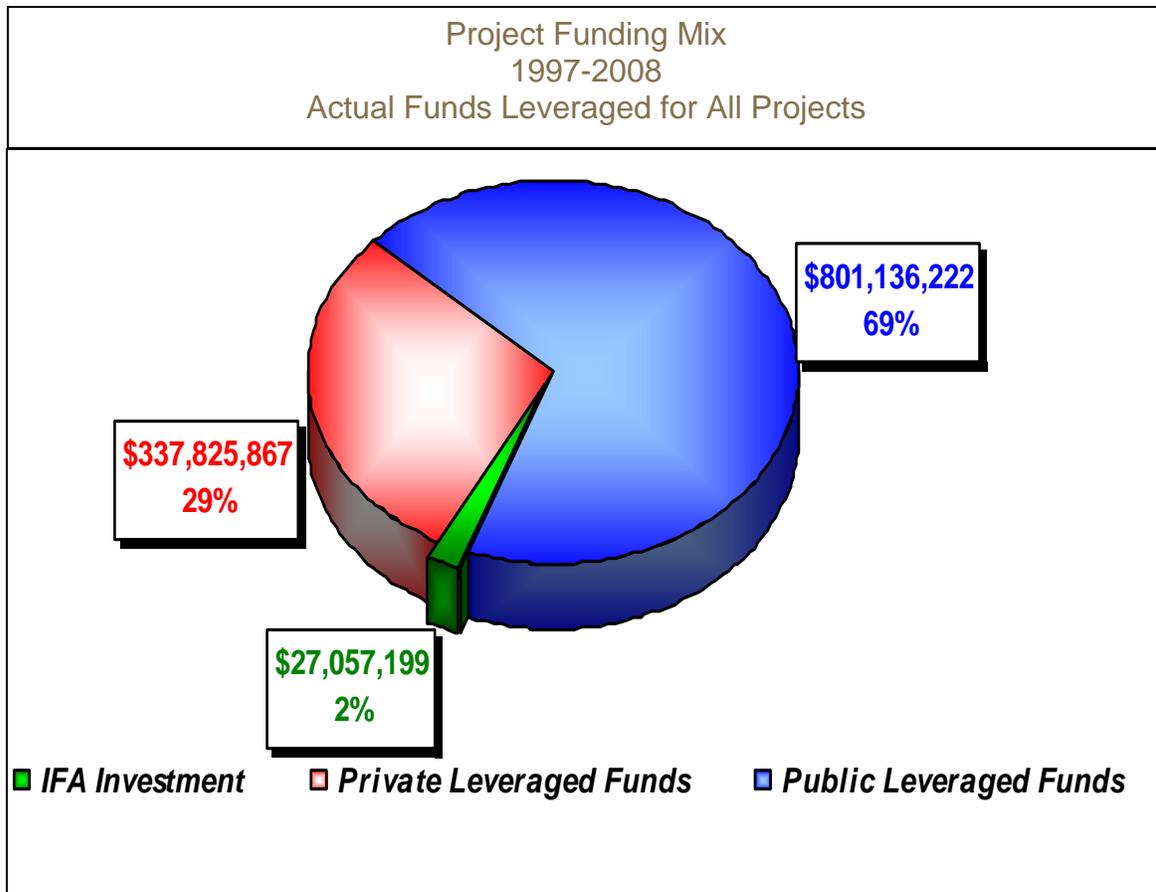
Benefits of Indiana Brownfields Program assistance measured with annual project survey

In an effort to measure the benefits of brownfield redevelopment, such as funds leveraged, jobs created, and businesses created or retained, the Indiana Brownfields Program (Program) has collected project surveys from recipients of Program assistance. These surveys are important to help the Program evaluate its services and highlight local successes. The survey is an ongoing effort that provides the Program with valuable feedback each year.

