



Indiana Brownfields Bulletin

July/August 2008

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U.S. EPA's National Notable Achievement Awards go to Indiana Brownfields Program staff

Michele Oertel and Kyle Hendrix, who were members of a U.S. EPA Region 4/Region 5 Team addressing “Sustainable Redevelopment in the Ohio River Valley,” were named U.S. EPA National Notable Achievement Award winners in the *Land Revitalization/Planting the Seeds* category in May. The team was part of a multi-region conference held in October 2007 in Louisville, Kentucky, to discuss the economics, design issues, and public health benefits of sustainable approaches to brownfield redevelopment.

The Indiana Finance Authority (IFA) is making great strides to be at the forefront of sustainability and green initiatives as demonstrated by the Sustainability Workshop it held on June 5. The IFA Environmental Programs plan to continue these efforts by creating opportunities for increased dialogue on sustainability issues among brownfield stakeholders, modifying program incentives to encourage and give credit for sustainable elements of projects, and promoting the undertaking of drinking/waste water projects on brownfields. The goal is for communities to adopt sustainable practices in their brownfield redevelopment projects and drinking/waste water infrastructure projects.

U.S. EPA Brownfields Assessment, Revolving Loan Fund and Cleanup Grant proposal deadline: November 14

The U.S. Environmental Protection Agency (U.S. EPA) has modified key provisions of its Assessment, Revolving Loan Fund, and Cleanup (ARC) Grant Guidelines – so start planning now for the annual grant round. Entities interested in applying for federal brownfield funding will need to follow the instructions contained in the guidelines, which can be downloaded at www.epa.gov/brownfields/applicat.htm.

The ARC Grant Guidelines were clarified and streamlined to create additional funding opportunities for communities and broaden applicant eligibility, thereby improving the potential for successful proposals. Some of the significant revisions include the following:

- \$ Increased application time – instead of 60 days, U.S. EPA is providing 90 days between the release of the guidelines and the proposal deadline.
- \$ Separate guidelines – each of the three grant types now has its own set.
- \$ Scoring Criteria – fewer criteria (only 4) and subcriteria, with sustainability ranking scaled back.
- \$ More Coalitions – not only for RLF Grant proposals, but now for Assessment Grant proposals: 3 or more entities, up to \$1 million for community-wide assessment only, minimum of 5 sites, still 3-year grant period, Memorandum of Agreement among coalition members required, hazardous substances and petroleum can be combined as one proposal.

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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.

September 4, 2008

1:00-3:00pm CDT

Live Internet Seminar

U.S. EPA Region 5 Brownfields Grant Proposal Guidelines Orientation

www.clu-in.org/conf/tio/r5bforientation/

September 8, 2008

Balanced Transportation for Healthier Communities Conference

Indianapolis, IN

www.knowledgeplex.org/event.html?id=1983891

September 10, 2008

10:00-11:30am CDT

Live Internet Seminar

Sustainable Practices, Brownfields Prevention Challenge 3

www.clu-in.org/conf/tio/r5bfeckhart

September 17, 2008

IDEM 11th Annual Pollution Prevention Conference and Trade Show

Primo's West, Plainfield, IN

www.in.gov/idem/4451.htm

September 18, 2008

Indiana Brownfields Program Workshop – program updates and assistance for preparing U.S. EPA grant proposals

Indiana Government Center South, Indianapolis, IN

www.brownfields.in.gov

October 1-2, 2008

AISWMD's 16th Annual Conference, Exhibitor Expo and Business Meeting

Lilly Conference Center, Indianapolis, IN

www.aiswmd.org/conference.htm

November 2008

Anticipated next round for Indiana Brownfields Program Grant Applications: Stipulated Assessment and Remediation Grants

www.in.gov/ifa/brownfields/2541.htm

November 14, 2008

Deadline for U.S. EPA Brownfields Assessment, Revolving Loan Fund, and Cleanup Grant Proposals

www.epa.gov/brownfields/applicat.htm

CALENDAR OF EVENTS *Continued...*

November 12-14, 2008

Sustainable Property Transactions: Deal Making and Redevelopments of Contaminated Sites (Session on Vapor Intrusion and Green Buildings)

San Francisco, CA

www.rtmcomm.com/rtmcomm/conferences.php

November 16-18, 2009

National Brownfields Conference

New Orleans, LA

www.brownfields2009.org

U.S. EPA Brownfields Assessment, Revolving Loan Fund and Cleanup Grant proposal deadline: November 14

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- \$ New Cleanup Grant requirement – complete Phase II Environmental Site Assessment is necessary at the time of proposal (no longer can be completed after the fact).
- \$ Community notification – no longer is a threshold eligibility issue for Assessment/RLF Grants, just Cleanup Grants.
- \$ Letters of support from community-based organizations – are required and should be of quality and unique to the project, addressing the specific proposal; letters are outside the 18-page proposal limit.
- \$ Narrative proposal –18-page limit no longer includes the cover letter.

The deadline for submitting proposals is **November 14**. Please see the Calendar of Events in this newsletter and on the Indiana Brownfields Program Web site for multiple opportunities to learn more about the changes to the ARC grant guidelines and tips for your proposals. For more information, visit www.epa.gov/brownfields/ and www.brownfields.IN.gov.

