

## Site Highlight

### Former Ertel Manufacturing Site on Its Way to Becoming a Community Asset

The former Ertel Manufacturing property located at 2045 Dr. Andrew J. Brown Avenue has long presented safety and environmental problems for residents in the Martindale-Brightwood area of Indianapolis. Contaminated with a variety of substances including lead, petroleum, asbestos, polychlorinated biphenyls (PCBs), tetrachloroethylene (PCE), and trichloroethylene (TCE), the property has been a blight to the community. The City of Indianapolis (City), the Indiana Brownfields Program, IDEM, and the U.S. Environmental Protection Agency (U.S. EPA) have been working closely together to both make the site safe for surrounding property owners and to find a suitable reuse for the property. Through the use of creative funding mechanisms, including tax increment financing, local and state grants, and U.S. EPA assistance, buildings on the site have been demolished, the site is being cleaned up, and it is on the verge of being redeveloped.

During the five weeks of demolition activities, care was taken to collect building materials that can be reused. Steel from the buildings will be recycled, and wood beams will be salvaged for reuse. These deconstruction activities were not only a responsible way to conserve resources, but also helped reduce costs of the demolition and disposal.

There have been many sources of funding for the project. The City is investing approximately \$1.5 million for the demolition and \$1.6 million for the soil cleanup costs. IDEM's State Cleanup Program has expended approximately \$140,000 on work at the site. In addition, the City applied for and received approximately \$150,000 in as-

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The former Ertel Manufacturing buildings were demolished in August 2007.

### Ertel Manufacturing Site Timeline

- **1872:** Indianapolis (rail) Car Manufacturing Company established at the site
- **1878–1915:** Atlas Engine Works operates at the site
- **1915–1917:** Lyons-Atlas Company operates at the site
- **1917–1998:** Ertel Manufacturing Corp. operates at the site
- **1998:** Ertel Manufacturing Corp. sells all ownership shares to Dynagear Inc. and continues operating as Ertel Manufacturing Inc.
- **2002:** Ertel Manufacturing Corp. discontinues production and abandons facility
- **April 2002:** Dynagear Inc. d/b/a Ertel Manufacturing Corp. files for bankruptcy
- **October 2004:** Marion County Health Department receives complaint about the site
- IDEM responds by referring the site to its State Cleanup Program
- **January 2006:** MLK Day Neighborhood Environmental Rally highlights issues at the site
- **July 2006:** U.S. EPA completes a \$600,000 emergency action to remove chemicals and asbestos left on site
- **April 2007:** Indiana Legislature passes HB1211, an amendment to the tax sales law, which allows the City to take possession of the abandoned property
- **June 2007:** Indianapolis Metropolitan Development Commission designates the Martindale Industrial Redevelopment Area to assist with cleanup of the site
- **July 2007:** City is awarded title to property via tax foreclosure
- **August 2007:** City begins demolition and soil remediation of the site
- **August 2007:** City issues a request for proposals for the redevelopment of the property
- **August 2007:** Metropolitan Development Commission selects Major Tool and Machine as submitting the best redevelopment proposal
- **August 2007:** U.S. EPA Region 5 issues Comfort Letter for Windfall Lien Policy to promote redevelopment of the site

Please note that the above timeline is not intended to be all inclusive.

assessment grants, \$418,000 in remediation grants, and \$30,000 in federal grant matching funds from the Indiana Brownfields Program. The Indiana Economic Development Corporation (IEDC) also provided \$37,140 in grants to the City to assist with off-site infrastructure improvements needed for the project.

In August, the City publicly issued a request for proposals for the site. Because of its current zoning and the past uses of the site, it was determined that only an industrial use would be suitable for the redevelopment. The Metropolitan Development Commission found the proposal submitted by Major Tool and Machine to fit the needs of the site the best. The IEDC offered the company \$620,000 in performance-based tax credits and \$200,000 in training grants as incentives for redeveloping the site.

Major Tool and Machine is currently located in the neighborhood and will be expanding its operations on this site as early as Fall 2007. It is estimated that Major Tool and Machine will invest more than \$20 million in the development of this site, including the construction of a new manufacturing facility.



Area residents organized a rally in 2006 to highlight issues at the site.