



Indiana Brownfields Bulletin

Bi-annual Newsletter, Summer 2019

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U.S. EPA Brownfields Grant Awards



Indiana holds first place for U.S. EPA Brownfields Grant award dollars in Region 5

On June 5, 2019, Indiana received good news regarding the latest nationally competitive U.S. Environmental Protection Agency (U.S. EPA) Brownfields Multipurpose, Assessment, and Cleanup (MAC) Grant round – it ranked first place among the other five states within U.S. EPA Region 5 for overall dollars awarded (a 73% increase from last year). Kudos to our Indiana applicants! This means that communities statewide are in a good place to move forward with their brownfield redevelopment activities. Indiana also has the distinction this year of having a community that was awarded one of the new Multipurpose Grants.

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Grant Awards - continued from front page

149 communities nationwide will receive 151 U.S. EPA Brownfields MAC Grants totaling \$64.6 million to investigate, remediate and repurpose brownfield properties. Nine Indiana awardees will benefit from a total of eight assessment awards for both hazardous substances (\$2,269,250) and petroleum (\$1,186,375) contamination, plus one Multipurpose award (\$600,000), totaling \$4,055,625. The overall statistics on the performance of Indiana applicants compared to last year demonstrate the State’s overall success:

- ◆ Number of Indiana applicants increased by 5
- ◆ Overall amount of funding requested increased (26%)
- ◆ Awards increased – 17 of 39 grants requested were awarded (44% success rate, up from a 35% success rate)
- ◆ Percentage of dollars awarded (\$4,055,625) vs. requested (\$9,256,000) increased (up 42.82% vs. 31.77%)
- ◆ Percentage of awardees increased by 50%

Grant Recipient Name	Grant Type	Hazardous	Petroleum	Multipurpose Assessment Hazardous
 <u>Fort Wayne, City of</u>	Assessment	\$266,500	\$189,125	--
 <u>Indianapolis, City of</u>	Multipurpose	--	--	\$600,000
 <u>Kokomo, City of</u>	Assessment	\$250,000	\$50,000	--
 <u>Lawrence, City of</u>	Assessment	\$150,000	\$150,000	--
 <u>Lawrenceburg, City of</u>	Assessment	\$400,000	\$200,000	--
 <u>Lebanon, City of</u>	Assessment	\$200,000	\$100,000	--
 <u>Michiana Area Council of Governments</u>	Assessment	\$400,000	\$200,000	--
 <u>Northwestern Indiana Regional Planning Commission</u>	Assessment	\$452,750	\$147,250	--
 <u>Sullivan, City of</u>	Assessment	\$150,000	\$150,000	--

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Grant Awards - continued from page 2

Forty percent of the communities selected for funding will receive assistance for the first time. The winning nine Indiana applicants include the aforementioned existing and new grantees.

Since brownfields are often located in disadvantaged or challenged areas in both urban and rural communities, it makes sense that awarded funds would focus on such areas. For this U.S. EPA grant award round in particular, these grants will aid underserved and economically disadvantaged communities in Opportunity Zones (economically-distressed areas where new investment, under certain conditions, may be eligible for preferential tax treatment) in assessing and cleaning up abandoned industrial and commercial properties for new, productive reuses.

Additional information about this federal funding opportunity may be found at U.S. EPA's Web site at <http://www.epa.gov/brownfields/>. Detailed information about the FFY 2019 applicants selected for funding may be found directly at this Web page: <https://www.epa.gov/brownfields/applicants-selected-fy19-brownfields-multipurpose-assessment-and-cleanup-grants>.



Supplementing sites

In other June national news, U.S. EPA awarded the State of Indiana supplemental Brownfields Revolving Loan Fund (RLF) funding to be able to continue offering loan and/or subgrant financial assistance to eligible entities for site cleanups. Indiana will use the federal funds to con-

tinue helping brownfield stakeholders reuse abandoned properties with environmental concerns through a rolling application process. The ultimate goal is to turn potential property liabilities into community assets, including residential/recreational/commercial/industrial/mix mixed reuse projects.

As an existing U.S. EPA RLF grantee with a proven track record of success in capitalizing monies and remediating sites for local redevelopment, the Indiana Finance Authority (IFA) took advantage of the annual competitive opportunity to request supplemental RLF funding through a proposal to U.S. EPA since it has obligated all of its available RLF monies through low-interest RLF loans and subgrant awards for 21 brownfield sites in communities statewide.

