



# Indiana Brownfields Bulletin

*Bi-annual Newsletter, Winter 2015*

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## ROI Results 2014

The Indiana Finance Authority (IFA) conducts a Return on Investment (ROI) survey on an annual basis to gather data on the positive outcomes that have been realized with help from the Indiana Brownfields Program (Program). In 2014, the Brownfields Project Survey form was modified to add a few questions to also help the Program determine community needs relating to brownfields. The Brownfields ROI results continue to illustrate the benefits realized by brownfield stakeholders utilizing the financial, legal, and/or technical assistance offered by the Program to facilitate brownfield redevelopment.

The Program now has completed surveys on 729 brownfield sites that have received some form of Program assistance since the Program's inception in 1997. The ROI on the time and resources invested by the Program is primarily calculated using information from these surveys. The ROI calculation has determined that for every \$1 of IFA investment provided, an additional \$9 of investment is leveraged — a \$9:\$1 return on investment. When you take into account additional Program assistance to a project outside of financial investment (e.g., projects that received technical assistance, liability determination letters, or oversight of federally-funded grant activities), the ROI calculation increases to \$42 of investment for every \$1 of IFA investment—a whopping \$42:\$1 return on investment.



*Environmental Stewardship. Economic Development.*

*Indiana Brownfields Bulletin, Winter 2015*

*Continued on Pages 2 & 3*  
[www.brownfields.IN.gov](http://www.brownfields.IN.gov)

*ROI Results Continued from Front Page*

Other noteworthy information the Program has gathered on the 729 projects that have reported through the ROI survey includes:

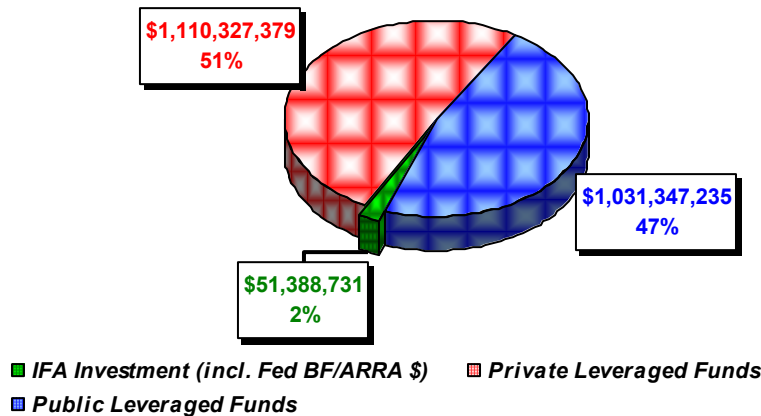
- ◆ Total jobs created: 14,169
- ◆ Total jobs retained: 5,353
- ◆ Total businesses created: 298
- ◆ Total businesses retained: 243



