



Brownfields Bulletin

IDEM

Breaking Down Barriers to Using Brownfields

2nd Quarter 2001, Issue 11

Linking Waste Management

Practices to Brownfields Redevelopment Goals

The wise management of waste is a critical component to the successful restoration and reuse of brownfields. There are three areas of waste management—building decontamination and demolition activities; industrial ecology; and on-site reuse. Significant factors influencing the redevelopment of some brownfield sites are the costs associated with building decontamination and demolition. Prior to demolition and renovation, a building should be properly decontaminated in order to plan for waste management, in which recycling can sometimes help offset cleanup costs. Similarly, demolition debris has both disposal and recycling options. Recycling methods are preferred since they conserve resources and minimize the long-term liability associated with disposal techniques. The revenue obtained from selling demolition debris in some cases can

substantially offset decontamination and demolition costs.

Many businesses today are using industrial wastes as feedstock for making new products.

Building demolition debris and soil/sediment from cleanup activities are sources of waste that are being treated and used as inputs to manufacturing processes. Waste-based manufacturing is a key component in what some call industrial ecology.

Municipalities can benefit from lower volumes of wastes disposed of in landfills, while businesses can benefit from lower disposal costs. If brownfield initiatives are committed to industrial ecology projects, this could further promote environmental and economic health in communities.

In some cases, the use of waste materials can be built into the redevelopment design process of a brownfields project. Some waste materials can be reused on site as backfill.

As brownfields redevelopment continues to gain momentum, the astute management of wastes can and should have a profound impact on the success factors associated with these projects.



Current Activities

RISCy Business

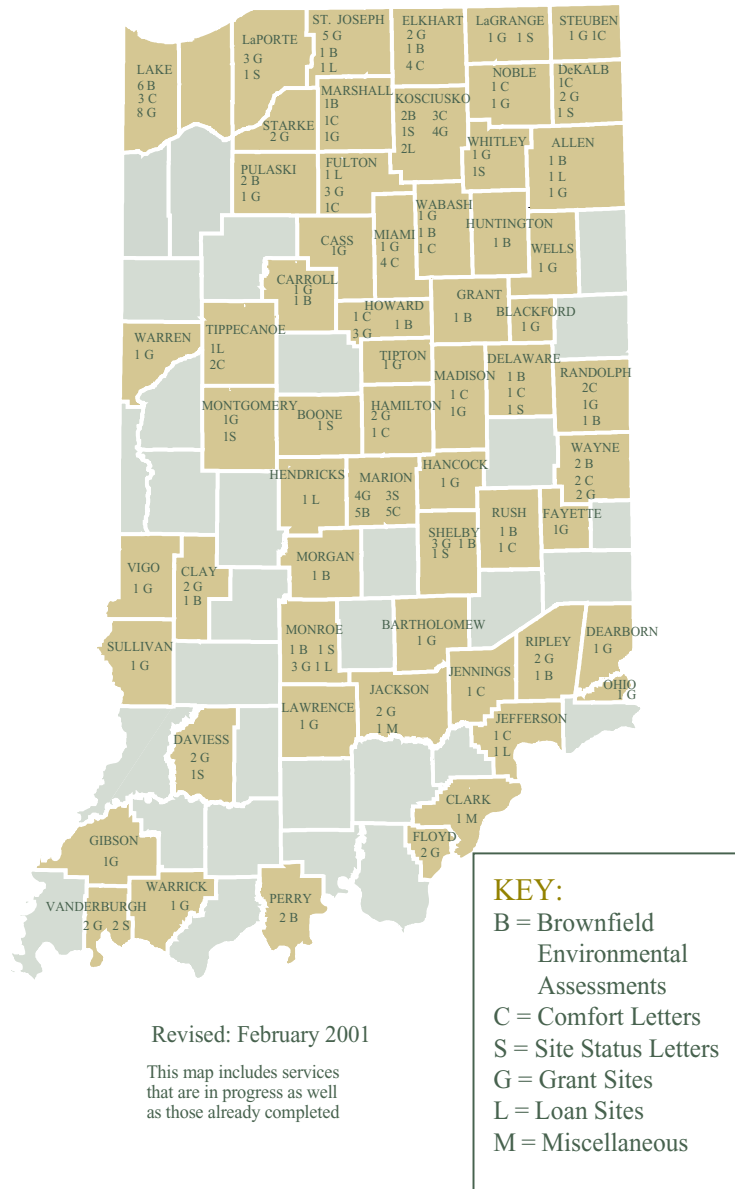
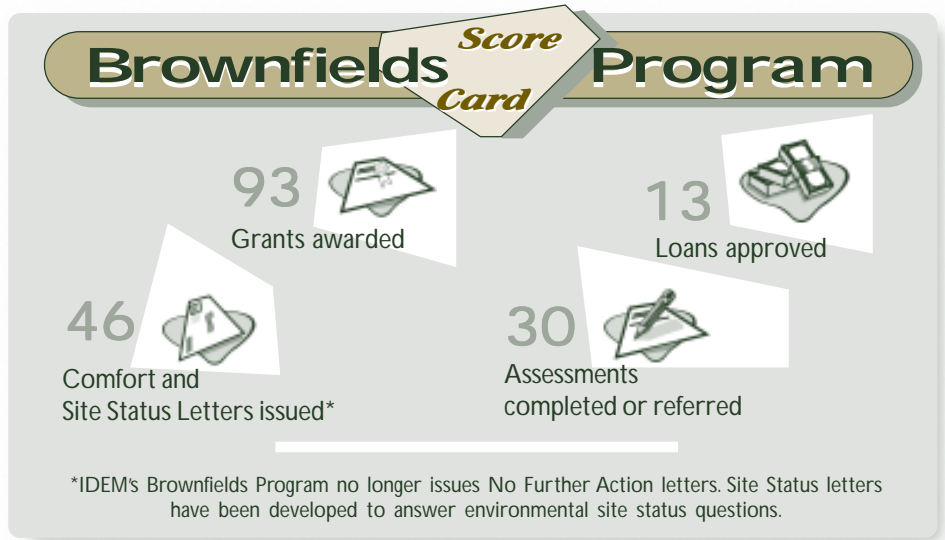