The IFA was awarded \$400,000 which will be utilized to provide flexible financial assistance for up to nine sites contaminated with hazardous substances identified as having a need for clean-up funding. The sites are located in South Bend, LaPorte, Mishawaka, Muncie, Indianapolis, and Summitville. This is the IFA's 8th RLF supplemental funding award received from U.S. EPA.

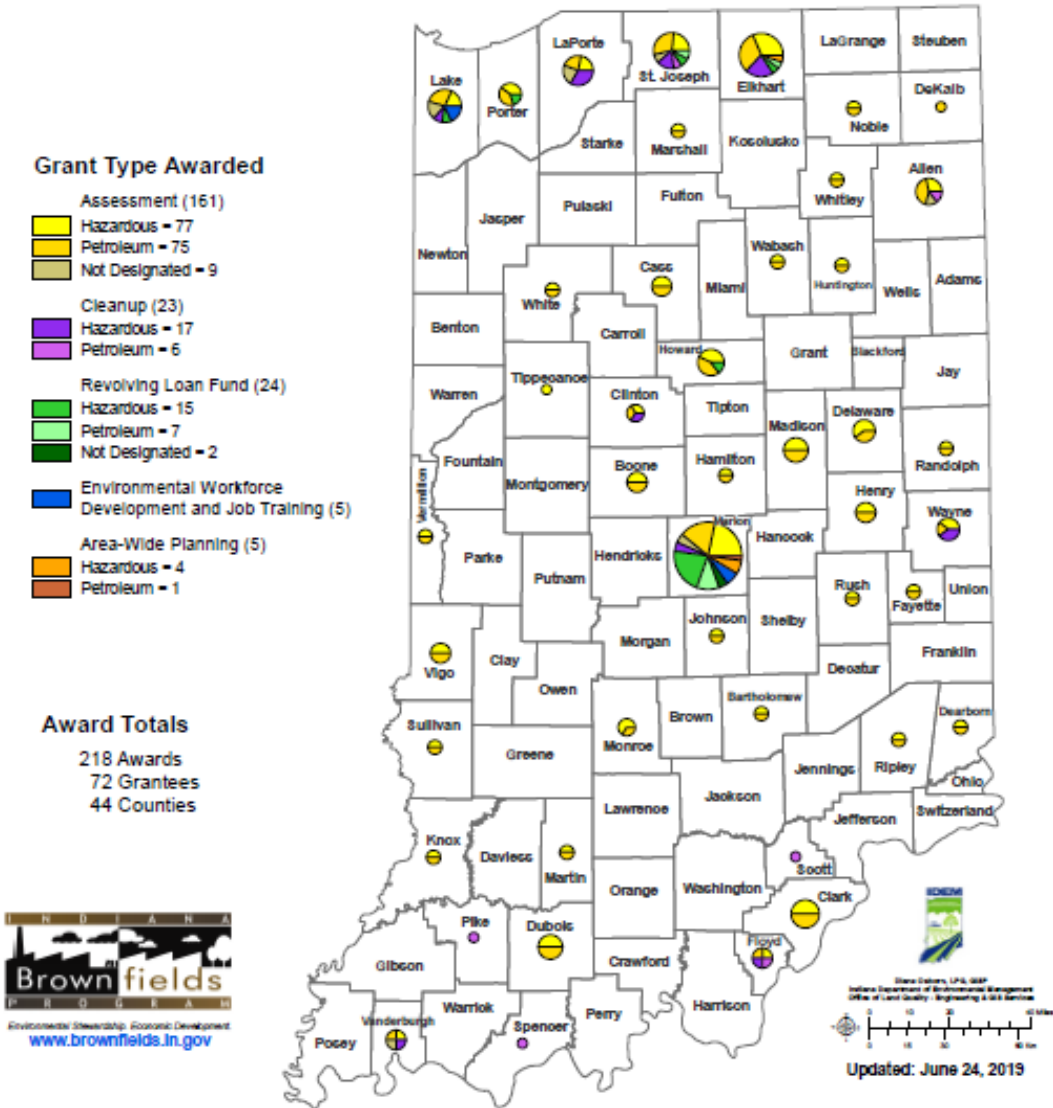
A total of only \$9.3 million in supplemental funding was awarded nationwide to help a variety of brownfield cleanup and redevelopment projects for improved environmental, public, and economic health. The IFA is pleased to be included among the 24 recipients across the country that have demonstrated success in using their RLFs. Check out this link for more information about Brownfields Revolving Loan Fund Grants: <https://www.epa.gov/brownfields/types-funding>.