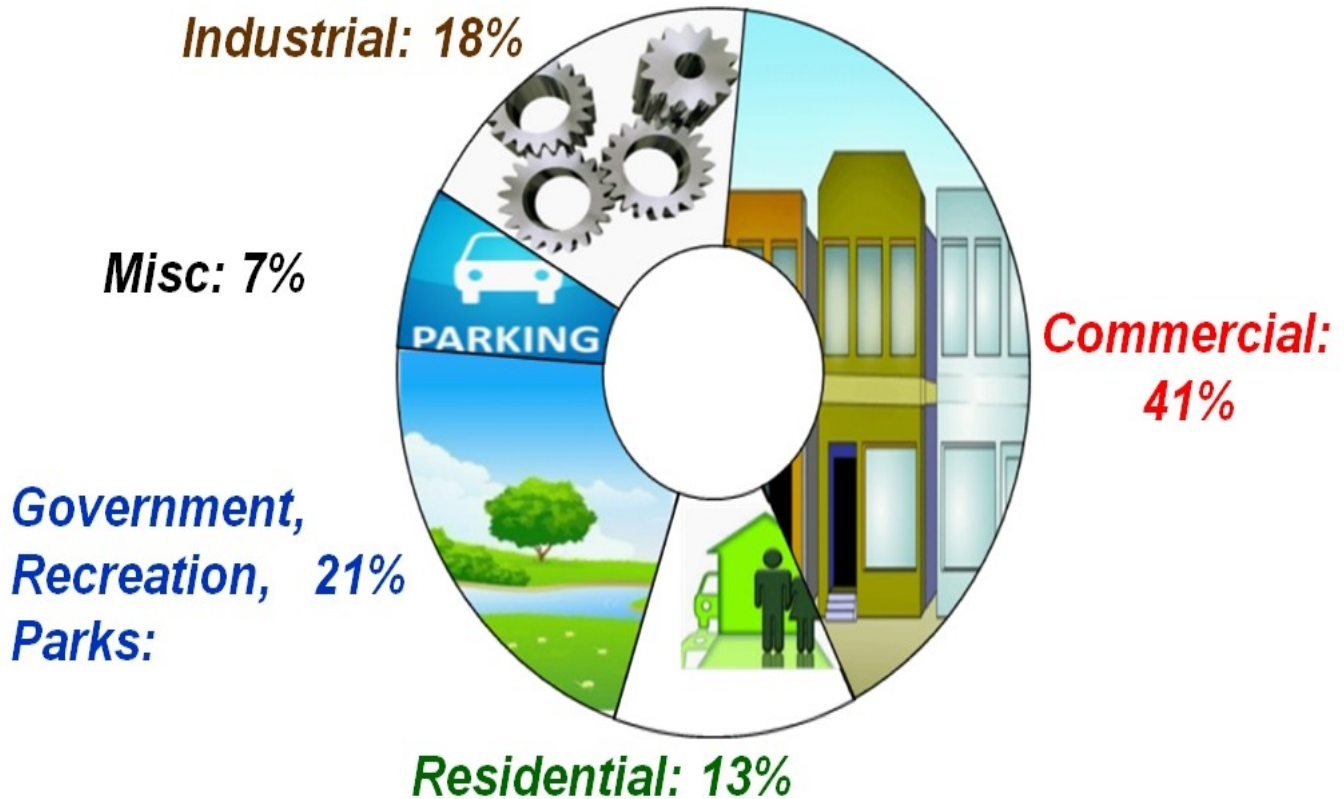
Additional benefits of brownfield redevelopment gleaned from the 2014 ROI survey include an increase in average property value and an average \$27,792 increase in tax revenue generated (for 58 sites that reported relevant property information). In addition, for the 540 sites that reported, 4,821 acres of property have been put back into productive use. The Program also tracks types of land reuse through the ROI survey. The graphic on Page 3 breaks down the different types of reuse taking place on those sites that have reported a reuse.

The annual ROI Survey, which the Program has conducted since 2006, provides many benefits; the Program gains valuable information to gauge Program effectiveness and success, as well as plan for the future, while communities are able to promote successful brownfield redevelopment stories. Stay tuned for planned changes to this year’s survey which is likely to shift toward a “needs survey” to help the Program determine the types of assistance for which communities have the greatest need.

**Project Funding Mix – Actual Funds Leveraged for *All Projects***



### Redevelopment by Land Use



#### Consultant Alert:

##### Indiana Brownfields Program Plans for New Request for Qualifications (RFQ) in 2015

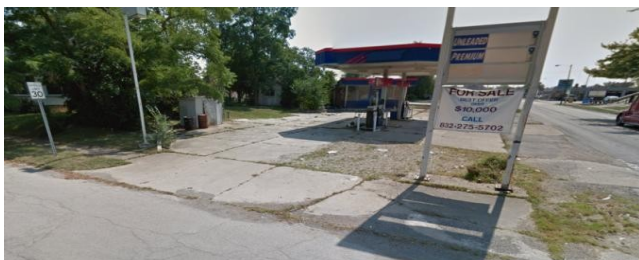
By mid-2015, the Indiana Brownfields Program is planning a new Request for Qualifications (RFQ) to qualify environmental consulting firms to undertake assessment and remediation activities funded by Indiana Brownfields Program incentives that are awarded as professional services. If you are on the Program's listserv, you will receive the RFQ announcement when it is released. RFQ information will also be posted on the Announcements page of the Program's Web site: <http://www.in.gov/ifa/brownfields/2361.htm>. If you wish to be added to the Program's listserv, please submit your information through this [link](#):

