



Indiana Brownfields Bulletin

Bi-annual Newsletter, Winter 2016

In this issue:

[The Indiana Brownfields Program
Petroleum Orphan Sites Initiative
Rolls On](#)

[The New “L Word”: Leveraging
State Support](#)

[Interest in Your Inventories](#)

[Post-Conference Highlights](#)

[Indiana Brownfields Program Staff Departures and Arrivals](#)

[Knowledge is Power— Read, Remember and Redevelop](#)

[Letters... Letters... and More Letters](#)

[Spotlight on Gary: A Strong City](#)

[Green Remediation Strategies](#)

[Site Success Stories](#)

[Calendar of Events](#)

[Staff Directory](#)

The Indiana Brownfields Program Petroleum Orphan Sites Initiative Rolls On

A Petroleum Orphan Sites Initiative (POSI) award from the Indiana Brownfields Program addresses petroleum contamination (site assessment, tank removal and remediation activities) on brownfield sites resulting from leaking underground storage tanks that cannot be addressed by the responsible party due to an inability-to-pay, bankruptcy, or other factors (orphan sites). The goal of a POSI award is to achieve closure criteria such that a No Further Action (NFA) letter can be issued for the site in order to facilitate its reuse.

The first POSI site was approved in April 2014. To date, 26 sites have been approved for funding in 24 communities in 20 counties. Approval is currently pending for four additional sites. The Program has obligated \$4,178,053 and disbursed \$2,134,908, which is 51 percent of approved budgets. The average project budget is \$167,122 (highest: \$371,756; lowest: \$22,245). Two NFA determinations have been issued and five more are in draft, resulting in 28 percent of awarded sites already being closed or in the process of being closed.



Tank pull in Blackford County





The New “L Word”: Leveraging

It has been said that necessity is the motherhood of invention. This sentiment seems to hold true in the brownfields arena. Those interested in taking on a brownfield redevelopment project often find themselves short on the cash needed to address contamination and prepare a site for redevelopment. Even the Indiana Brownfields Program has had to look for new ways to amass funds to assist its stakeholders with gap financing to complete a project. And, thus, the need to leverage other eligible funding has become clear.

Indiana stakeholders should already be aware of the varied partnerships between the Indiana Finance Authority (IFA) and Office of Community and Rural Affairs (OCRA). Several Letters of Intent (LOI) from Indiana communities have been submitted in cooperation with the Indiana Brownfields Program to OCRA’s Comprehensive Site Redevelopment Program (CSR), which awards U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding for demolition activities through the Blight Clearance Program (BCP) and/or for Phase I and Phase II environmental site assessments. In September 2015, the following four Hoosier communities were awarded \$565,000 in BCP grant funding for their brownfield projects.

COMMUNITY	PROJECT	AMOUNT
Veedersburg	Demolition of the Old Fast Lane Restaurant buildings	\$150,000
Shelburn	Demolition of the old Hagen Manufacturing Facility site	\$150,000
Spencer County	Demolition and clearance of the old jail site	\$150,000
Crawford County	Clearance of former county jail	\$116,000
TOTAL FUNDING:		\$566,000

For more information about the BCP, [contact your regional Community Liaison](#) or visit [OCRA’s web site](#) for general information about programs and services.

State Support



In September 2015, Indiana Brownfields Program staff attended a public kick-off meeting at the Anderson Public Library to discuss plans to expend the \$400,000 in brownfield assessment grant funding awarded by U.S. EPA to the Madison County Council of Governments (MCCOG). U.S. EPA selected MCCOG for two \$200,000-Brownfield Assessment Grants to evaluate sites in the communities of Anderson, Elwood and Alexandria in order to determine the steps needed to make identified brownfield sites environmentally safe for future investment. Community-wide hazardous substances grant funds (\$200,000) will be used to perform four Phase I and four Phase II environmental site assessments and conduct cleanup planning at one site. Petroleum grant funds (\$200,000) will be used to perform six Phase I and four Phase II environmental site assessments and conduct cleanup planning at two sites.

The assessment grants will also be used to maintain an inventory of brownfield sites and conduct community involvement and outreach activities. The City of Anderson currently estimates it has 120 brownfield properties and the estimated number of brownfield sites in Madison County is 200. Community involvement is critical to identifying brownfield sites and MCCOG wants to engage the public in this process, as residents may be aware of old sites in their immediate neighborhood that need attention but about which local government may not be aware. The State, which provided a letter in support of MCCOG's assessment grant proposal to U.S. EPA, remains supportive of its planned grant-funded activities.



On January 25, 2016, in continued support of local brownfield redevelopment efforts, Indiana Brownfields Program staff attended a public kick-off meeting at the Martin University Gathertorium building, where representatives from the City of Indianapolis, the Riley Area Development Corporation, Heartland Environmental Associates Inc., and IWM Consulting Group discussed plans to utilize the \$400,000 in brownfield community-wide assessment grant funding awarded by U.S. EPA to the City of Indianapolis in 2015. U.S. EPA selected the City of Indianapolis for two \$200,000-Brownfield Assessment Grants for hazardous substances and petroleum, respectively, to have Phase I and Phase II environmental site assessments conducted by contracted environmental consultants for eligible sites identified within the Massachusetts Ave/Brookside Industrial Corridor. This funding, to be managed by the City, will support business development activities and property transactions by helping eligible property owners address environmental issues at brownfield

properties and return them to productive use. The City of Indianapolis and its representatives will continue to inform and engage the public throughout the grant award period.