[brownfields-grant](https://www.epa.gov/brownfields-grant-brownfields-grant)



U.S. EPA Brownfields Grant Awards (FFY 1995 - 2019)

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



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.

Access this interactive map at: <http://www.in.gov/ifa/brownfields/2366.htm>

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

Click [here](#) to access this interactive map on the Program web site.

Make a list...

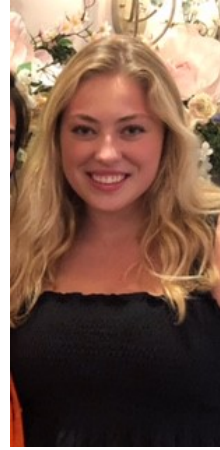
Live and learn from successful U.S. EPA Assessment Grantees

When starting any project, it is recommended to make a list. This is true for brownfield redevelopment projects; having even a simple list of potential sites is the best way to start and stay focused through all stages of redevelopment. U.S. EPA supports its Brownfields Assessment Grantees with their local site inventory efforts which are eligible activities with that federal funding. Also, the U.S. EPA-funded Technical Assistance to Brownfields (TAB) Program can help with developing your local brownfield inventory at no cost. One way this can be accomplished is through the on-line Brownfields Inventory Tool (BIT) accessible at www.tab-bit.org. Reminder that the Indiana Brownfields Program continues to encourage brownfield stakeholders – those enrolled in our Program as well as those not currently utilizing Program assistance – to share brownfield site information with us so that the Program can better facilitate local redevelopment projects.



It never hurts to ask!

The annual Indiana Brownfields Project Survey is back for another round of brownfield reuse/redevelopment data collection. The summer survey



plays a crucial role in recognizing the successes of the Indiana Brownfields Program (Program) and identifying areas where more assistance is needed. Additionally, survey responses contribute to the calculation of the Program's Return on Investment (ROI), which helps demonstrate the positive effects of the Program. This year's summer

intern – Indiana University student, Lily Alexander – is tasked with contacting survey recipients and managing the survey responses from Program participants.

As always, we are incredibly thankful for participants' willingness to share their success stories, site photos, and statistical data with us. Should you wish to share your brownfield success story at any time, the ROI project survey form can be conveniently accessed as an online survey or downloadable spreadsheet form on our Program Web site at <http://www.in.gov/ifa/brownfields/2361.htm> or at <https://www.Brownfields-Return-on-Investment-ROI-Project>. For assistance, please feel free to reach out to Nancy Dollar of the Indiana Brownfields Program at NaDollar@ifa.in.gov or Lily Alexander at LAlexander@ifa.IN.gov (through August 2019).

Outreach Opportunities



2019 Indiana Brownfields Workshop Series: Two Workshops, One Location

[August 6: Understanding Urban Brownfields Workshop \(\\$35\)](#)

[August 7: Relating to Rural Brownfields Workshop \(\\$35\)](#)

[Indiana State Library](#) | Register Today

Come hear a tale of several cities ... and towns. How did they do that? How did **Portland** turn an eyesore into an asset? What did a few dollars more get the City of **Indianapolis**? How did **Rushville** tap key partnerships to improve quality of place? Why is a picture worth a thousand words in **Evansville**? Learning *how* others have mitigated historic contamination and redeveloped brownfields in their respective communities is an invaluable experience. While each community and situation is unique, hearing about the processes and practices that others have undertaken can spark ideas and provide options to those communities facing similar challenges or pursuing comparable opportunities.

The 2019 Indiana Brownfields Workshop Series focuses primarily on case studies and features a mix of large and small communities. A regional perspective is also provided along with various sessions on community engagement, finances, and resources. Although information presented each day can be helpful to communities regardless of their population, the first day is more focused on the urban perspective, while a rural focus takes center stage on the second day. Join us on August 6 for the *Understanding Urban Brownfields* Workshop and/or August 7 for the *Relating to Rural Brownfields* Workshop.

The annual workshop series is presented through a partnership that includes the following organizations and agencies: Indiana Communities Institute, Technical Assistance to Brownfields Communities (TAB), Indiana Brownfields Program (IBP), and EPA Region 5. Both workshops go beyond the basics, providing deeper insights on relevant topics and real-world perspectives. This year, the workshop series will be held at the beautiful Indiana State Library in downtown Indianapolis and costs \$35 per person per workshop.