Site Highlight

Green redevelopment in Ligonier: Former Essex Wire site

Green is the color in another northern Indiana community! Right in step with U.S. EPA's Re-use/Recycle Initiative, the Town of Ligonier is in the process of recycling materials from demolition of buildings on the four-acre former Essex Wire brownfield site, which is planned for redevelopment as a river park and possibly the future home of a fire station. As a part of tearing down the three-story building built in 1846, the historic bricks and beams will be salvaged. By recycling valuable construction and demolition materials, only an estimated 5-10 percent of the building materials will go to a landfill. This is a great example of how thinking "green" can bring cost savings, new jobs, and community enhancement.

This small town gets big praises for its unconventional efforts as the project to recycle materials from the former Essex Wire building has been nominated for a national award from *America in Bloom*, a non-profit organization dedicated to promoting nationwide beautification programs and both personal and community involvement through the use of flowers, plants, trees and other environmental and lifestyle enhancements, and to providing educational programs and resources to that end. The award will be announced in Columbus, Ohio, on October 2.

The cooperative nature of this brownfield endeavor is demonstrated by the federal, state, and local funding that has been leveraged for the project. Federal and state brownfield funds paid for the cost of demolition, site investigation, and asbestos removal. The Indiana Brownfields Program provided \$75,000 in Stipulated Assessment Grants and \$100,000 in Remediation Grants and technical oversight to facilitate the successful, sustainable redevelopment of the site, and the Ligonier Redevelopment Commission provided the balance of demolition costs. For more information about this project, please contact Bill Wieringa at 317-234-4860 or at wwieringa@ifa.IN.gov.



Building materials from the former Essex Wire site in Ligonier in the process of being recycled.

What makes the Essex Wire deconstruction "green?"

- 100 tons of reusable material per week – sold
- 1.6 million bricks – sold and reused at:
 - an historic church
 - a light house on the Great Lakes
 - multi-million dollar homes in six states
- Broken brick – utilized as landscaping material
- Hard rock maple floor (milled 10-20 years in 1800s) – reused for hand-made banjos and fiddles with very deep rich sound
- Oak posts – reused by furniture manufacturers across the U.S.
- Unusable wood – mulched instead of discarded
- 300 tons of steel, copper, aluminum, and brass – recycled
- Conserved materials – approximately 5-10% of the building materials will go to a landfill
- Employment sustainability – deconstruction employed 30 local people

Indiana Brownfields Program Trails & Parks Initiative update

The Indiana Brownfields Program Trails and Parks Initiative (TPI) is an ongoing opportunity for communities and non-profit organizations to apply for financial assistance to assess brownfields planned for development into trails, parks, or other recreational greenspace. Through \$400,000 in 2007 U.S. EPA grant funding and \$200,000 in matching funds from the IFA, a total of \$600,000 has been made available for TPI assessment activities.

To date, eight applications have been submitted for funding, and over \$100,000 has been expended or obligated for projects that are underway. Phase I Environmental Site Assessments and Phase II Investigations have been completed for the following sites:

- City of Bloomington – B-Line Trail
- City of New Albany – Ohio River Greenway
- Town of Plainfield – Shouse Landfill

The following communities have submitted applications for their respective projects, and site eligibility determinations are underway:

- Hamilton County – Monon Trail
- City of Muncie – Former Gill Clay Pot facility
- City of Terre Haute – Brown Blvd. Street/ Parcel 8 and National Road Heritage Trail
- City of Clinton – Old CSX Freight Depot

Political subdivisions and non-profit organizations interested in financial assistance to assess brownfields for park and trail development may contact Susan Harrington at 317-233-1504 or sharrington@ifa.IN.gov.



Phase I and Phase II assessments were performed to facilitate the completion of the Ohio River Greenway in New Albany (existing portion of trail depicted).

RISC – changes and proposed rule-making

The Indiana Department of Environmental Management (IDEM) is undertaking revisions to its Risk Integrated System of Closure (RISC) Technical Guidance Document Nonrule Policy Document (NPD), which the Indiana Brownfields Program utilizes to provide oversight of site assessment and remediation activities and make closure determinations at brownfield sites. One of the substantive changes proposed for RISC is to clarify IDEM's expectations regarding the selection of remedial alternatives to address contamination above risk-based levels, or what IDEM is referring to as its "expectation for cleanup." IDEM has been unveiling its proposed changes to RISC through Consultants' Days hosted by the Office of Land Quality Remediation Services Branch and smaller meetings with RISC stakeholders.

In conjunction with revisions to the RISC NPD, IDEM has issued a Notice of a Rulemaking for new rules to establish consistent general standards, goals, and preferences under which the assessment, cleanup, and closure of contaminated soil, sediments, or water can be performed. Rules will be based on environmental risk assessment principles to assure that sites are cleaned up or, if cleanup to risk-based closure levels is impracticable, closed with controls or restrictions such as land and water use restrictions so as to meet a level of exposure to remaining contaminants that assures continued protection of human health and the environment.

The Indiana Brownfields Program will continue to monitor the proposed changes to RISC and the proposed rule and will determine how the changes and new rule, once finalized, will affect brownfield sites undergoing assessment and remediation in the Indiana Brownfields Program. A copy of the Indiana Register notice can be obtained through the following link: www.in.gov/legislative/iac/irdin.pdf?din=20080611-IR-329080422FNA. Additional information about RISC can be found on IDEM's Web site at: www.in.gov/idem/4153.htm.

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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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