Interest in Your Inventories

Calling all communities – the Indiana Brownfields Program (Program) Statewide Brownfields Inventory Initiative continues. We are soliciting assistance from any community, local/regional economic development organization, or other brownfield stakeholder that is interested in providing local site information in support of this effort. This exercise is intended to help the Program with its resource planning in support of site assessment, cleanup, and redevelopment activities at identified brownfield sites statewide. This is an ongoing effort, and site information will gladly be received, or can be updated, at any time.

The Program is partnering with the Office of Community and Rural Affairs (OCRA) and recommends coordinating with OCRA Community Liaisons to identify, prioritize, and track brownfield site needs for assistance. The Program is also working with the Technical Assistance to Brownfields (TAB) program to help communities utilize the free, on-line Brownfields Inventory Tool (BIT). The Program's preference is to receive local site information through BIT which can be found at www.tab-bit.org, but will certainly accept a spreadsheet, list or whatever other means by which brownfield site data has been compiled at a local level.

Please contact Michele Oertel of the Indiana Brownfields Program in order to provide site data to the State using BIT or e-mailed files so that the Indiana Brownfields Program can most effectively continue its work to support community brownfield activities. Michele can also be contacted if you need assistance in using BIT to upload data.

Post-Conference Highlights

The Indiana Brownfields Program (Program) was pleased to see many Indiana stakeholders join the United States Environmental Protection Agency (U.S. EPA) and other brownfield stakeholders at the 2015 National Brownfields Training Conference held in Chicago on September 2-4, 2015. We trust that those who were fortunate enough to attend had a positive experience and are already taking advantage of the professional networking and utilizing what was learned from others from across the country to move forward with local redevelopment efforts.

Awards

In addition to the Indiana brownfield projects that were showcased during the Learning Lounge Panel Sessions, Economic Redevelopment Forum -Stakeholder Marketplace, Poster Gallery/Exhibit Hall, and U.S. EPA Region 5 Open House, one Indiana Brownfields Program project received special recognition for outstanding achievement of excellence in brownfield redevelopment among top brownfield projects and other distinguished individuals in the country. The Former Dana Weatherhead Redevelopment Project in the City of Columbia City was honored during the Phoenix Awards Reception and Ceremony as the 2013 Phoenix Award winner for U.S. EPA Region 5. The Phoenix Awards honor the innovative leadership of individuals working to solve the critical environmental problems of transforming abandoned property into productive sites for new economic and community opportunities and assets. The Former Dana Weatherhead Redevelopment Project illustrates that success is attainable when engaging the right partners and leveraging resources, no matter the size of one's city or town.

Continued on Page 9

Indiana Brownfields Program Staff Departures and Arrivals

With the departure of Kevin Davis to his new position with the Indiana Department of Environmental Management (IDEM) working on Institutional Controls (ICs) and other issues for the Remediation Branch, the Indiana Brownfields Program (Program) is happy to announce that Andrea Robertson and Kyle Hendrix have succeeded Kevin in his role as senior technical staff member with the Program.

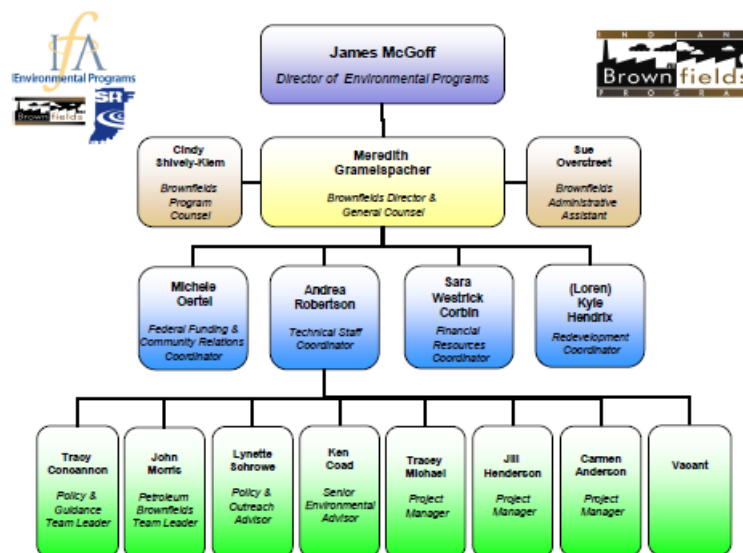
Andrea is now serving as Technical Staff Coordinator for the Program, primarily focusing on Program operations, work flow, personnel management, and other internal matters, while Kyle is serving as Redevelopment Coordinator, primarily focusing on meeting the needs of the Program's external stakeholders as they seek to bring new projects into, and work sites through, the Program.

With Andrea's move into a senior staff position, Tracy Concannon, in addition to her project management duties, has taken on the role of Policy & Guidance Team Leader to solidify some of the Program's "best practices" to improve Program efficiency. Also, Ken Coad, in addition to his project management duties, has become a Senior

Environmental Advisor, reviewing Program correspondence for technical sufficiency prior to Issuance. And Lynette Schrowe, in addition to her project management duties, has become a Policy & Outreach Advisor, supporting the Program's policy development and increasing outreach efforts.