To date, surveys have been received for 453 brownfield sites that have received Program assistance since the Program's inception in 1997. Information from these surveys were used to calculate the return on the Indiana Finance Authority's investment in the projects. These return on investment (ROI) figures, as well as other pertinent results of brownfield redevelopment projects since the Program's inception are summarized below:

- ROI for IFA-funded projects: \$10 : \$1
- ROI for all projects, including projects that received technical assistance, liability determination letters, and oversight of federally-funded grant activities from the Program: \$42 : \$1
- Total jobs created: 2,869
- Total jobs retained: 3,010
- Total businesses created: 124
- Total businesses retained: 75
- Total acreage of sites: 2,609

Thank you to all who have responded to this very important survey. For those who have not yet responded or if you have an update to provide, please go to www.in.gov/ifa/brownfields/2354.htm to complete the survey anytime.



Indiana Brownfields Program's Petroleum Remediation Grant incentive update

In 2007, the Indiana Brownfields Program (Program) restructured the Petroleum Remediation Grant (PRG) incentive by dividing the state into seven regions and allocating \$750,000 to each region to identify, assess, and remediate eligible brownfield sites. The Program qualified seven environmental consulting firms to perform the PRG-funded work in each region on behalf of awarded applicants. As a direct result of the Program's 2007 restructuring efforts, more than 95 sites have been deemed eligible for PRG funding, 79 of which were allocated funds in June 2007. Since that time, 16 additional awards have been made, including five sites providing \$1:\$1 match for priority "just in time" funding outside of the allocation of regional funds. The following is a breakdown of the 95 eligible sites:

- 83 of the 95 eligible sites were allocated funding (87%), including 67 of the original 79 sites (85%)
- 74 of the 83 approved sites are currently active (89%)
- 22 of the 74 active sites have been closed (29%)

It is anticipated that an additional 20 to 25 sites will be closed by June 30, 2009. The environmental benefits that have resulted from the closure of 22 sites include:

- 177.9 total acres cleaned up
- 28 USTs/ASTs removed or closed in-place
- 4,936 tons of soil excavated and disposed
- 19,740 gallons of liquid removed and disposed

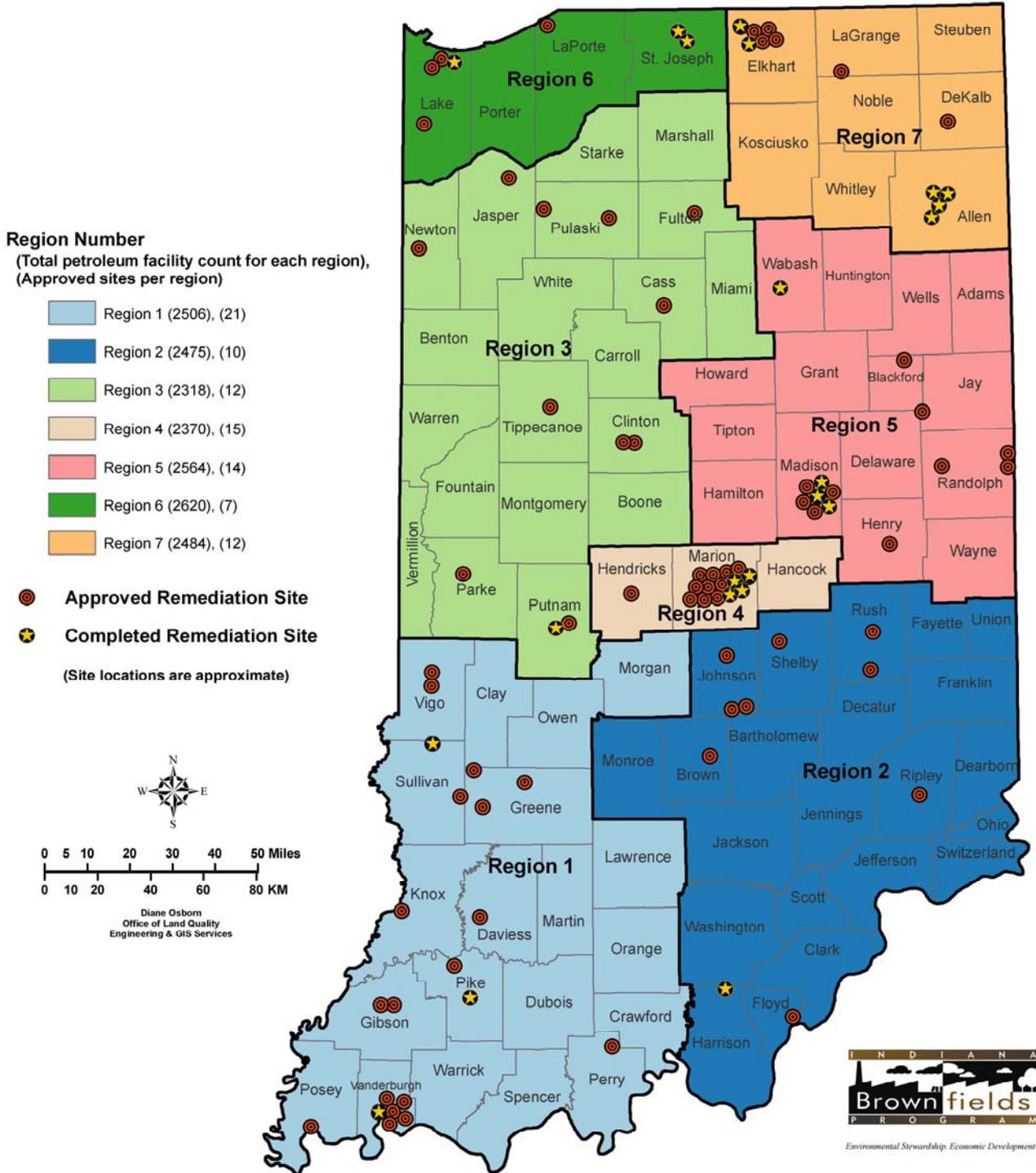
To date, approximately \$6.5 million has been set aside to address PRG sites, including sites approved since June 2007 that are being addressed outside of the regional allocation (\$5.25 million). The Program made its first disbursement under the restructured incentive in September 2007 and has since paid out more than \$3.6 million for eligible PRG activities.

