



# Indiana Brownfields Bulletin

*Bi-annual Newsletter, Summer 2017*

## **In this issue:**

[Lending a hand for Low-Income Housing Tax Credits for brownfields](#)

[Indiana communities secure coveted U.S. EPA Brownfields Grant awards](#)

[Priceless partnerships](#)

[Share the good news](#)

[The only constant is change](#)

[Education, Education, Education](#)

[Site Spotlight on Mill Race redevelopment in Goshen](#)

[U.S. EPA annual Brownfields Grant round – business as usual](#)

[Public Service Announcement about Brownfields Comfort Letters and Related Resources](#)

[CDFA Brownfields Financing Toolkit](#)

[Statewide summary: brownfields in Indiana](#)

[Summer Reading List](#)

[Calendar of Events](#)

[Staff Directory](#)



## **Lending a hand for Low-Income Housing Tax Credits for brownfields**

The Indiana Brownfields Program (Program) continues to support applicants for the competitive Indiana Housing and Community Development Authority (IHCDA) Low-Income Housing Tax Credits (LIHTCs) that are often applied to residential development on a brownfield site. Per request, the Program has issued many Brownfield Determination Letters (BDLs) to eligible applicants to earn additional LIHTC application points.

One example of a successful application is the 2015 IHCDA award of \$750,000 for the Historic Blue Bell Lofts development located at 317 South Whitley in Columbia City, which hosted a grand opening on May 9, 2017. This Affordable Housing Senior Living Development was born by adaptive redevelopment of a former blue jean manufacturing facility into 52 apartments for senior residents by Commonwealth Companies. Development costs totaled \$9,529,008. This project exemplifies how historic preservation, environmental protection, and economic development can align to improve the quality of life in a community.

In 2016, 41 out of 62 LIHTC applicants received BDLs upon request during the application process. Individuals from all walks of life in 13 Indiana counties will benefit from tax credits for affordable housing developments, through new construction, adaptive-reuse, and/or rehabilitation of existing structures.



## Indiana communities secure coveted U.S. EPA Brownfields Grant awards

Kudos goes to several Indiana communities for continuing to fight the good fight of saving the environment and the economy one brownfield at a time – with some help from federal and state partners. On May 31, 2017, U.S. EPA announced its annual competitive Brownfield Grant awards and Indiana ranked second among the Region 5 states for number of grants and overall dollars awarded, with a huge 314 percent increase in total dollars awarded to Indiana compared to last year. Among the 172 awardees and 279 grant awards nationwide, six Indiana communities and organizations received 12 assessment awards for hazardous substances and petroleum totaling \$2,275,000 of the \$56.8 million in total assessment and cleanup awards. Indiana's proposal performance is outlined below:

- 12 of 29 grants/awards requested were awarded, for a 41% success rate (up from a 7% success rate last year)
- % of dollars awarded (\$2,275,000) vs. requested (\$6,875,000) increased to 33% awarded (compared to 6% last year)
- % change in awardees: up 500% (2 coalitions, 3 communities, 1 entity awarded; 1 community/entity/coalition awarded last year)
  - All assessment grants (\$1,380,000 for hazardous substances/\$895,000 for petroleum).

The Indiana recipients include the following winners, which include two new counties that will benefit from U.S. EPA funding:

- ♦ **Bloomington, City of:** \$300,000 award (\$150,000 Hazardous; \$150,000 Petroleum) for brownfield redevelopment efforts within the B-Line Trail Corridor
- ♦ **Connersville, City of:** \$300,000 award (\$200,000 Hazardous; \$100,000 Petroleum) directed at the West Industrial/Central Business District and the Whitewater River Trail Area
- ♦ **Indianapolis, City of:** \$300,000 award (\$150,000 Hazardous; \$150,000 Petroleum) for the Indy East Promise Zone and the Twin Aire and Sherman Park corridors
- ♦ **City of Logansport, Fulton County and Eel Township:** \$600,000 award (\$300,000 Hazardous; \$300,000 Petroleum) focused on properties in downtown Logansport, downtown Rochester and rural areas in Fulton County
- ♦ **Madison County Council of Governments:** \$300,000 award (\$200,000 Hazardous; \$100,000 Petroleum) for brownfields in Alexandria, Anderson and Elwood
- ♦ **Southeastern Indiana Regional Planning Commission:** \$475,000 award (\$380,000 Hazardous; \$95,000 Petroleum) targeted at the Greensburg Industrial-Commercial District, Madison Ohio River District, North Vernon Downtown District and Miller Corridor in Shelbyville