These changes followed a couple additional staff changes made earlier in the summer of 2015 which brought Jill Henderson onto the Program staff as a Project Manager from her multi-year contractual position and promoted John Morris to Petroleum Brownfields Team Leader to focus on the Petroleum Orphan Sites Initiative (POSI) and a targeted effort to tackle the state's petroleum brownfields.

Carmen Anderson joined the Program as a Project Manager in October 2015. Carmen comes to the Program with previous site remediation experience both as a Project Manager in IDEM's Voluntary Remediation Program (VRP) and also as the Remediation Branch lead for compliance issues related to ICs at remediation sites across the State. Her more recent experience as the IC compliance lead is a valuable addition to the Program which frequently works on projects that require an institutional control in order to facilitate safe redevelopment and reuse. Welcome Carmen!



Knowledge is Power — Read, Remember, and Redevelop

◆ *Next Generation Brownfields Initiative*

At the 2015 National Brownfields Training Conference in Chicago, Mathy Stanislaus, United States Environmental Protection Agency (U.S. EPA) Assistant Administrator for the Office of Solid Waste and Emergency Response (OSWER), now Office of Land and Emergency Management (OLEM), announced that U.S. EPA will move forward with the *Next Generation Brownfields Initiative*, which includes the following elements: 1) Climate Smart Brownfields, 2) Next Generation Manufacturing on Brownfields, 3) Leveraging Resources Beyond the U.S. EPA Brownfields Grant, 4) Promoting Economic Development and Community Revitalization, Particularly in Communities with Weak Markets, and 5) Building the Federal Family of Brownfields Agencies.

● **Climate Smart Brownfields: *Launching the Next Generation of Brownfields Revitalization***

U.S. EPA's *Climate Smart Brownfields* initiative will foster stakeholder engagement and collaboration by: (1) developing innovative approaches and best practices for implementing climate adaptation and mitigation strategies at brownfield sites; (2) issuing a resource guide for climate smart brownfields with valuable information and resources for practitioners; and (3) offering technical assistance to brownfield grantees seeking to use climate smart brownfield approaches. For information on U.S. EPA's *Climate Smart Brownfields* initiative, contact Patricia Overmeyer at Overmeyer.patricia@epa.gov.

● **Brownfields and the Next Generation of American Manufacturing: *Helping Communities and Manufacturers Reclaim Contaminated Properties for Advanced Manufacturing***

As the U.S. EPA Brownfields Program celebrated its 20th anniversary in 2015, it was appropriate to look ahead to the *Next Generation of American Manufacturing on Brownfields* initiative to help local communities and manufacturers return brownfields to productive use as centers for advanced manufacturing, technology production, and “maker-movement” innovation.

For information on U.S. EPA's initiatives to boost manufacturing on brownfields, contact Patricia Overmeyer at Overmeyer.patricia@epa.gov and Charlie Bartsch at Bartsch.charlie@epa.gov.

● **Leveraging Resources for Brownfield Revitalization: *Strategies & Support for Local Communities***

As part of its *Next Generation Brownfields Initiative*, the U.S. EPA is launching an effort in 2015-2016 to provide guidance and technical assistance to localities and brownfield practitioners on strategies for leveraging resources for brownfield revitalization.

For more information on U.S. EPA's *Next Generation Brownfields Initiative*, contact U.S. EPA's Land Revitalization Coordinator Patricia Overmeyer at Overmeyer.patricia@epa.gov

◆ **The U.S. EPA's RE-Powering America's Land Initiative** released an updated version of the **RE-Powering Mapper** tool, providing preliminary screening results for renewable energy potential at contaminated lands, landfills, and mine sites tracked by the U.S. EPA and select state agencies.

Pulling from U.S. EPA databases of potentially and formerly contaminated lands, as well as partnering with state agencies from California, Hawaii, Illinois, Massachusetts, New York, Oregon, Pennsylvania, Texas, Virginia, and West Virginia, the RE-Powering Initiative expanded the scope of its mapping tool and has now screened over 80,000 sites for renewable energy potential. Working in collaboration with the U.S. Department of Energy's National Renewable Energy Laboratory (NREL), RE-Powering developed screening criteria for solar, wind, biomass, and geothermal potential at various levels of development.

Since the RE-Powering Initiative's inception, more than 150 renewable energy installations have been established on 144 contaminated lands, landfills and mine sites. These sites are in 35 states and territories, representing a combined 1,046 megawatts (MW) of capacity and providing numerous benefits to their communities. Stakeholder-reported information indicates that communities have saved millions of dollars in energy costs, created construction jobs, and received new property tax revenue as a result of reusing these sites for renewable energy. For more information on completed projects, check out the latest release of the [RE-Powering Project Tracking Matrix](#).

For questions or more information about the RE-Powering initiative, contact a member of U.S. EPA's [RE-Powering Rapid Response](#) team. Comments should be submitted to cleanenergy@epa.gov.

- ◆ [Redevelopment Economics](#) and [Cardno](#) produced a "[Brownfields-Greyfields Toolkit](#)," as a key element of the [Centralina COG's Connect Our Future](#) project, supported by the [HUD Sustainable Communities Program](#).

The Toolkit focuses on ways to make better use of existing financial tools, such as tax credits, HUD CDBG and HUD 108, Clean Water State Revolving Funds, tax increment financing, Supplementary Environmental Projects, and insurance recovery. The report also highlights well-regarded brownfield incentive tools from other states.