Grab your spot today to see how they did that ... and learn more about how you can do it, too! Please register through the Indiana Communities Institute per the shaded information box on the next page.

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Workshops - continued from page 6



IBP Site/City of Evansville Success Story: Evansville Greyhound Terminal with Bru Burger.
Photo courtesy of Indiana Landmarks

[REGISTER HERE](#) FOR ONE OR BOTH WORKSHOPS!

Day 1: [Understanding Urban Brownfields Workshop](#)

Location: Indiana State Library

Date: Tuesday, August 6, 2019

Cost: \$35

Day 2: [Relating to Rural Brownfields Workshop](#)

Location: Indiana State Library

Date: Wednesday, August 7, 2019

Cost: \$35

Questions:

Angie Popplewell

Ball State University

acpopplewell@bsu.edu

765-285-4912

Partners:

- Indiana Brownfields Program
- Indiana Communities Institute
- TAB (Technical Assistance to Brownfields) at Kansas State University
- EPA Region 5

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Great Lakes Environmental Remediation and Redevelopment Conference

Join us for lakeside learning... well, almost. Around the corner and up the way is another educational opportunity that should not be missed! On October 16-18, 2019, the Great Lakes Environmental Remediation and Redevelopment Conference in Lansing, Michigan, is a first-of-its-kind conference that will provide a unique forum to focus on remediation and redevelopment in the Great Lakes Region. Stakeholders from Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin, the U.S. Environmental Protection Agency Region 5, and the 35 federally recognized Tribes will share perspectives and lessons learned during this comprehensive conference.

The Great Lakes Environmental Remediation and Redevelopment Conference is designed to promote the sharing of knowledge surrounding key issues that confront environmental professionals every day. Five main tracks will engage attendees in topics such as remediation, emerging contaminants, program implementation and performance, redevelopment, and region-wide interest topics. The conference will feature over 50 presentations in five concurrent tracks. Participants will learn about project management methods, successful remedial solutions, and other best practices.

Save the date and plan to participate! Detailed information can be found at https://www.michigan.gov/egle/0,4561,7-135-3308_3333-490862--,00.html.

Happy
5th
anniversary

Petroleum partnerships

We have been taking care of our orphans for five years! Partnering with the Indiana Department of Environmental Management (IDEM) and using an appropriation of funding from IDEM's Underground Storage Tank Excess Liability Trust Fund, the Indiana Brownfields Program (IBP) created the Petroleum Orphan Sites Initiative (POSI). This coordinated financial assistance opportunity helps political subdivisions by investigating and undertaking corrective action at brownfield sites contaminated with petroleum from a release from an underground storage tank (UST) for which there is no viable responsible party due to an inability-to-pay, bankruptcy, or other factors (orphan sites) to conduct tank removal and cleanup. POSI work is accomplished as a professional service to communities through IBP's qualified environmental consultant pool/bidding process, without having to undergo an application process.

To facilitate redevelopment of such orphan properties, IBP provides site assessment, UST removal and remediation to close environmental conditions on a site under IDEM's *Remediation Closure Guide*. Hazardous substances or petroleum contamination from other on-site sources (e.g., hydraulic lifts, etc.) are addressed if funding is available. POSI sites are primarily identified by the Enforcement Section of IDEM's Office of Land Quality and the Leaking UST program and referred to IBP for funding consideration. However, if a political subdivision has concerns about an abandoned petroleum UST site in its community, it can contact IBP to request an evaluation of the site for potential funding. IBP's goal is for a No Further Action (NFA) letter to be issued by IDEM to the site owner at the end of remediation.

This initiative demonstrates the power of partnerships to improve the environment for communities burdened with problem petroleum sites, and how thinking creatively and innovatively about processes can yield great results. For more information, check out IBP's Financial Assistance Web page at <https://www.in.gov/ifa/brownfields/2366.htm>.



