



# Indiana Brownfields Bulletin

September/October 2008

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## State financial incentives update and changes to guidelines

The Indiana Brownfields Program offers several financial incentives to facilitate brownfield redevelopment in Indiana:

- ◆ Stipulated Assessment and Remediation Grants (SAG)/(SRG)
- ◆ Petroleum Remediation Grants (PRG)
- ◆ Federal Matching Grants (FMG)
- ◆ Low Interest Loans (LIL)
- ◆ Trails and Parks Initiative (TPI)

There will be two grant rounds for SAG and SRG in state fiscal year (SFY) 2009 with a total of \$4 million available. **The first round deadline is November 3**, and the second round is planned for May 2009. Each round will have \$500,000 for SAG and \$1.5 million for SRG available. \$500,000 will be available in SFY 2009 for the FMG.

Guidelines for the Program's incentives have recently been updated. Some of the changes are

## TAB EZ available for U.S. EPA Brownfields Assessment, Revolving Loan Fund and Cleanup Grant proposals

The proposal deadline for the U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants is November 14. Grant guidelines can be downloaded at [www.epa.gov/brownfields/applicat.htm](http://www.epa.gov/brownfields/applicat.htm).

For those planning to apply for assessment or cleanup grants, the TAB (Technical Assistance to Brownfields Communities) program at Kansas State University has developed a FREE online tool called TAB EZ that can help you with your application. TAB EZ was developed with funding from U.S. EPA. It streamlines and simplifies the grant writing process by providing a framework for U.S. EPA assessment and cleanup grant proposals and strategies and links to reduce time in writing the proposal. The goal of TAB EZ is to level the playing field for smaller local governments and communities so they may have an increased chance to obtain U.S. EPA brownfields grant funds. It offers helpful hints for addressing proposal requirements, as well as links to additional resources.

To learn more about TAB EZ or to get started on your grant proposal, visit [www.tabez.org/](http://www.tabez.org/).

**REMINDER: U.S. EPA Brownfields Assessment, Revolving Loan Fund, and Cleanup Grant proposal guidelines require an applicant to obtain a state acknowledgement letter. To request a letter, please fill out a request form (download from [www.brownfields.IN.gov](http://www.brownfields.IN.gov)) and submit it to the Indiana Brownfields Program by October 24. Contact Susan Harrington at (317) 233-1504 for assistance.**

## 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](http://www.brownfields.IN.gov).

**October 24, 2008**

**Deadline to Request an Acknowledgement Letter from the Indiana Brownfields Program for the U.S. EPA Brownfields Assessment, Revolving Loan Fund, and Cleanup Grant Proposals**  
[www.in.gov/ifa/files/EPA\\_Grant\\_Acknowledgement\\_Ltr\\_Request\\_Form\\_9-17-08\\_final.pdf](http://www.in.gov/ifa/files/EPA_Grant_Acknowledgement_Ltr_Request_Form_9-17-08_final.pdf)

**October 24, 2008**

**Green or Sustainable Construction in Indiana Seminar**  
Sheraton Hotel City Centre, Indianapolis, IN  
[www.lorman.com/](http://www.lorman.com/)

**October 29, 2008**

**Urban Planning Scholar Series: Green Design for Green Communities**  
Indiana Government Center South, Indianapolis, IN  
[www.healthbydesignonline.org](http://www.healthbydesignonline.org)

**October 30, 2008**

**Communities at the Crossroads XI: Growth and Rising Fuel Prices**  
Indiana Land Use Consortium  
Indiana Government Center South, Indianapolis, IN  
[www.indianalanduse.org/](http://www.indianalanduse.org/)

**November 3, 2008**

**Deadline for Indiana Brownfields Program Grant Applications: Stipulated Assessment and Remediation Grants**  
[www.in.gov/ifa/brownfields/2541.htm](http://www.in.gov/ifa/brownfields/2541.htm)

**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](http://www.rtmcomm.com/rtmcomm/conferences.php)

**November 14, 2008**

**Deadline for U.S. EPA Brownfields Assessment, Revolving Loan Fund, and Cleanup Grant Proposals**  
[www.epa.gov/brownfields/applicat.htm](http://www.epa.gov/brownfields/applicat.htm)

**January 22-24, 2009**

**8th Annual New Partners for Smart Growth Conference**  
Albuquerque, New Mexico  
[www.newpartners.org/](http://www.newpartners.org/)

## CALENDAR OF EVENTS *Continued...*

**November 16-18, 2009**

**National Brownfields Conference**  
New Orleans, LA  
[www.brownfields2009.org](http://www.brownfields2009.org)

**March 24-25, 2009**

**The Big Deal 2009**  
**National Brownfields Association Conference**  
Phoenix, AR  
[www.nbabiqdeal.org/](http://www.nbabiqdeal.org/)

### **State financial incentives update and changes to guidelines**

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highlighted below. ***Please note that this list is not all inclusive.*** Summaries of all of the changes, as well as the updated guidelines, can be downloaded at [www.in.gov/ifa/brownfields/2541.htm](http://www.in.gov/ifa/brownfields/2541.htm).

- ◆ Revises ranking criteria used for scoring grant applications and adds new category for sustainability/environmental benefit/infrastructure reuse
- ◆ Includes provisions for expiration of the grant commitment if certain milestones are not met within specified timeframes
- ◆ Clarifies that no application materials will be accepted after the grant application deadline
- ◆ Clarifies the timing of investment match requirements
- ◆ Includes provisions for SRG and LIL that asbestos and/or lead paint abatement are eligible activities only if there are also other Program-approved remediation activities taking place
- ◆ Makes priority funding available for SRG and PRG for sites that present an imminent redevelopment opportunity—a 50% cost share is required
- ◆ Eliminates FMG availability for U.S. EPA assessment grants—cost share is not required by U.S. EPA
- ◆ Includes site remediation as a condition for LIL loan forgiveness

For more information regarding these changes, please contact Sara Westrick at [swestrick@ifa.IN.gov](mailto:swestrick@ifa.IN.gov) or (317) 234-1688.