A second report, "[In-depth Site Reports](#)," goes to the next level – examining the economics of site reuse for four long-term vacant or problem properties. Pro forma financial analysis was used to test alternative gap closing financial tools. For additional information, see qualifications for [Strategic Planning and Policy Analysis](#).

- ◆ [Development Bond Finance Reference Guide](#) – Guidance that provides practitioners with a solid foundation for understanding the use of tax-exempt bonds, with an emphasis on small issue industrial development bonds and 501(C)(3) bonds.
- ◆ [U.S. EPA 2015 Brownfield Grants Resources Chart](#) – A [resource chart](#) from the U.S. EPA that outlines the brownfield grants and technical assistance available to communities.

Letters... Letters... and More Letters

“Cash is king,” right? Yes, however, it’s not always about the money. During state fiscal year 2015, the Indiana Brownfields Program issued over 200 liability clarification and technical assistance letters addressing potentially costly environmental issues associated with brownfield redevelopment activities. These various letters are, for the most part, issued at the request of a stakeholder in a brownfield redevelopment, and in many instances, play a critical role in facilitating a property transaction leading to a successful brownfield redevelopment. When requesting a letter, please be sure to use the most current forms linked on the Program Web site at <http://www.in.gov/ifa/brownfields/2364.htm>.





City of GARY, INDIANA



Spotlight on Gary: A Strong City

To help with the economic decline that it, like many other formerly heavily-industrialized cities, has experienced, the City of Gary has been participating in the federal Strong Cities, Strong Communities (SC2) Initiative. In the final year of its award period, the City is working closely with a team of stakeholders (e.g., federal government agencies, local officials, community groups, local businesses and philanthropic organizations) on revitalization projects. The goal of the SC2 Initiative is to strengthen communities around the nation by enhancing the capacity of local governments to improve and implement their economic mission and vision, providing necessary technical assistance (e.g., best practices and data crunching) and access to federal government agency expertise through new public and private sector partnerships. Through tailor-made approaches to address specific community problems, increased opportunities for people in the economically distressed City of Gary include access to professional advice, strategies to coordinate federal investments, and guidance for city leaders on how to maximize existing resources to improve the local economy and quality of life. The slides below, provided by Stephanie Cwik from the United States Environmental Protection Agency (U.S. EPA), depict the various accomplishments and federal engagement since 2013.





Project participants receiving a crystal Phoenix Award trophy at the Phoenix Awards Ceremony: From left to right are Ken Coad (Indiana Brownfields Program), Ryan Groves (Indiana Department of Environmental Management), Stephen Zins (Environmental Services), Jim Fleck (former Mayor of Columbia City), Ryan Daniel (Mayor of Columbia City), Lori Shipman (Lori Shipman Consulting, LLC), and Seth Thomas (Partner at Ice Miller)

The Former Dana Weatherhead Site in Columbia City is considered the largest redevelopment project undertaken in Columbia City and one of the most complex projects by a rural community in Northeast Indiana. From 1937 until 2001, the Dana Corporation used the Columbia City Weatherhead location as a production facility for machined automotive parts. The operations consisted of machining and drilling steel and brass rods for hydraulic brake hose assemblies and components for automobiles. In 2001, Dana filed for bankruptcy reorganization, and the Columbia City operations were sold to an Italian-based company, CF Gomma. CF Gomma continued operations until they were terminated in 2007.

Over time, the former Dana property was sold in a tax sale to an absentee owner which led to scrapping of the site building and, ultimately, abandonment of the property. In 2010, Novae Corporation expressed legitimate interest in purchasing the former Dana building for redevelopment, as the high ceilings and overall size of the property made it an attractive facility to accommodate the size of the products it manufactured and would allow for future growth of the company at one location.

Various resources were directed toward this remediation/redevelopment project, including 2001 Dana bankruptcy settlement funds and resources from the Indiana Brownfields Program, the Indiana Department of Environmental Management (IDEM), and the U.S. EPA. Also, a variety of actions were taken to delineate contamination to allow for concurrent assessment/remediation (e.g., delineation of chlorinated volatile organic compounds in soil and groundwater, lead and polychlorinated biphenyls and asbestos throughout the building, a vapor intrusion study, removal of containerized materials, source removal/excavation, remediation of oil-impacted water from the basement, cleaning of trenches impacted with oil and lead paint, remediation of mercury on the floor from broken overhead lights, and passive remediation techniques) and redevelopment (e.g., renovation/construction and hiring) activities.

Various letters and agreements were executed to outline the different roles and responsibilities of the project stakeholders in order to protect everyone, including the City of Columbia City and the State, from liability.

Over the years, the Whitley County Economic Development Corporation (EDC) worked with City and County officials to ensure forgiveness of the utility liens and fees. Then, the City committed County Economic Development Income Tax (CEDIT) funding to the project with the understanding that those dollars would be used to pay the remaining unpaid taxes that could not be forgiven. The Whitley County EDC worked with the Indiana Economic Development Corporation (IEDC) to secure an EDGE tax credit as well as an Industrial Recovery Tax Credit for the project. Additionally, the City received a grant award from the Indiana Office of Community and Rural Affairs (OCRA) to assist Novae with the purchase of manufacturing equipment for the new facility. In return, Novae agreed to offer 51 percent of the jobs created to people categorized as low-to-moderate income. Combined, these incentives helped to overcome the brownfield challenges and facilitated redevelopment. Novae Corporation is currently manufacturing Sure Trak goose neck trailers and Cardinal Grain farm implements in the former Dana Weatherhead facility and employing 50 people.