Additional information can be found by checking out the U.S. EPA links listed below:

[List of FY17 Grants Selected for Funding](#)  
[Fact Sheets of All Selected Applicants](#)

U.S. EPA's Brownfields Program Web site may be accessed via the Program's Web site and directly at <http://www.epa.gov/brownfields/>. The Indiana Brownfields Program (Program) will continue to assist Indiana applicants with letters of support for this nationally competitive U.S. EPA Brownfields grant process, as well as with other resources as needed and requested.

*Continued on Page 3*

## U.S. EPA Brownfields Grant Awards (FFY 1995 - 2017)

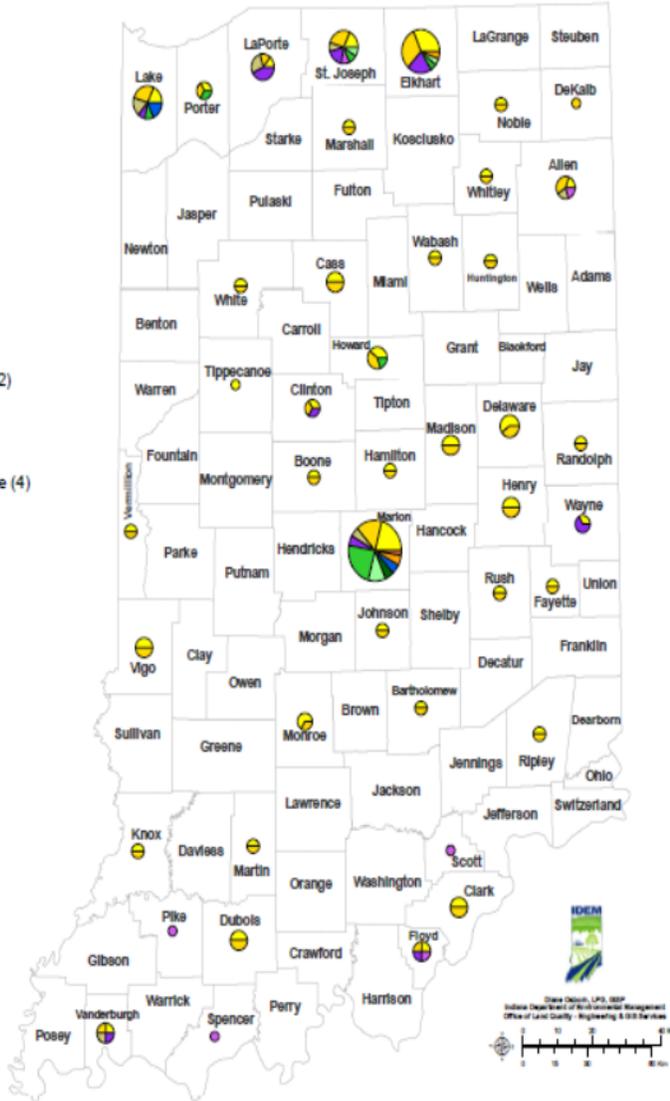
Grantees include various units of government and/or non-profits

### Grant Type Awarded

- Assessment (131)
  - Hazardous = 62
  - Petroleum = 60
  - Not Designated = 9
- Cleanup (23)
  - Hazardous = 17
  - Petroleum = 6
- Revolving Loan Fund (22)
  - Hazardous = 14
  - Petroleum = 6
  - Not Designated = 2
- Environmental Workforce (4)
  - Hazardous = 3
  - Petroleum = 1
- Area-Wide Planning (4)
  - Hazardous = 3
  - Petroleum = 1

### Award Totals

184 Awards  
64 Grantees  
42 Counties



Any general questions regarding the Indiana Brownfields Program and/or U.S. EPA Brownfields Grant Funding should be directed to Michele Oertel at 317-234-0235 or by email at [moertel@ifa.IN.gov](mailto:moertel@ifa.IN.gov).