Due to outstanding obligations and a commitment to close the currently active PRG sites, the Program is not awarding additional PRG funding at this time. At present, the Program is maintaining wait lists for each region until such time as the availability of additional funding is determined. For more information about obtaining PRG funding or to add a site to your region's wait list, visit www.in.gov/ifa/brownfields/files/PRGMap.pdf for the contact information for the Program project manager assigned to your region. See page 6 of this *Brownfields Bulletin* for a map of PRG sites approved for funding to date.



An underground storage tank (UST) is removed from the former H&L Tire Center site in Linton, Greene County, in November 2008. A total of four USTs were removed from the site, along with two hydraulic lift tanks. The work was performed with PRG funding. The site is located in a prime commercial location, and the City of Linton plans to market it for redevelopment after the environmental work is completed.

Brownfield Petroleum Remediation Sites



Any general questions regarding Petroleum Remediation Grants should be directed to Andrea Robertson at 317-234-0968 or by email at aroberts@ifa.IN.gov.

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or completeness.

Update: Successful brownfield redevelopment in New Albany

On November 15, 2008, the City of New Albany celebrated the grand opening of its new YMCA and Aquatic center. There are approximately 6,000 members of the YMCA to date, and the YMCA shares membership with the YMCA across the river in Louisville, Kentucky. The YMCA building also is home to the Horseshoe Foundation of Floyd County, a Floyd Memorial Hospital physical therapy suite, and the corporate offices of LifeSpan Resources.

This brownfield redevelopment project is in a formerly contaminated area of New Albany along the Ohio River that has a long history of industrial blight. The site was assessed using an Indiana Brownfields Program (Program) assessment grant and cleaned up using a portion of \$400,000 in cleanup grant funds from the U.S. Environmental Protection Agency. The Program provided technical oversight of the environmental assessment and cleanup and provided a Site Status Letter for the project indicating that no further response actions are necessary. The redevelopment was also funded by city and county governments, the Horseshoe Foundation of Floyd County, and a YMCA giving campaign contributing \$8 million. The project has brought a total of 150 new jobs to the area.

Nearly 16,000 tons of soil and demolition debris contaminated with arsenic, lead, and petroleum hydrocarbons were removed, making way for this impressive redevelopment that will be an asset to the community for years to come. For more information, please see the November 2006 issue of the *Brownfields Bulletin* at www.in.gov/ifa/brownfields/files/NovemberBulletin.pdf or contact Tracy Concannon at (317) 233-2801.



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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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