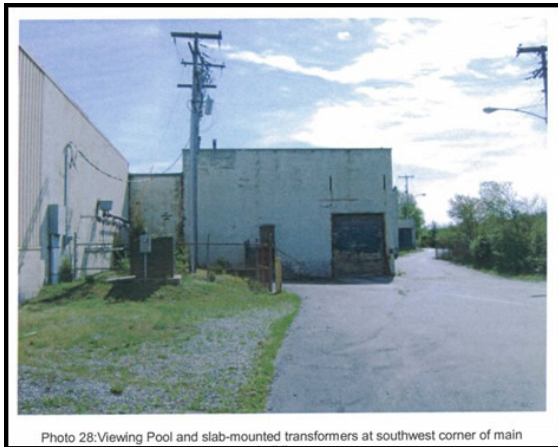


Photo 28: Viewing Pool and slab-mounted transformers at southwest corner of main
Former Dana Weatherhead/CF Gomma site, Columbia City — before



Former Dana Weatherhead/CF Gomma site, Columbia City — after

Continued on Page 11

Green Remediation Strategies

As of the date of issuance of this bulletin, the Indiana Brownfields Program will be requesting all consultants bidding on Program projects to include green assessment/remediation alternatives in order to provide more sustainable remedial approaches for evaluation, as recommended by the United States Environmental Protection Agency (U.S. EPA). Such “green” alternatives should be geared toward:

- Maximizing sustainability
- Reducing energy and water usage
- Promoting carbon neutrality
- Promoting industrial materials reuse and recycling
- Protecting and preserving land resources

Additional information on green remediation best management practices is available on-line from ASTM E2893-13 *Standard Guide for Greener Cleanups*, U.S. EPA <http://www.epa.gov/greenercleanups> and <https://clu-in.org/greenremediation/> websites.

Resources

Evans Paull, Principal of [Redevelopment Economics](#) and recipient of a *Lifetime Achievement for Innovative Thought Leader* award presented by the National Association of Local Government Environmental Professionals (NALGEP) and the National Brownfield Coalition, gave a presentation at the 2015 National Brownfields Training Conference that summarized current research on the community, economic, and fiscal impact of brownfield investments. He shared the following related resources on brownfield financing and metrics/impact analysis:

[Brownfields Metrics: Selling Brownfields Through Impact Analysis](#)

[State Brownfields Incentive Programs - Creative Policy Solutions](#)

Brownfield Listings teamed up with Brownfields 2015 to promote its services and offer free technical assistance to public sector attendees to promote their sites during the Economic Redevelopment Forum (ERF) at the conference. Brownfield Listings markets itself as “part marketplace, part data room, part social platform... all real estate redevelopment.” It released the beta version of its new redevelopment platform at www.BrownfieldListings.com in conjunction with the conference.

While the Technical Assistance to Brownfields (TAB) program is particularly useful for U.S. EPA grantees and ACRES database reporting, it seems that Brownfield Listings could complement those resources by focusing on marketing, community engagement and crowd sourcing. The company is trying to compile a comprehensive national brownfield marketplace online by listing properties, projects, and profiles (e.g., buyer and vendor) so that it is connecting all sides of the marketplace and filling the void of a comprehensive database to search and evaluate vacant, abandoned and underutilized real estate for redevelopment.

Continued on Page 14

Site Success Stories:

Former Bromwell Brush & Wire Goods Company becomes Tree City Village

By the end of the summer of 2015, redevelopment had transpired at the Former Bromwell Brush & Wire Goods Company Site, a.k.a. Carol Cook Dress Factory & Indiana Wire Products in Greensburg, Decatur County (Site), which manufactured decorative wire trellis, kitchenware, household goods and clothing from 1904 until 2007. Metals and Semi-volatile Organic Compounds (SVOCs) contamination was discovered in surface soil and ground water through sub-surface investigation preceding redevelopment. In part through assistance from the Indiana Brownfields Program, the former industrial building was transformed into Tree City Village, a multi-family apartment building.

The Indiana Brownfields Program provided the following assistance to facilitate redevelopment:

Brownfield Determination Letter (10/15/13) to obtain Indiana Housing and Community Development Authority (IHCDA) Section 42 Housing Tax Credits,

Comfort Letter (7/29/14) to acquire the property with Bona Fide Prospective Purchaser (BFPP) liability protection, and

Comfort Letter Update (4/27/15) to revise the prohibition on residential use of the Site in the previously issued Environmental Restrictive Covenant (ERC) based on review of new subsurface data collected after issuance of the Comfort Letter in July 2014.