This map graphically depicts locations and is not intended for any other purpose.

To view the interactive map of U.S. EPA Brownfields Grant Awards in Indiana, [click here](#).



The gateway to regional development in Indiana



Program supports any and all efforts to join forces and resources to facilitate brownfield redevelopment and improve local economies and quality of life .

**Share the good news**

Through the Indiana Brownfields Program (Program) ongoing Return on Investment (ROI) survey efforts to measure/improve brownfield assistance benefits and highlight redevelopment successes, we welcome your good news stories at any time – even works in progress. While this summer we will not be requesting Program participants to complete an abbreviated survey to update progress on specific brownfield projects, the Program continues to correspond, compile, and communicate the results of all the hard work that local stakeholders experience in the name of environmental stewardship and economic development. Keep in mind, however, that we welcome input on ongoing or completed projects any time.

The feedback form used for our ROI efforts can be easily accessed on our Program Web site at <http://www.in.gov/ifa/brownfields/2354.htm>.



**Important reminders regarding Phase I Environmental Site Assessments**

Years following the federal brownfields amendments in 2002, and our Program still confronts some of the issues raised in the informative article linked below. Check out the article for some helpful reminders which may help smooth Program review of your application for a Brownfields Comfort Letter. <http://www.lexology.com/library/detail.aspx?g=1370e351-e47b-4006-a838-bcaa48fea6c3>

**Priceless partnerships**

While the Indiana Brownfields Program has been working in partnership with Indiana Association of Regional Councils (IARC) members for many years, the Indiana Finance Authority is working more closely with IARC in an effort to strengthen its existing partnership with communities needing brownfield resources. IARC was established 20 years ago, which is also when Indiana legislation was passed that allowed for the provision of services and the distribution of financial assistance to communities for assessment and cleanup of brownfield properties. Since then, Indiana’s Brownfields Program has been providing a variety of assistance to address environmental issues associated with brownfields, often in partnership with other state and federal programs, such as the Indiana Office of Community and Rural Affairs (OCRA), to leverage limited resources.

IARC provides a statewide forum for regional planning organizations to share ideas that promote economic and community development, as well as smart-growth issues throughout Indiana. IARC members are natural partners for a variety of local endeavors. Recognizing that IARC’s members are also partnering with OCRA to better understand and support Indiana’s rural areas is encouraging for future successes.

Following the appointment of a new Director early this Summer, OCRA held listening sessions facilitated by Ball State University throughout the state in July and August as a means to solicit, compile, and convey information that will help direct future initiatives for rural communities. The Indiana Brownfields

"The only constant is change"



Indiana Association of  
Cities and Towns

is now



For more information, check out <https://aimindiana.org/our-purpose/>.



is now



For more information, check out <https://prosperityindiana.org/>.



### **Education, Education, Education – equally important as Location, Location, Location**

The Indiana Brownfields Program is again co-hosting two back-to-back brownfield workshops in central Indiana in August. One workshop will provide an overarching, interactive discussion of typical brownfield issues, and the other workshop will focus on unique private/public sector topics. The workshops entitled *Brownfields Key Concepts and Resources* and *Brownfields Partnerships in Practice* will be co-hosted by the Technical Assistance to Brownfields (TAB) Program, the Indiana Communities Institute at Ball State University, and the Indiana Brownfields Program on August 16 and August 17 in Fishers. Information for the workshops can be found at: <https://www.ksutab.org/education/workshops/details?id=263>. Please register for these invaluable educational opportunities with your peers and partners.