IDEM's Risk Integrated System of Closure (RISC) policy continues to be the business at hand. In light of feedback from stakeholders, IDEM postponed presenting the draft

RISC documents to the Solid Waste Board's November 2000 meeting. Staff incorporated appropriate stakeholders' comments into both the RISC Technical Guide and RISC User's Guide, and the two guidance documents were presented to the Solid Waste Board at its January 2001 meeting.

Brownfields and RISC continue to be a hot topic. In an effort to address issues recently raised by stakeholders, IDEM will continue to evaluate the application of RISC to the Brownfields Program. Therefore, the agency did not include the Brownfields Program Chapter in the draft RISC User's Guide at this time. Before it is presented as a Non-Rule Policy Document, staff will have additional discussions on these issues with stakeholders to explore the impact of utilizing RISC procedures for site evaluations through the Brownfields Program.

Stakeholders may still access the Brownfields Program Chapter directly from the Brownfields Program web site for review and comment. Staff welcome any feedback, which should be directed to Michele Oertel. See "RISC User's Guide", 4th. Quarter 2000, Issue 9 for more information.



In Brief

Updated Resource Guide Now Available


The Indiana Brownfields Redevelopment Resource Guide, which was originally made available in December 1999, has recently been updated. It is now available on the IDEM Brownfields Program web page. Hard copies are also available free of charge by calling Tracy Conannon. This Resource Guide was developed through the Indiana Inter-agency Brownfields Task Force. The Resource Guide is intended as a primer for local governments, organizations, and entities to use as they begin their brownfield projects. It is divided into two main sections. The first section is a basic approach to brownfields redevelopment and is divided into three parts: planning, remediation, and redevelopment. Each part outlines the basic issues involved in the process. The second section is a compilation of all the potential available resources for a brownfields project. These resources consist of financial and technical assistance programs available through the Task Force member agencies.



DOC UEZ Brownfield Grant Program

Second Grant Round Potential Recipients

For this first grant round of 2001, two Urban Enterprise Associations (UEAs) are being considered for a second time to receive funding from the Indiana Department of Commerce (DOC) Urban Enterprise Zone (UEZ) Brownfield Grant Program. The Cities of South Bend and Terre Haute plan to continue site assessment activities for the Studebaker Corridor and the Terre Haute Coke and Carbon Company respectively. The maximum grant award allowed for each UEA is \$35,000. Coincidentally, both brownfield properties share the same proposed end use as an industrial park.



The next DOC
grant round is
May 17, 2001.
Please contact
Deanna Jeffrion of
DOC at
(317) 232-8917 for
more information .

National Brownfields 2001 Conference

Sept. 24-26, 2001

McCormick Place Convention Center
Chicago, IL

For more information visit <http://Brownfields2001.org>

Issues

“Mothballed” Brownfields

Sometimes, the biggest obstacle preventing redevelopment of property is the owner’s refusal to consider sale or cleanup of the property. This refusal may be a deliberate attempt to avoid or delay the expense of environmental remediation, particularly if environmental conditions at the property are not severe enough to draw the attention of state or federal regulators. Alternatively, the owner may not have the time, resources, or desire to go about negotiating for sale of the property.

This “mothballing” of property results in brownfields that may present eyesores, potential environmental threats, and lost opportunities to expand or create new jobs and businesses.

Eminent domain will rarely be a suitable means to release property from mothballed status. A local government may be unwilling to exercise eminent domain to acquire mothballed property without the financial assurances from a potential end user. However, once a prospective purchaser has been identified, the eminent domain process may intolerably delay the eventual redevelopment because it is such a lengthy process.