## Winning Results of Indiana Brownfields Program Petroleum Orphan Sites Initiative

Rolled out in 2014, the Indiana Brownfields Program's Petroleum Orphan Sites Initiative (POSI) has to date awarded professional services valued at \$1,142,183 to 10 political subdivisions for 10 brownfield sites for investigation, tank removal, and remediation of petroleum contamination from underground storage tank (UST) releases. The 10 awarded sites were primarily identified by the Enforcement Section of Indiana Department of Environmental Management (IDEM)'s Office of Land Quality (Enforcement) and the Leaking UST program based on the fact that the sites cannot be addressed by the parties responsible for cleanup as a result of an inability-to-pay, bankruptcy, or other factors.

One of the awarded POSI sites is Clark Store 686 in Hartford City. The responsible party had used its Excess Liability Trust Fund (ELTF) eligibility to fund groundwater remediation and vapor mitigation at an adjacent residence, but was unable to fund removal of the USTs. The Program's POSI award filled this funding gap and paid to remove the USTs and associated contaminated soil from the site. The City of Hartford City acquired the site and adjacent residence and demolished all surface structures in preparation for redevelopment, eliminating a long-standing blight.

The POSI is being funded with a \$3 million transfer from the ELTF to the Indiana Brownfields Program. The goal of the initiative is to get environmental conditions on orphan sites contaminated by petroleum released from a leaking underground storage tank or tanks to the point of closure under IDEM's Remediation Closure Guide and to issue a No Further Action letter.



Clark Store 686, Hartford City

## Six Indiana Brownfields Program Phase I ESA Initiative Awards

Through an ongoing application process throughout 2014, the Phase I Environmental Site Assessment Initiative (Phase I ESA Initiative) through the Indiana Brownfields Program (Program) has provided six awards of professional services valued at \$4,600 to political subdivisions for Phase I assessments conducted under the ASTM E1527-13 standard at brownfield sites in their communities. The purpose of the Phase I ESA Initiative is to help Indiana communities facilitate redevelopment by identifying recognized environmental conditions (RECs) at sites hindered by actual or potential environmental contamination and quantifying potential cleanup liability (e.g., pre-purchase due diligence to qualify as a bona fide prospective purchaser). The Program anticipates funding approximately 25 to 30 Phase I ESAs through this initiative. If you have a site in your community for which you would like to seek financial assistance to obtain a Phase I ESA, please contact Sara Westrick at (317) 234-1688 or [swestrick@ifa.in.gov](mailto:swestrick@ifa.in.gov).





## IFA and OCRA – Opportunities and Results

The joining of forces between the Indiana Finance Authority (IFA) and Office of Community and Rural Affairs (OCRA) has proven to be a win-win partnership, successfully leveraging varied resources to facilitate local brownfield redevelopment efforts. The IFA's primary mission is to oversee State-related debt issuance and provide efficient, effective financing solutions to facilitate state, local government and business investments in Indiana. OCRA's mission is to promote community prosperity to strengthen Indiana's economy by providing capacity-building solutions to assure ready, marketable, and competitive communities for economic growth. The Indiana Brownfields Program (Program) has served as a bridge between the different missions and programs to help revitalize blighted communities.

This partnership has resulted in a total of 14 brownfield sites in 14 communities receiving \$4,206,875 in OCRA Disaster Recovery (DR) 2 funding for demolition/clearance and other eligible activities, many of which would not be typically eligible for state or federal brownfield funding. The remaining balance of the OCRA DR2 funding under the OCRA Clearance-IFA Brownfields Partnership Program was recently

awarded to the four communities listed below:

- ◆ City of Columbus (Golden Castings): \$157,755
- ◆ Town of Chandler (Fisher Brothers Lumber): \$350,000
- ◆ Town of Flora (Old Flora School): \$446,400
- ◆ Pike County (Main St. Gas Station Day Oil Car Wash): \$279,000