## Site Spotlight on Mill Race redevelopment in Goshen



Among many brownfield success stories in Indiana where the Indiana Brownfields Program (Program) has played a part, the large Mill Race redevelopment project in Goshen is a quintessential story of long-term planning, public participation, and partnerships. The City of Goshen and Ball State University together planned the 22-acre Mill Race redevelopment project to benefit the neighborhood. This corridor was historically for industrial use, taking advantage of the Mill Race canal, which was constructed in the 1860s for hydroelectric power generation. This significant redevelopment project included assembling nine brownfield sites with varied operational histories including an electric power company, junk dealer, lumberyards, furniture and cabinet manufacturing, as well as other industry.

Environmental site assessments conducted on the various properties slated for redevelopment revealed metals and volatile organic compound (VOC) contamination in soil and ground water. Remediation was necessary, which involved chemical treatment of VOCs, excavation of metal-contaminated soils, and use of clean fill and permeable pavement. With such an undertaking, the City reached out for assistance to leverage resources.

The Indiana Brownfields Program provided a variety of resources for this project throughout several years to address the environmental issues associated with the brownfield parcels in order to facilitate redevelopment. The list below includes all of the Program's legal assistance from 2006 to 2016:

*Continued on Page 7*

- **U.S. EPA Support Letter** (11/27/2006) for a U.S. EPA Cleanup Grant awarded for Omnisource #7
- **Brownfield Determination Letter** (9/27/2012) to obtain Indiana Housing and Community Development Authority Section 42 Housing Tax Credits for East Parcel Wait Property #2
- **Site Status Letter** (8/2/2013) – West Parcel Wait Property #2
- **Site Status Letter** (8/5/2013) – Weaver #3, Gruntman #4
- **Site Status Letter** (8/7/2013) – Graber #5
- **Site Status Letter** (8/7/2013) – Hawkins #6
- **Comfort Letters** (3/26/2014) – East Parcel Wait Property #2; BFPP, BFPP Tenant, and Lender
- **Site Status Letter** (12/12/2014) – NIPSCO #1
- **Site Comment Letter** (10/17/2016) - Gordy Property #8 (aka Mogul Rubber), unconditional closure

In addition, the Program awarded financial assistance for the project totaling \$1,383,000 which helped level the playing field against unimpaired green space for redevelopment and enabled the utilization of existing infrastructure:

- **Brownfield Matching Grants** - \$220,000 (for U.S. EPA Assessment and Cleanup Grants, 2006 - 2008)
- **Stipulated Assessment Grant** - \$95,000 (2008)
- **State Revolving Fund (SRF) Loan** - \$1,000,000 (2010)
- **Revolving Loan Fund (RLF) Loan** - \$68,000 (2010)

As with most brownfield projects, necessary financial resources rarely come from one source. A mix of public/private investments is often the most successful type of leveraging. Additional public funds that were leveraged, including U.S. EPA Assessment and Cleanup Grants and local TIF funds, totaled \$1,785,000. Private funds leveraged were estimated at \$13,000,000. The total investments from all sources for the Mill Race project were estimated at \$16,168,000.

Keeping the end in mind, the City of Goshen coordinated a mix of resources to help realize its redevelopment plans for a mixed-use project that includes the following end uses:

- ♦ Former furniture company building has been transformed into **The Hawks** artists apartment building, completed in 2015 with full 35-unit occupancy
- ♦ Former utility building was leased as the **Goshen Brewing Company** microbrewery and restaurant, which opened in 2015
- ♦ **Townhomes on the Mill Race** with 25 units that are under construction
- ♦ **Mill Race Cohousing Neighborhood** that has 15 units under construction after the September 2016 groundbreaking, with residents participating in the design and operation of the neighborhood
- ♦ **Parks** with more than 12 new acres of greenspace created in flood plain areas
- ♦ **Trails** including the Maple City Greenway path that was extended in the redevelopment area.