Since April 2014, POSI milestones include:

- ⇒ 64 sites approved for funding in 49 communities
- ⇒ approximately \$14 million obligated/\$11 million disbursed
- ⇒ over 30 site closures/NFA letters issued
- ⇒ over 92 USTs removed/7 closed in place
- ⇒ 27,834 tons of impacted soil removed
- ⇒ 163,448 gallons of liquid/sludge removed

Northwest Indiana highlights – redevelopment in “The Region”



On May 10, 2019, the City of East Chicago was featured among other diverse cities in a national webinar entitled “Aligning the Stars in Opportunity Zones.” The webinar, which was part of the Redevelopment Series and sponsored by the Redevelopment Institute and Vita Nuova, LLC, clarified Qualified Opportunity Funds created by the 2017 Tax Cuts and Jobs Act and the recently released proposed IRS regulations (second round) that govern the same. Discussions centered on how smaller, rural and resilient communities utilize this Opportunity Zone tool to attract sustainable investment for local economic growth. For more information about other activities in the City of East Chicago, please visit: <http://www.eastchicago.com/>.



As part of the Strong Cities/Strong Communities initiative, the U.S. Environmental Protection Agency (U.S. EPA) supports the **Gary, Indiana Lakefront District Revitalization Plan Implementation**. This project began with the anticipated improvements to the Miller Train Station, which is viewed as a catalyst for the revitalization of this area of the City of Gary. Based on earlier studies that focused on connectivity, work currently underway continues to engage local residents, businesses, landholders, elected officials, the National Park Service, and other stakeholders in order to define and help realize a community vision for repurposing properties in the Lakefront District.

One of the key components to the Lakefront District plan is to connect to Lake Michigan. The City has reportedly begun improving infrastructure along Lake Street and will be completing a green infrastructure and streetscape plan for the Miller Train Station downtown this year. For more information on the project and other activities in the City of Gary, which is also a designated Opportunity Zone, please visit Gary’s Web site: <https://garyin.us/>.



A guide to keeping real estate real

U.S. EPA's 14-page, updated version of the [Anatomy of Brownfields Redevelopment](#) Guide explains the real estate process for cleaning up and redeveloping one or more brownfields sites. It includes material from the 2018 U.S. EPA RE-Development Academy webinar/workshop trainings which should help communities as they think through brownfields redevelopment options. The following topics are covered:

- Opportunities and Risks Specific to Brownfields Redevelopment
- Typical Brownfields Redevelopment Scenarios
- Three Stages of the Brownfields Redevelopment Process
- Paying for Brownfields Redevelopment
- Critical Players in Brownfields Real Estate Development
- Two Brownfields Redevelopment Case Studies



This June 2019 document is available on U.S. EPA's Web site at <https://www.epa.gov/brownfields/anatomy-brownfields-redevelopment-0>.

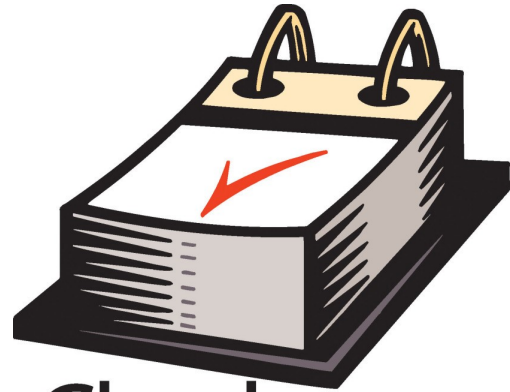
CALENDAR OF EVENTS

For up-to-date information about events relevant to brownfield redevelopment, please visit the Indiana Brownfields Program
Web site: www.brownfields.IN.gov.

Rolling Dates 2019

DEADLINE(S): Indiana Office of Community and Rural Affairs (OCRA) Blight Clearance Program (BCP) Proposal and Application

This funding (up to \$500,000 over a period of time) helps communities with blighted properties to focus on long-term community development and revitalization through improving quality of place, generating jobs, and spurring economic revitalization. Eligible projects include the removal of deteriorated or abandoned downtown buildings or vacant/unusable industrial sites. The proposal is a draft of the application that allows OCRA to review the basic information of the project and determine if it is likely to meet a national objective and is an eligible activity before approving the submission of a full application. Instructions and proposal/application materials are available at <https://www.in.gov/ocra/2718.htm>.



Check Your Calendar

Rolling Dates 2019

DEADLINE(S): Indiana Economic Development Corporation (IEDC) Industrial Recovery Tax Credit Application

The Industrial Recovery Tax Credit, also known as DINO for the older, “dinosaur” buildings it benefits, provides an incentive for companies to invest in former industrial facilities requiring significant rehabilitation or remodeling expenses. The credit is established by Ind. Code 6-3.111.