Former Bromwell Brush & Wire Goods Company, Greensburg: After (August 2015)

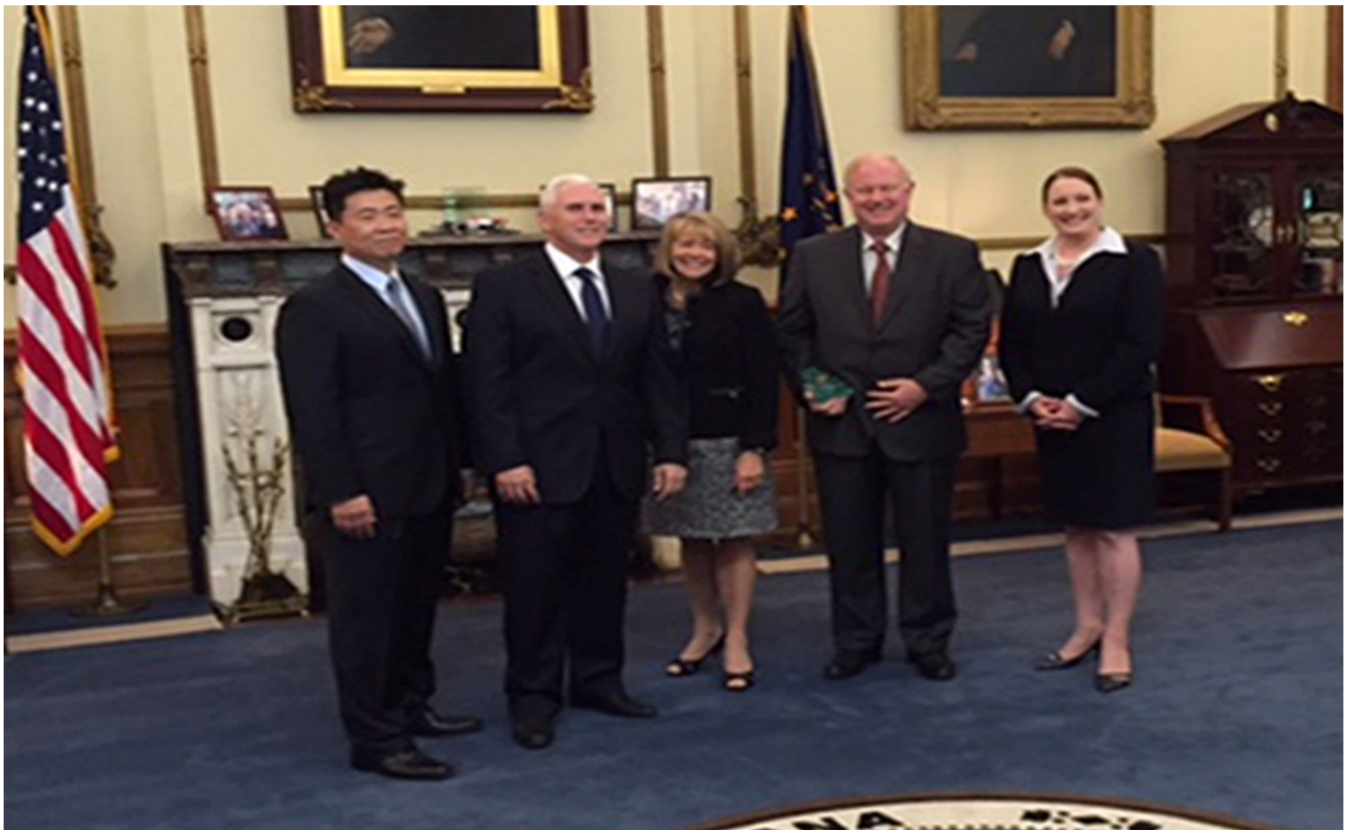
Indianapolis Solar Farm receives Governor's Award for Environmental Excellence



Former Reilly Tar/Vertellus redeveloped as Maywood Solar Farm, Indianapolis

The Indiana Brownfields Program provided technical oversight for environmental activities and issued a Brownfields Comfort Letter to address liability concerns at the 40+-acre former Reilly Tar/Vertellus located at 1500 (&1800) South Tibbs Avenue in Indianapolis, Marion County (Site), which received a Governor's award for Environmental Excellence in September 2015. The Site, which has a long history as a Superfund site, was redeveloped as the Maywood Solar Farm through multiple resources and partnerships, including U.S. EPA's RE-Powering America's Land Initiative.

Located on the southwest side of Indianapolis, Hanwha Q Cells' Maywood Solar Farm has transformed a former Superfund site into a site capable of generating more than ten megawatts of clean, renewable solar power each year. Estimated to produce enough power for 2,000 homes for the next 25 years, Hanwha Q Cells' Maywood Solar Farm is reportedly the first project of its kind, showing it is possible to sustainably reuse a Superfund site.



Governor Pence and IDEM Commissioner Comer celebrate with the award recipients.

Affordable Housing Rises on a Former Foundry Site

Successful redevelopment has finally taken root on the former Golden Casting Foundry site in Columbus, Bartholomew County. The site is loosely divided into the former foundry facility parcel (western half) and the former parking lot parcel (eastern half), and collectively, the property has received a variety of local, state, and federal resources (e.g., funding awards, tax credits, technical assistance, etc.) for assessment, remediation, demolition, and redevelopment activities. For a community that market studies have shown has a significant shortage of affordable housing for residents, and a shortage of market-rate housing as well, the residential developments are a major gain. Plus, the projects provide new construction and investment in the middle of a long-standing blighted property in the community.

Redevelopment has taken place first on the former parking lot parcel on the eastern side of the site near 10th Street and Cottage Avenue, on which the Gateway Apartments are under development. Detected levels of lead and thallium in soil and trichloroethene (TCE) in groundwater on the site were found to be above applicable screening levels, and as part of the Indiana Brownfields Program's issuance of a liability clarification (Comfort) letter to the developer, an environmental restrictive covenant (ERC) was required to be recorded on the deed for the site to ensure no exposure to on-site contamination.