**The Hawks Apartment**  
Pre- and Post- Redevelopment



**Goshen Brewing Company**  
Pre- and Post- Redevelopment



### **U.S. EPA annual Brownfields Grant round – business as usual**

If at first you don't succeed, then try, try again. Or if you have never tried to secure a brownfields award from the U.S. Environmental Protection Agency (EPA), then your chance is around the corner. As usual, the Indiana Brownfields Program (Program) will support Indiana applicants and continue to provide proposal information per updated U.S. EPA grant guidelines through the Program email listserv and on its Web site for the anticipated U.S. EPA Brownfields Grant round at the end of 2017.

Mark your calendars and start forging new and/or improved partnerships to help secure/leverage resources for your local brownfield redevelopment efforts. For more specific information about this grant opportunity, please visit [http://www.epa.gov/brownfields/grant\\_info/index.htm](http://www.epa.gov/brownfields/grant_info/index.htm) or contact Michele Oertel with the Indiana Brownfields Program.

Another free resource is the U.S. EPA-funded Technical Assistance to Brownfields (TAB) program, which can evaluate your grant proposals prior to submission, among other types of assistance. Check out the TAB Web site at <https://www.ksutab.org/> or contact Blase A. Leven, LG with TAB at (785) 532-0780, [baleven@ksu.edu](mailto:baleven@ksu.edu).



## Public Service Announcement about Brownfields Comfort Letters and Related Resources

The Indiana Brownfields Program (Program) wants to remind its Program participants that all **Comfort Letter requests** submitted to the Program should include a completed *Comfort/Site Status Letter Request Form*, *Comfort/Site Status Letter Supplemental Information Request Form*, and *Comfort/Site Status Letter Submittal Checklist* along with all supporting documentation to ensure your request is complete; an incomplete submittal will delay staff review of your request. **Please submit a paper copy and CD (or other secure electronic transmission) of each form/document/report as part of your request.**

Note that the length of the time required for the Program to issue a letter varies based on the number of other requests already in the queue and the volume of data/reports associated with the subject site that require review in order to draft a letter. Stakeholders should plan for a **minimum of 120 days** from the time the Program receives all pertinent documentation and information to receive the letter requested. It is important to remember that since the Bona Fide Prospective Purchaser (BFPP) liability defense was designed to be self-implementing, a stakeholder need not have an Indiana Department of Environmental Management (IDEM) Comfort Letter in hand at the time of site transfer/closing to be eligible for the liability defense.

In order for IDEM to consider your Comfort/Site Status/No Further Action letter effective, if there is an accompanying **Environmental Restrictive Covenant (ERC)**, it must be recorded on the deed(s) for the subject site in the respective County Recorder's Office. To avoid errors, please closely read the steps described on the *Environmental Restrictive Covenant (ERC) Recording Instructions* form enclosed with your letter and ERC before recording your IDEM-approved

ERC. It is likely that your ERC will be rejected by IDEM upon return of the file marked "copy" to your Program project manager if you did not follow the steps correctly. If re-filing is required, then you will be required by the County to pay the filing fee again.

Please refer to the **Brownfields FAQs** on the Program Web site. This includes important information and details about letters, timeframes, BFPP, and other environmental matters.

## PSA about ESA matters

- ◆ **Vapor Exposure Pathway Consideration** – It is in the best interest of all parties for an environmental consultant to evaluate the presence or likely presence of vapor-phase chemicals of concern in soil at the subject site that might result from contaminated soil and/or ground water either on or near the subject site as part of an All Appropriate Inquiry (AAI)-compliant Phase I Environmental Site Assessment (ESA). Although use of the ASTM E2600 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* is not required by ASTM E1527-13 *Standard Practice for Environmental Site Assessment*, use of the E2600 standard and/or its methods can be beneficial. As a part of the Phase I ESA, the Program would like to see clearly stated a determination or conclusion as to whether there are potential vapor encroachment conditions and/or existing contaminant vapor migration pathways at the subject site.
- ◆ **New Toxicological Data** – The U.S. Environmental Protection Agency (EPA) recently revised certain toxicity parameters for benzo(a)pyrene, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene. There are six other carcinogenic polycyclic aromatic hydrocarbons (cPAHs) to which U.S. EPA has assigned Toxicity Equivalence Factors (TEFs) based on their toxicity relative to benzo(a)pyrene; consequently, their toxicity and resulting screening levels are also affected by the revised benzo(a)pyrene toxicity.