The Comprehensive Site Redevelopment Program (CSRP), a recent, innovative program managed by OCRA, is now underway and the Program is again collaborating. While no CSRP required Letter of Intent (LOI) has yet been submitted involving a brownfield site, it is anticipated that this program will also facilitate brownfield redevelopment as it provides one-on-one technical assistance and access to additional resources for local redevelopment projects. The CSRP can serve as a launching point to access OCRA's U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) non-competitive and competitive funding for demolition activities through the Blight Clearance Program and/or for Phase I and Phase II environmental site assessments. Upcoming deadlines for the Blight Clearance Program (for demolition activities) are April 24, 2015 (for Proposals/Letters of Intent) and July 10, 2015 (for Applications). For more information about the CSRP, please check out the OCRA Web site at <http://www.in.gov/ocra/2718.htm> and your respective OCRA Community Liaison whose contact information can be found at <http://www.in.gov/ocra/2330.htm>.



Golden Castings, Columbus – view looking northwest at site boundary of rubble pile



## U.S. EPA Funding Opportunity around the Corner

The U.S. EPA FFY15 Environmental Workforce Development and Job Training Grant Guidelines have been posted at:

<http://www.epa.gov/oswer/docs/grants/epa-oswer-oblr-15-01.pdf>

RFP# EPA-OSWER-OBLR-15-01 -

**Closing Date: February 3, 2015**

This notice announces the availability of funds and solicits proposals from eligible entities, including nonprofit organizations, to deliver environmental workforce development and job training programs that recruit, train, and place local, unemployed and under-employed residents with the skills needed to secure full-time employment in the environmental field, with a focus on hazardous and solid waste management, environmental health and safety, and wastewater-related management.



## Indianapolis Wins Award

On an annual basis, Smart Growth America makes a limited number of technical assistance workshops available to interested communities at no cost to the communities through a nationally competitive process. The technical assistance award provides communities the opportunity to understand the technical aspects of smart growth development and to build a strategy to achieve their goals. Among 120 applications, the City of Indianapolis is one of 14 communities nationwide selected to receive free workshops in 2015 as part of the Smart Growth America free technical assistance program. Learn more at <http://www.smartgrowthamerica.org/technical-assistance/free-annual-workshops>.

Since smart growth strategies are an important part of supporting local economies, the City of Indianapolis is fortunate to receive free assistance to help the City realize its redevelopment goals. As a winning community, Indianapolis will receive a one- or two-day training session with Smart Growth America experts on the development issue of its choice. The 2015 workshops will focus on transit-oriented development, Complete Streets, smart growth zoning, economic development and fiscal health, parking management, and regional planning for small communities, among others. Indiana communities wanting to learn about smart growth strategies to improve local development may read more about Smart Growth America's workshops for hire at <http://www.smartgrowthamerica.org/technical-assistance/how-we-can-help/>.





## Winter and Wheeler – From Cold to Comfort Letter to Comfort

With current cold temperatures, it is not too difficult to think back to last year at this time when we experienced the “Polar Vortex” that gripped much of the country. Homeless Hoosiers are particularly impacted by and need special attention during extreme weather conditions, and the Wheeler Mission Ministries provides such services. Thanks in part to a Brownfields Comfort Letter, a new addition to the Wheeler Mission Ministries homeless shelter opened in early 2015 just in time to provide shelter from the winter weather. The Wheeler Mission Expansion includes a two-story, 12,000-square foot building addition with an elevator that was built at the location of the Former Ropkey Graphics property at 117 N. East Street in Indianapolis (Site), and adjoins to the west of the original, existing Wheeler Mission Ministries Emergency Shelter for Men building (which can now be renovated).