The first three of 10 planned buildings totaling 60 affordable housing units have been completed, with construction on the \$10 million project projected to conclude in May 2016. In addition, the Gateway Community Building on Phoenix Court opened in December 2015. The building includes a media center with computers and printers, as well as a large gathering room with a full kitchen that tenants may use for family events.

The Indiana Brownfields Program has met with the prospective purchaser for the approximately 8-acre, former foundry portion on the western side of the site which formerly contained underground storage tanks and is contaminated with chlorinated solvents, TCE and lead above applicable screening levels. An Indianapolis developer is planning a \$25 million, 209-unit apartment complex as a combined affordable and market-rate multi-family housing development, with 40 percent of the units set aside for low-income applicants. Construction on the proposed one-, two- and three bedroom units at 1616 10th Street is hoped to begin in the summer of 2016 and be available for occupancy by the fall of 2017. The developer is asking the City of Columbus to sell up to \$25 million in economic development revenue bonds to finance the construction. This economic development tool that was originally conceived for industrial development projects may now be used to finance nonprofit, affordable or rental housing projects. The bonds are tax-exempt which makes them attractive to private investors. The developer is also going through a competitive process for affordable housing tax credits from the Indiana Housing and Community Development Authority, for which the Indiana Brownfields Program provided a Brownfield Determination Letter.



Golden Casting Foundry, Columbus

Indiana Brownfields Program Staff Notes

As a first-time National Brownfields Conference attendee, one Program staff member “found it to be very informative.” In particular, she learned that “lenders are very cautious about the regulators’ stance on properties.” Since the Program has a heavy workload providing liability clarification letters to redevelopment stakeholders, it was interesting to note that not all U.S. EPA Region 5 states, which are known for their industrial past and active brownfield programs, issue Brownfield Comfort Letters to address liability issues. Indiana brownfield stakeholders are fortunate to have this resource from the Program to facilitate property transactions and redevelopment.

Among the wealth of educational sessions offered at the conference, the following were noteworthy in the eyes of Program staff:

Changing Communities & Living by Design

An interesting presentation was given about community planning for an area near Boston called Jackson Commons. The area was reportedly an old railroad yard with surrounding defunct industrial facilities, and it was originally slated for highway development as the City had put in a MBTA line nearby. The State of Massachusetts used consensus building between community groups and the multiple organizations that were providing funding, which resulted in altering the proposed highway development. This community project did not begin based on a grand, comprehensive plan; however, the “gentrified” community of Jamaican Plains and the people on the other side of the tracks (literally) wanted diversification with mixed-income properties. The Request for Proposals (RFP) process took six to seven years, and land acquisition and permitting also took many years. One proposal called for the construction of a Kmart. In the end, what resulted were little shops along the main road (with parking) and apartments and townhouses on both sides of the road.

Sometimes it Pays to Wait: Finding the Right Match for an Urban Ag/Brownfield Redevelopment and Cross-Pollination: Community Garden Topics for Everyone

These topics show the diverse nature of brownfield redevelopment. The following are some technical take-away points from both sessions:

- *Soil sampling:* U.S. EPA recommends comparing sampling results to residential screening criteria.
- *Contaminant uptake in plants:* No significant risk is posed from soil-to-plant-to-human scenario.
- *Health risks/exposure pathways:* Ingestion and inhalation, incidental hand-to-mouth during gardening, and incomplete washing of produce are the key pathways of concern.
- *Raised beds versus in-ground planting:* Sampling to one foot below ground surface and/or removing one foot or adding one foot of clean soil cap for in-ground plantings and sampling all compost and organics brought on site for use are recommended, along with adding compost to dilute soil contaminants and soil amendments (organics) to bind up metals in soil.

The educational sessions at such training conferences become valuable when what is learned is incorporated in daily work deliverables. For example, relevant text was incorporated in a letter for a site with in-ground farming as a proposed end use. Per the U.S. EPA *Brownfields and Urban Agriculture: Interim Guidelines for Safe Gardening Practices* (Summer 2011), to be most protective, residential screening levels should be used to compare sampling results at urban agriculture sites developed on brownfields.

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 application

Indiana Economic Development Corporation (IEDC) Industrial Recovery Tax Credit

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 6-3.1-11.

For more information, view the DINO tax credit [Fact Sheet](#). To apply for the DINO tax credit, please use the following [Application](#) which must be submitted before an investment is made.

February 2-4, 2016

Council of Development Finance Agencies (CDFA) Online Brownfields Project Marketplace

1:00pm - 5:00pm EST

CDFA is offering the Brownfields Project Marketplace as an opportunity for communities to receive free technical assistance related to the redevelopment and financing of brownfield projects. Join online to consult with financing professionals and brownfield project experts who can help identify potential resources for your brownfield project. To register, please complete the application linked below. CDFA staff will follow up with the contact provided to confirm your submission.

[Register >>>](#)

February 9, 2016

DEADLINE: U.S. Department of Housing and Urban Development (HUD) Choice Neighborhoods Implementation Grant Application

Public housing authorities, local governments, nonprofits, tribal entities, and for-profit developers are eligible to apply. Applications must present a plan to revitalize a severely distressed public and/or HUD-assisted multifamily housing project located in a distressed neighborhood into a viable, mixed-income community. Find the full application package at www.grants.gov. Click on Search Grants. The CFDA number is 14.892.