*Continued on Page 10*

The revisions follow U.S. EPA's determination that these compounds are less toxic than previously thought. The IDEM 2017 Screening Level Table (Table A-6 and Table A-7) will not reflect this new information until the 2018 update. The tables showing the optional screening levels based on the new toxicological data should be available on the IDEM Screening and Closure Level Tables Web site at <http://www.in.gov/idem/cleanups/2392.htm>.



### CDFA Brownfields Financing Toolkit

One can never have too many tools to get the job done right. Representing many public, quasi-public and private companies involved in local development finance nationwide, the Council of Development Finance Agencies (CDFA) is a national association that can be just the tool you need. The primary goal of CDFA is to support state and local development finance agencies in order to foster job creation and economic growth through the use of tax-exempt and other public-private partnership finance incentives. The *CDFA Brownfields Financing Toolkit* provides communities with a user-friendly, comprehensive, best practices resource for brownfields redevelopment needs. This online toolkit is intended to provide information to communities interested in identifying potential financing tools for the remediation and redevelopment of contaminated brownfield sites. You can download the printable toolkit at [http://cdfabrownfields.org/cdfa/cdfaweb.nsf/ord/201502\\_BF\\_Toolkit/\\$file/CDFA%20Brownfields%20Financing%20Toolkit%2002.02.15.pdf](http://cdfabrownfields.org/cdfa/cdfaweb.nsf/ord/201502_BF_Toolkit/$file/CDFA%20Brownfields%20Financing%20Toolkit%2002.02.15.pdf).

### Statewide summary: brownfields in Indiana

In an effort to evaluate brownfield resource needs for communities around the state, the Indiana Brownfields Program (Program) has been making a concerted effort to capture the universe of brownfields, in addition to those already known to our Program. Through a variety of methods – such as counties and cities directly sharing site-specific information and/or other state and federal site inventories and/or through local news sources – the Program has tallied approximately 6640 brownfield sites statewide to date. This number will certainly increase as we continue the exercise of gathering site information.

This rough count of brownfield sites across the state is helpful to quantify potential cleanup needs and redevelopment opportunities. We continue to encourage brownfield stakeholders to contact us about how best to share site information in order for the Program to continue its support of local redevelopment projects.

Reminder that U.S. EPA Brownfields Assessment Grants can fund local inventory efforts. Note that the free, on-line Brownfields Inventory Tool (BIT) developed by the U.S. EPA-funded Technical Assistance to Brownfields (TAB) program is a worthwhile option to consider in developing your local brownfield inventory. Detailed information can be found at [www.tab-bit.org](http://www.tab-bit.org).



## Summer Reading List – quiet time to keep TABs on your brownfield education



Check out this Web site to download the resources below:

<https://www.ksutab.org/education/resources>

- |   |   |                          |
|---|---|--------------------------|
|  Understanding Units of Measure (Citizens Brief)                  |    | <a href="#">Download</a> |
|  Phase I Environmental Site Assessment (Citizens Brief)           |    | <a href="#">Download</a> |
|  Brownfields Basics (Citizens Brief)                              |    | <a href="#">Download</a> |
|  Writing a Request for Proposals (Citizens Brief)                 |    | <a href="#">Download</a> |
|  Steps in Choosing an Environmental Consultant (Citizens Brief)   |    | <a href="#">Download</a> |
|  Community Involvement - Planning for (Citizens Brief)            |    | <a href="#">Download</a> |
|  Lead-Based Paint (Missouri) (Citizens Brief)                     |    | <a href="#">Download</a> |
|  Institutional Controls (Citizens Brief)                          |    | <a href="#">Download</a> |
|  Human Health Effects of Heavy Metals (Citizens Brief)            |    | <a href="#">Download</a> |
|  Phytoremediation at Brownfields (Citizens Brief)                 |    | <a href="#">Download</a> |
|  Grant Writing Tips for EPA Brownfields Grants (Citizens Brief) |  | <a href="#">Download</a> |



## 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).

### August 15-16, 2017

#### Indiana Chamber 2017 Indiana Conference on Energy Management

Indianapolis Marriott East

For more information, visit <http://www.indianachamber.com>.