A 2012 Comfort Letter issued by the Indiana Brownfields Program (Program) to Wheeler East Street Holdings, Inc. facilitated acquisition and redevelopment of the Former Ropkey site. The 0.734-acre former commercial Site, located on the near east-central side of downtown Indianapolis, was first developed in the late 1880s with a church and residential dwellings. In approximately 1927, an automobile repair shop was constructed on the Site. From 1927 to 2005, various on-Site operations included a sprinkler company, a metal shop, a gasoline filling station, a brake service company, and the Ropkey Engraving Company (became Ropkey Graphics in 1982) and Alexander Graphics and Typesetting. The Brownfields Comfort Letter outlined applicable limitations on environmental liability protection and clarified the reasonable steps that the Program considered appropriate for the prospective purchaser (at the time, Wheeler East Street Holdings, Inc.) to take with respect to hazardous substances found on the Site to ensure contamination was not exacerbated and no exposure to existing contamination will occur.

**WHEELER MISSION Ministries**

**Shelter for Men Open House**

**January 21<sup>st</sup>**  
**3:00 p.m. – 6:00 p.m.**

520 E. Market St.  
 Indianapolis, IN 46204

*Join Us!*

The risk-based technical assistance, as well as legal assistance provided by the Indiana Brownfields Program (including evaluating an updated Phase I Environmental Site Assessment and risk of vapor intrusion into the planned building), allowed for Wheeler Mission Ministries to expand its programming and social services, as well as offer additional space to comfort the homeless in times of need. The expanded shelter will have the space to feed about 500 people and sleep more than 250 men on any given evening. Social services offered include temporary emergency shelter, meals, medical services, chapel service, and elective classes for homeless and/or disadvantaged men.

A formal dedication was held on January 21, 2015 and Governor Mike Pence made a special visit prior to opening. (See photos on Page 8)

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Photos of Governor Mike Pence and First Lady Karen Pence visiting with Hoosiers staying warm and out of the winter storm at Wheeler Mission and an American Red Cross shelter, January 6, 2014:



### Redevelopment-related Resources

- ◆ ***Indiana Small Business Guide to Environmental, Safety and Health Regulations, Published in July 2008, Updated in February 2014***

This guidance document is intended to teach users how to meet applicable compliance obligations, though it may not satisfy all regulatory requirements mandated by laws and their respective enforcement agencies. This guide is available online at

[www.idem.IN.gov/5556.htm](http://www.idem.IN.gov/5556.htm). Brownfield information is referenced under [Chapter 8: Site Remediation Requirements \[PDF\]](#).

- ◆ ***IIRC Petroleum Vapor Intrusion Site Screening Guidance, October 2014***

The Interstate Technology and Regulatory Council (ITRC), a state-led coalition whose goal is to improve environmental protections through innovative technologies, has released this Vapor Intrusion (VI) guidance to primarily help regulators and private sector practitioners involved in cleanups better screen out uncontaminated sites and focus their resources on contaminated ones. VI occurs when vapors migrate upward into overlying buildings through cracks and gaps in the building floors, foundations, and utility conduits, and contaminate indoor air. Petroleum vapor intrusion is a subset of vapor intrusion (associated with chlorinated compounds),

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and this petroleum guidance complements upcoming U.S. Environmental Protection Agency (U.S. EPA) VI Guidance documents. ITRC's guidance outlines an involved site screening process, and if this site-screening process does not allow elimination of a vapor intrusion pathway, then the process calls for a prescribed site investigation that ultimately decides if the petroleum vapor intrusion pathway is complete. For more information, the ITRC's guidance is available at <http://www.itrcweb.org/PetroleumVI-Guidance/>.

◆ ***New Adjuncts to ASTM Standard Guide for Greener Cleanups (ASTM E2893-13e1)***

The American Society for Testing and Materials (ASTM) incorporated recently released two adjuncts that facilitate use of the Standard Guide for Greener Cleanups. One adjunct is the Appendix X2 "**Technical Summary Form**" as a writable PDF (ADJE289301). The second adjunct is the Appendix X3 "**Greener Cleanup BMPs**" table containing over 160 best management practices (BMPs) in an Excel format (ADJE289302). With the Excel format, users can sort BMPs applying to particular remediation technologies and core elements and add more BMPs. These adjunct files are available to purchase from ASTM separately or at a reduced rate with the standard. For more information on purchasing the standard and adjuncts, see <http://www.astm.org/Standards/E2893.htm>.