To apply for the DINO tax credit, please use the Application linked on the web site which must be submitted before an investment is made: <https://www.iedc.in.gov/incentives/industrialrecovery-tax-credit>.

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Calendar of Events - continued from page 12

August 6, 2019

Understanding Urban Brownfields Workshop

The annual Brownfields Workshop co-hosted by the U.S. EPA-funded Technical Assistance to Brownfields (TAB) Program from Kansas State University, Ball State University, and the Indiana Brownfields Program will be held in Downtown Indianapolis at the Indiana State Library from 8:15 a.m. – 4:00 p.m. This will focus on successful urban community projects in Indiana. See pages 6 & 7 of this newsletter for additional information. Agenda and Registration information can be found at <https://www.ksutab.org/education/workshops/details?id=365> and/or at <https://www.bsu.edu/academics/centersandinstitutes/indiana-communities-institute>.

August 7, 2019

Relating to Rural Brownfields Workshop

The annual Brownfields Workshop co-hosted by the U.S. EPA-funded Technical Assistance to Brownfields (TAB) Program from Kansas State University, Ball State University, and the Indiana Brownfields Program will be held in Downtown Indianapolis at the Indiana State Library from 8:15 a.m. – 4:00 p.m. This will focus on successful rural community projects in Indiana. See pages 6 & 7 of this newsletter for additional information. Agenda and Registration information can be found at <https://www.ksutab.org/education/workshops/details?id=365> and/or at <https://www.bsu.edu/academics/centersandinstitutes/indiana-communities-institute>.

August 22, 2019

CDFA Federal Financing Webinar Series: Opportunity Zones and Transportation Infrastructure featuring DOT and EDA

2:00 PM Eastern

[Register Now](#)

Fall 2019

DEADLINE anticipated for U.S. EPA Brownfield Assessment, Revolving Loan Fund, and Cleanup Grant Proposals

For updates, visit <https://www.epa.gov/brownfields>.

September 2019

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

Indianapolis

For more information, check out www.acecindiana.org.

September 18, 2019

22nd Annual Partners for Pollution Prevention Conference and Trade Show – Partnering for Environmental Progress: What is your Story?

Indianapolis Marriott North

For more information, visit www.IN.gov/idem/ppp/2334.htm.

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Calendar of Events - continued from page 13

September 20, 2019

FY 2019 Brownfields Training, Research, and Technical Assistance Grant

Proposals must be submitted through www.grants.gov by 11:59 p.m. Eastern Time. This notice announces the availability of one \$1,400,000 Brownfields Training, Research, and Technical Assistance Grant and solicits proposals from eligible entities to conduct research and provide technical assistance to new, existing, and/or prospective EPA Environmental Workforce Development and Job Training (EWDJT) grantees. The award is anticipated to be funded incrementally on an annual basis over seven years, at approximately \$200,000 per year. For more information on technical assistance to EWDJT grantees: [https:// www.epa.gov/brownfields/brownfields-technical-assistance-training-and-research](https://www.epa.gov/brownfields/brownfields-technical-assistance-training-and-research).



September 26-27, 2019

Indiana Association of Regional Councils (IARC) Annual Meeting

Fort Wayne

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

October 9, 2019

Indiana Chamber 2019 Indiana Environmental Conference

Hyatt Regency Indianapolis

For more information, check out <https://www.indianachamber.com/event/environmentalconference/>.

October 16-18, 2019

The Great Lakes Environmental Remediation and Redevelopment Conference

Lansing, MI This will offer a unique opportunity for brownfield stakeholders within the U.S. EPA Region 5 states to learn and engage with each other. See page 8 of this newsletter for additional information. Details are available at https://www.michigan.gov/deq/0,4561,7-135-3308_3333490870--,00.html.

October 23-24, 2019

2019 AHAIN Affordable Housing Conference & Annual Meeting

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

Embassy Suites by Hilton, Noblesville Indianapolis Conference Center. For more information, visit <https://inaha.org/event/2019-ahain-affordable-housing-conferenceannual-meeting/>.

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Calendar of Events - continued from page 14

October 24, 2019

CDFR Federal Financing Webinar Series: Opportunity Zones and Small Business featuring SBA and EDA

2:00 PM Eastern

[Register Now](#)

December 11-13, 2019

The 2019 National Brownfields Training Conference

Los Angeles, CA

Pre-conference programming will be held on December 10. Get additional information and register at <https://brownfields2019.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.

Indiana Brownfields Program
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