



An Indiana Finance Authority Program

Brownfields Bulletin

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National Brownfields Conference to be held in Detroit on May 5-7, 2008

The National Brownfields Conference, *Brownfields 2008: Roadmap to Revitalization*, convenes May 5-7, 2008, at the Cobo Center in Detroit. The conference features an educational program with expert speakers from a variety of fields. There is something for everyone with over 150 educational sessions and workshops on remediation, green redevelopment, real estate, financing, risk management, community and economic development, and public policy.

Brownfields 2008 also offers networking time and opportunities to meet key players in brownfield redevelopment. The conference exhibit hall houses more than 200 providers of cleanup, redesign, and reuse services.

One highlight of the conference is the Brownfields Transaction Forum. This free forum brings together municipal and private sector brownfield property owners with developers, investors, and financiers to network and craft redevelopment deals. To register for the transaction forum and get your community's properties showcased before scores of investors with billions of dollars in net worth, go to www.brownfields2008.org be-

Indiana entities receive \$3.6 million in U.S. EPA Brownfield Grants

Seven Indiana entities, including local governments, a non-profit organization, and the Indiana Finance Authority (IFA) have been awarded nine brownfield grants from the U.S. Environmental Protection Agency (U.S. EPA) totaling \$3,600,000 for the assessment and cleanup of brownfield properties. These are highly competitive, nationwide grants.

The IFA formed a coalition with the City of Evansville and received \$2 million in one of only 12 Revolving Loan Fund grants awarded throughout the country. This loan fund will first target brownfield cleanup projects in Evansville and will then be available to projects throughout the state.

Other Indiana grant recipients include:

- City of Elkhart Cleanup - \$200,000
- City of Goshen Cleanup - \$200,000
- LaCasa of Goshen Cleanup - \$200,000
- City of Michigan City 2 Cleanup - \$400,000
- City of Richmond Cleanup - \$200,000
- IN 15 Regional Planning Commission 2 Assessment - \$400,000

To help leverage the federal grant dollars, Hoosier grant recipients will also receive Federal Matching Grants from the IFA (15% for assessment grants and 20% for cleanup grants). These grants are automatically awarded by the IFA to any Indiana recipient of U.S. EPA grants.

The next U.S. EPA grant round has not yet been announced, but grant proposals are anticipated to be due in fall 2008. For more information and draft guidelines, visit www.epa.gov/brownfields/.

The National Brownfields Conference

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fore April 11 and follow the links for the Brownfields Transaction Forum.

For more than 12 years, the National Brownfields Conference has brought together the full spectrum of stakeholders engaged in cleaning up and reusing contaminated or formerly utilized commercial and industrial properties. The conference is cosponsored by the U.S. Environmental Protection Agency and the International City/County Management Association (ICMA).

The Indiana Brownfields Program will have a strong contingent there, with representatives at three different panel sessions and an exhibit display. To register for the free conference and forum, visit www.brownfields2008.org.

Site Highlight

Studebaker Plant 8: green redevelopment in South Bend

A former Studebaker facility has been redeveloped into a new transfer/recycling station in South Bend, referred to as Green Tech Recycling (Green Tech). This is a great example of how thinking green for the environment can bring cost savings, new jobs, and community enrichment.

After a long industrial past, the former Studebaker Plant 8 facility sat vacant for 12 years. Mother Earth LLC (Mother Earth) then acquired the property in 2005 and invested \$4 million for its demolition, remediation, and redevelopment. The Indiana Brownfields Program provided \$45,123 in assessment and remediation grants to Saint Joseph County for the project, and the City of South Bend provided \$67,000 in funding from a brownfield assessment grant that it received from the U.S. EPA.

Green Tech demolished 665,000 square feet of the former Studebaker building. The remaining 85,000-square foot building is being reused for offices, a maintenance garage, and a green industry incubator. Concrete and steel material from the demolition was reused as construction materials for the new facilities. Green building materials in the form of recycled plastic were purchased and used as decking, signs, and

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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.

April 14, 2008

Deadline for Nominations for 2008 Governor's Awards for Environmental Excellence

www.idem.IN.gov/prevention/awards/govawards/index.html

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

April 21-24, 2008

U.S. Environmental Protection Agency Annual Conference on Managing Environmental Quality Systems

Seattle, Washington

www.epa.gov/quality/qs-2008papers.html

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

May 16, 2008

Deadline for Indiana Economic Development Corporation Shovel Ready Program application

www.in.gov/iedc/188.htm

June 5, 2008

IFA Sustainability Workshop

Hosted by the Indiana Finance Authority's Environmental Programs (the Indiana Brownfields Program and the State Revolving Fund Loan Programs)

Indianapolis, IN

www.in.gov/ifa/srf/3260.htm

Studebaker Plant 8 *Continued from Page 2*

simulated wood flooring. Additional green building technology for the building and property include: low volatile emission interior paint, tinted windows for energy reduction, skylights and high efficiency lighting to reduce energy consumption, an electric car for site tours, a possible green roof, and collection of stormwater for washing fleet trucks.

Green Tech currently has six employees with plans to increase to 24 employees when the facility is fully operational. In March 2008, Green Tech started operations by accepting wood debris for shredding as mulch, with a grand opening scheduled for July 4, 2008. In the future, Green Tech will recycle computers, plastic, metal, brick, concrete, asphalt, and other demolition debris. Combining a transfer station and recycling facility at one location, Green Tech will be the only large-scale transfer/recycling facility of its kind in Indiana .

In addition to being a transfer/recycling facility, Green Tech's property will include a green technology incubator, a natural area with trails and wildlife feeding stations, and an environmental education center for school children. Green Tech has already hosted South Bend high school students and German foreign exchange students for presentations and hands-on environmental studies demonstrations. Green Tech is also in discussions with the Girls Scouts of Singing Sands in South Bend to sponsor a Brownfields Badge for the local troop.

For more information about this project, please contact Bill Wieringa at (317) 234-4860 or wwieringa@ifa.IN.gov.



The former Studebaker Plant 8 facility was transformed into a new transfer station/recycling center in South Bend.

What makes the Studebaker Plant 8 demolition “Green”?

Money earned by recycling of the building materials paid for eight months of the \$1.4 million demolition activities at the former Studebaker facility with only 1% (550 tons at a cost of \$10,000) of the demolished materials from the 750,000-square foot building going to a landfill for disposal. The following items were recycled/reused to create the new Green Tech facility:

- Concrete and bricks - crushed and used as foundation base under the construction of the new building and roadways.
- Wood - mulched and donated for nearby landscaping and sold the remainder for reuse.
- Fluorescent lights and ballasts - removed and packaged for bulb recycling.
- Cement blocks - packaged on skids and used on Green Tech buildings and sold the remainder for reuse.
- Bricks - a local brick company purchased a semi-load, and the remainder was sold for reuse.
- Iron and steel - harvested many tons and shipped to the steel mills in City of Gary.
- Metal siding - removed and saved on pallets for use on Green Tech buildings.
- Signage - reused for a nearby baseball field.
- Gate - reused for a nearby baseball field handicap parking.
- Pea gravel - removed from the roof and used around drainage pipes.
- Metal roof - hauled eight semi-trucks to the steel mills in the City of Gary for recycling.
- Wiring, fire suppression, piping - hauled to Gary steel mills.

This demolition and deconstruction project is unique in that materials were not only scrapped for the steel mills, but the building materials were reused for the new facility. This reuse of materials is the most cost effective recycling because no transportation or manufacturing costs are incurred.

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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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