## Indiana Brownfields Program projects receive Governor's Awards for Environmental Excellence

Two of the ten 2008 Governor's Awards for Environmental Excellence recognized brownfield redevelopment projects. On October 1, the Indiana Department of Environmental Management (IDEM) presented crystal trophies to the City of Indianapolis for the Former Ertel Manufacturing redevelopment project and to Green Tech Transfer and Recycling, LLC/Mother Earth, LLC, for the former Studebaker Plant 8 project in South Bend. Both of these projects received financial, legal, and technical assistance from the Indiana Brownfields Program and U.S. EPA.

The Governor's Awards recognize Indiana leaders who have implemented outstanding environmental strategies into their operations and decision-making processes. By exploring and utilizing innovative environmental practices, facilities or programs reduce waste, save money, and contribute greatly to Indiana's environmental protection efforts. The awards are open to all Indiana facilities, government agencies, individuals, and other groups that implement exemplary environmental projects with measurable results. This year's awards were presented for the following categories: Outreach or Education, Land Use, Greening Government and Recycling/Reuse.



The Former Ertel Manufacturing project received a Governor's Award in the Land Use category. *Pictured:* Rick Bossingham, IDEM; Chris Harrell, City of Indianapolis; Natalie Weir, Major Tool & Machine Company, Inc.; Chris Rothenberger, Major Tool & Machine Company, Inc.; Kyle Hendrix, Indiana Brownfields Program; Stephanie Quick, City of Indianapolis; and Nivas Vijay, Qepi, Inc.



The Former Studebaker Plant 8 project received a Governor's Award in the Recycling/Reuse Category. *Pictured:* Rick Bossingham, IDEM, and from Green Tech Transfer and Recycling, LLC/ Mother Earth, LLC, Belinda Morris, Mike Morris, and Amanda Morris.

### **Former Ertel Manufacturing — Land Use Category**

The City of Indianapolis' Brownfield Redevelopment Program demolished the blighted and collapsing Ertel Manufacturing facility structures, and then remediated the former industrial foundry site. The city project disposed of 55,000 tons of contaminated soil and reused or recycled 73 percent of the former structural materials. The nearly \$6 million-cleanup of hazardous and non-hazardous materials set the stage for an over \$19 million-industrial expansion project by Major Tool & Machine Company, Inc., on the formerly abandoned industrial site. This redevelopment project retained over 270 industrial jobs and will contribute 53 new jobs in Indianapolis. For more information about the Ertel project, visit [www.in.gov/ifa/files/Ertel\\_Success.pdf](http://www.in.gov/ifa/files/Ertel_Success.pdf)

### **Former Studebaker Plant 8 — Recycling/Reuse Category**

South Bend-based Green Tech Transfer and Recycling, LLC, has established itself as the only large-scale location in the state of Indiana to offer extensive recycling operations at a transfer station, which is a processing facility for solid waste. The company has also taken recycling one step further, repurposing the former Studebaker Plant 8 facility into an 85,000-square foot building designed for its needs. For more information about the Studebaker project, visit [www.in.gov/ifa/files/Studebaker\\_Plant\\_8\(1\).pdf](http://www.in.gov/ifa/files/Studebaker_Plant_8(1).pdf).

## Indiana Finance Authority Day of Service

On September 23, Indiana Finance Authority (IFA) employees volunteered a Day of Service to Keep Indianapolis Beautiful, Inc., (KIB) as a follow-up to the Sustainability Workshop held by IFA's Environmental Programs in June. KIB, the mission of which, is to unite people to beautify the city, improve the environment and foster pride in the community, was a key participant in the workshop, lending its president, David Forsell, to deliver the morning's keynote address. Twenty-two IFA staff worked in conjunction with KIB, National Starch, and the Indianapolis Colts, among other volunteers to help build a playground and complete other beautification projects at Indianapolis Public School 46. The event was organized by KaBoom!, a national non-profit organization that works with local organizations to build playgrounds within walking distance of every child in America.

IFA staff built a blue Colts play structure and a patio, planted trees around the school's perimeter, painted a map of the U.S.A. on a basketball court, constructed benches and planters for the school's front entrance, and weeded, mulched, and cleaned up the entire property.

At the end of the school day, teachers, students and staff assembled outside to see the playground and other improvements for the first time. Their enthusiastic cheering and smiles of gratitude were a great ending to a fulfilling day.



IFA Staff pose for a group photo after a hard day's work.



Indiana Brownfields Program's Sara Westrick Corbin and State Revolving Fund Loan Programs' Debbie Wright shovel mulch to be spread at the new playground.

### New Sustainability Initiative Web Page

The Indiana Brownfields Program has added a new Sustainability Initiative page to its Web site. The new page contains examples of sustainable Indiana brownfield redevelopment successes, as well as various links, fact sheets, guidance documents, and articles about sustainable redevelopment practices, green building, green remediation, etc. Check it out at [www.in.gov/ifa/brownfields/3327.htm](http://www.in.gov/ifa/brownfields/3327.htm).

### Workshop materials available online

On September 18, the Indiana Brownfields Program hosted a workshop featuring information about applying for the U.S. EPA brownfield grants, the Technical Assistance to Brownfields program, and strategic visioning and planning, as well as general information and Program updates. Workshop materials are available at [www.in.gov/ifa/brownfields/2558.htm#epaworkshop](http://www.in.gov/ifa/brownfields/2558.htm#epaworkshop).

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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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