### August 16, 2017

#### Brownfields Key Concepts and Resources Workshop

Ball State Fishers Center for Academic and Economic Innovation, Fishers

This annual event will be co-hosted by the U.S. EPA-funded Technical Assistance to Brownfields (TAB) Program, the Indiana Communities Institute at Ball State University, and the Indiana Brownfields Program. Information and registration can be found at: <http://cms.bsu.edu/about/administrativeoffices/community/state/ici/training/brownfields>.

### August 17, 2017

#### Brownfields Partnerships in Practice Workshop

Ball State Fishers Center for Academic and Economic Innovation, Fishers

This annual event will be co-hosted by the U.S. EPA-funded Technical Assistance to Brownfields (TAB) Program, the Indiana Communities Institute at Ball State University, and the Indiana Brownfields Program. Information and registration can be found at: <http://cms.bsu.edu/about/administrativeoffices/community/state/ici/training/brownfields>.

### August 31, 2017

#### CDFA Brownfields Financing Webinar: Hazardous to Healthy - Financing Solutions for Recovering Brownfields

2:00 - 3:30 pm ET

Free to register at <https://www.cdfa.net/>.

### September 12, 2017

#### American Council of Engineering Companies of Indiana (ACEC) Environmental Business & Funding Sources Conference

Will include a brownfields presentation about financial assistance.

Indianapolis

For more information, check out [www.acecindiana.org](http://www.acecindiana.org).

### September 12, 2017

#### Midwestern States Environmental Consultants Association (MSECA) Seminar

Will include a brownfields presentation focused on commercial realtor and property developers, as well as the manufacturing sector.

Regions Tower in Downtown Indianapolis

Learn more at [www.mseca.org](http://www.mseca.org).

### September 20, 2017

#### 20th Annual Partners for Pollution Prevention Conference and Trade Show

Plainfield, IN

For more information, visit [www.IN.gov/idem/ppp/2334.htm](http://www.IN.gov/idem/ppp/2334.htm).

### September 26-28, 2017

#### 2017 Indiana MPO Conference – Creating More Livable Regions

Stardust Event Center, Michigan City

*Continued on Page 13*

**October 16-18, 2017**

**MGP2017 – The 7<sup>th</sup> International Symposium & Exhibition on the Redevelopment of Manufactured Gas Plant Sites**

New Orleans, Louisiana

For more information, check out [www.mgpsymposium.com](http://www.mgpsymposium.com).

**November 8-9, 2017**

**Indiana Association of Regional Councils (IARC) Annual Meeting**

The Omni Severin Hotel Indianapolis

For more information, visit <http://www.iarc.cc>.

**November 15-16, 2017**

**2017 AHAIN Affordable Housing Conference & Annual Meeting**

Co-sponsored by USDA Rural Development and the Indiana Housing & Community Development Authority.

The Westin Indianapolis

For more information, visit [www.inaha.org](http://www.inaha.org).

**November 15-17, 2017**

**National Development Finance Summit – 2017 Project Marketplaces**

Atlanta, Georgia

For more information, check out <https://www.cdfa.net/cdfa/cdfaweb.nsf/pages/2017ndfs-savethedate.html>.

**December 5-7, 2017**

**2017 National Brownfields Training Conference**

Pittsburgh, Pennsylvania

Join U.S. EPA and your fellow brownfield stakeholders at this widely acknowledged premier brownfields and land revitalization event.

~ REGISTER TODAY ~ MARK YOUR CALENDAR ~ PLAN TO ATTEND ~

For more information, please visit the U.S. EPA Web site <https://www.epa.gov/brownfields/2017-national-brownfields-training-conference> or <https://www.brownfields2017.org/>



# Indiana Brownfields Program Staff Directory

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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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