One possible solution is for the political subdivision to explain to the owner of a mothballed property the benefits of redevelopment to the local community and the own-

er. An owner may be surprised to hear about the availability of risk-based cleanup, voluntary remediation, and brownfields financial benefits such as tax credits,

grants, and loans. Additionally, it may be beneficial to get the State involved before an end user is identified. This will provide the State with enough time to consider other options.



Q: What changes have been made to the Federal Brownfields Cleanup Revolving Loan Fund? How long will this funding be available?

A: Last October, U.S. EPA announced changes to the Federal Brownfields Cleanup Revolving Loan Fund (BCRLF). As a BCRLF pilot grant recipient, IDEM can award low-interest loans for non-time critical removals to cities, towns, counties, private entities, and not-for-profit organizations. The amount of funding available has been increased from \$350,000 to \$1 million. In addition, eligibility criteria for borrowers have been expanded to include owners/operators that acquired property after the time of disposal. IDEM, as the lead agency, will determine that the owner/operator has not caused, contributed to, permitted or exacerbated the release of a hazardous substance on or emanating from the property.

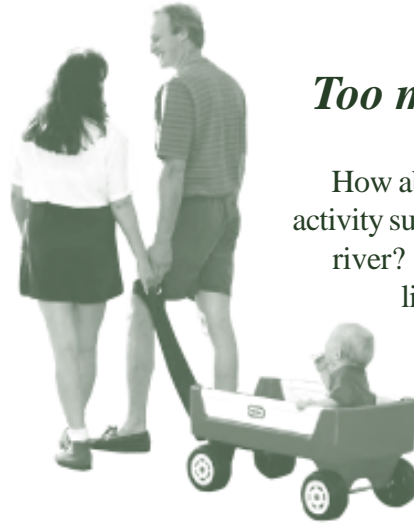
This federal funding will only be available for a limited time, so please contact Gabriele Hauer if interested. For more information, visit the Brownfields Program web site and look under *Financial/Economic Assistance*.

Abandoned Landfills: Brownfields to Soccer fields and more

Thanks for the great comments and questions received about last Quarter's *Abandoned Landfills and Brownfields* cover story article. The interest expressed demonstrates that people are indeed concerned about the potential environmental impacts abandoned landfills located in a community pose, and curious about how to address the "special" needs that a landfill can create for a community. Somewhat comforting, Indiana is not alone in finding environmental solutions for these landfills. The following websites are examples of how some other states have utilized their Brownfields Programs to help communities address problem abandoned landfills.

Golf anyone?

Check out this landfill-to-driving range transformation link on the State of Oregon's Department of Environmental Quality website: <http://www.deq.state.or.us/wmc/cleanup/BFss/sld022.htm>



Too much work?

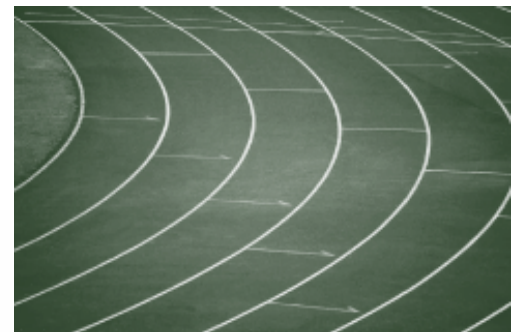
How about a less strenuous activity such as a walk along the river? The City of East Moline, Illinois has this idea for a landfill with a river front view: <http://www.epa.gov/swerosps/bf/html-doc/emoline.htm>.

How about soccer or maybe track and field?

This link will take you to the City of Austin, Texas, where plans are underway to address three abandoned landfills within their city limits: <http://www.ci.austin.tx.us/sws/brownfieldmap.htm>.



As stated before, IDEM may not be able to provide all the answers your community might have regarding a site, but by working together, an environmentally protective and viable reuse may be feasible. At IDEM, Jim Sullivan would be a good place to start with your questions. Jim is the Abandoned Landfill Program contact and can be reached at (317) 233-2415, or by e-mail at jsulliva@dem.state.in.us.





Brownfields Bulletin is published quarterly by the Indiana Department of Environmental Management to inform local government officials, business representatives and interest groups about brownfields redevelopment initiatives and success stories from within and beyond the state.

A brownfield site is an industrial or commercial property that is abandoned, inactive or underutilized due to actual or perceived environmental contamination. IDEM's overall mission is to make Indiana a cleaner, healthier place to live. IDEM's brownfields initiative helps communities remove barriers for sustainable growth.

Comments and ideas are welcome; e-mail Sandy Bardes of the IDEM Brownfields Program. For address changes or to be added or deleted from the mailing list, call (800) 451-6027, press 0 and ask for ext. 3-1044, or call (317) 233-1044 or e-mail mufkes@dem.state.in.us.



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Who Can Help

Technical and educational assistance

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Brownfields Program Staff (listed at right)
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www.state.in.us/idem/olq/brownfields*

Financial assistance

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www.state.in.us/idfa*

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