February 17, 2016

Indiana Association of Cities and Towns (IACT) Legislative Day

Hilton Indianapolis Hotel & Suites 120 W Market Street, Indianapolis

Register at <http://www.citiesandtowns.org/>.

February 18, 2016

WEBINAR: Groundwater Statistics for Environmental Project Managers

1:00pm - 3:15pm EST

The Interstate Technology & Regulatory Council (ITRC) developed the [Technical and Regulatory Web-based Guidance on Groundwater Statistics and Monitoring Compliance](#) (GSMC-1, 2013, <http://www.itrcweb.org/gsmc-1/>) and this associated training is specifically for environmental project managers who review or use statistical calculations for remediation reports, who make recommendations or decisions based on statistics, or who need to demonstrate compliance for groundwater projects. The training class will encourage and support project managers and others who are not statisticians to:

- ◆ Use the ITRC [Technical and Regulatory Web-based Guidance on Groundwater Statistics and Monitoring Compliance](#) (GSMC-1, 2013) to make better decisions for projects
- ◆ Apply key aspects of the statistical approach to groundwater data
- ◆ Answer common questions on background, compliance, trend analysis, and monitoring optimization.

This guidance and webinar will bring clarity to the planning, implementation, and communication of groundwater statistical methods and should lead to greater confidence and transparency in the use of groundwater statistics for site management.

February 23, 2016

WEBINAR: Petroleum Vapor Intrusion (PVI): Fundamentals of Screening, Investigation, and Management

1:00pm - 3:15pm EST

The ITRC Technical and Regulatory Guidance Web-Based Document, [Petroleum Vapor Intrusion: Fundamentals of Screening, Investigation, and Management \(PVI-1, 2014\)](#), and this associated Internet-based training provide regulators and practitioners with consensus information based on empirical data and recent research to support PVI decision-making under different regulatory frameworks. The PVI assessment strategy described in this guidance document enables confident decision-making that protects human health for various types of petroleum sites and multiple PHC compounds. This guidance provides a comprehensive methodology for screening, investigating, and managing potential PVI sites and is intended to promote the efficient use of resources and increase confidence in decision-making when evaluating the potential for vapor intrusion at petroleum-contaminated sites. By using the ITRC guidance document, the vapor intrusion pathway can be eliminated from further investigation at many sites where soil or groundwater is contaminated with petroleum hydrocarbons or where light non-aqueous phase liquid (LNAPL) is present.

February 29, 2016

DEADLINE: Indiana Office of Community and Rural Affairs (OCRA) *Comprehensive Site Redevelopment Program (CSR)*, in partnership with Indiana Finance Authority (IFA), Letters of Intent (LOI)

Community Development Block Grant (CDBG) funding opportunities for brownfields include: Blight Clearance Program and Planning Grants. For more information about deadlines and dates, contact your OCRA Community Liaison and/or visit <http://www.in.gov/ocra/2307.htm>.

March 11, 2016

DEADLINE: Stellar Communities (multi-agency partnership) Letters of Intent

Launched in 2011, the Stellar Communities Designation Program is a multi-agency partnership designed to recognize Indiana's smaller communities that have identified comprehensive community and economic development projects and activities as well as next steps and key partnerships. For more information, visit <http://www.in.gov/ocra/2601.htm>.

Disclaimer

Mention of non-Indiana Finance Authority (IFA) Web site links and documents does not constitute an IFA endorsement of their contents, only an acknowledgement that they exist and may be relevant to our brownfield redevelopment stakeholders.

Indiana Brownfields Program Staff Directory

Jim McGoff
IFA Director of Environmental Programs
(317) 232-2972
jmcgoff@ifa.IN.gov

Meredith Gramelspacher
Director & General Counsel
(317) 233-1430
mgramels@ifa.IN.gov

Cindy Shively Klem
Program Counsel
(317) 234-6018
cklem@ifa.IN.gov

Sue Overstreet
Administrative Assistant
(317) 234-4293
soverstreet@ifa.IN.gov

Michele Oertel
Federal Funding &
Community Relations Coordinator
(317) 234-0235
moertel@ifa.IN.gov

Sara Westrick Corbin
Financial Resources Coordinator
(317) 234-1688
swestrick@ifa.IN.gov

Andrea Robertson Habeck
Technical Staff Coordinator
(317) 234-0968
aroberts@ifa.IN.gov

Kyle Hendrix
Redevelopment Coordinator
(317) 234-4860
lhendrix@ifa.IN.gov

Tracy Concannon
Policy & Guidance Team Leader
(317) 233-2801
tconcann@ifa.IN.gov

John Morris
Petroleum Brownfields Team Leader
(317) 234-8099
jomorris1@ifa.IN.gov

Lynette Schrowe
Policy & Outreach Advisor
(317) 234-4861
lschrowe@ifa.IN.gov

Ken Coad
Senior Environmental Advisor
(317) 233-8409
kcoad@ifa.IN.gov

Tracey Michael
Project Manager
(317) 232-4402
tmichael@ifa.IN.gov

Jill Henderson
Project Manager
(317) 234-3605
JHenderson1@ifa.IN.gov

Carmen Anderson
Project Manager
(317) 233-2415
CarAnderson@ifa.IN.gov



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
100 N. Senate Avenue, Room 1275
Indianapolis, Indiana 46204
Phone: (317) 234-4293
Fax: (317) 234-1338
Email: brownfields@ifa.IN.gov