◆ ***ICMA Brownfields Redevelopment: A Guidebook for Local Governments and Communities, Second Edition 2014***

The International City/County Management Association (ICMA)'s first edition was published in 1997, and many changes and transformations have occurred in the evolving field of brownfield redevelopment which are captured in this new edition that can be found at [http://www.in.gov/ifa/brownfields/files/ICMA\\_2014\\_Brownfields\\_Redevelopment\\_Guide.pdf](http://www.in.gov/ifa/brownfields/files/ICMA_2014_Brownfields_Redevelopment_Guide.pdf).

Other various brownfield resources referenced in the ICMA document can be found at the following links:

<http://www.smartgrowth.org/network.php>

The Smart Growth Network helps create national, regional, and local coalitions to encourage metropolitan development. In addition, the Smart Growth Network brownfields page provides a listing of brownfield publications.

<http://www.preservationnation.org/>

The National Trust for Historic Preservation provides leadership, education and advocacy to save America's diverse historic places and revitalize our communities.

<http://www.epa.gov/environmentaljustice/>

U.S. EPA's Environmental Justice homepage is the official site of U.S. EPA's environmental justice projects and programs regarding the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

<http://www.astm.org>

The American Society for Testing and Materials (ASTM) International strives to be the foremost developer and provider of voluntary consensus standards, related technical information, and services having internationally recognized quality and applicability that: promote public health and safety, and the overall quality of life; contribute to the reliability of materials, products, systems and services; and facilitate national, regional, and international commerce.

<http://www.nemw.org>

The Northeast-Midwest Institute (NEMW) Web site provides users with access to cutting edge published reports and books pertaining to brownfield cleanup and finance strategies.



## 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)

**Indiana Office of Community and Rural Affairs (OCRA) Comprehensive Site Redevelopment Program (CSR) in partnership with Indiana Finance Authority (IFA)** Letters of Intent (LOI) accepted by OCRA anytime. 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>.

### January 30, 2015

**WEBINAR: Stellar Communities (multi-agency partnership)**

1:30pm - 3:30pm EST

<http://www.in.gov/ocra/2601.htm>

### February 3, 2015

**DEADLINE: Environmental Workforce Development and Job Training (EWDJT) Grant Proposals**

This funding to nonprofit organizations and eligible entities to deliver environmental workforce development and job training programs focuses on hazardous and solid waste management, assessment, and cleanup associated activities, chemical safety, and wastewater management. These Environmental Workforce Development and Job Training (EWDJT) grants are provided to recruit, train, and place, unemployed and under-employed, including low-income and minority, residents historically affected by hazardous and solid waste sites and facilities who have the skills needed to secure full-time, sustainable employment in the environmental field and in the assessment and cleanup work taking place in their communities. For more information and to view the guidance, please visit <http://epa.gov/oswer/docs/grants/epa-oswer-oblr-15-1.pdf-oblr-15-01.pdf>.

### February 9, 2015

**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](http://www.grants.gov). Click on Search Grants. The CFDA number is 14.889.

### February 17, 2015

**WEBINAR: ITRC Petroleum Vapor Intrusion: Fundamentals of Screening, Investigation, and Management**

1:00pm - 3:15pm EST

This webinar will provide regulators and practitioners with consensus information based on empirical data and recent research to support Petroleum Vapor Intrusion decision making under different regulatory frameworks.

<http://www.clu-in.org/training/>

[#Petroleum Vapor Intrusion: Fundamentals of Screening, Investigation, and Management 20150217](http://www.clu-in.org/training/#Petroleum_Vapor_Intrusion:_Fundamentals_of_Screening,_Investigation,_and_Management_20150217)

### March 6, 2015

**OCRA Wastewater Drinking Water (WDW) - Proposals due**

<http://www.in.gov/ocra/2331.htm>

### March 16, 2015

**Indiana Association of Cities and Towns (IACT) Legislative Day**

Hyatt Regency, 1 S. Capitol Ave., Indianapolis

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

### March 20, 2015

**OCRA Stormwater Improvements (SIP) - Proposals due**

<http://www.in.gov/ocra/2331.htm>

*Continued on Page 11*

**OCRA Main Street Revitalization Program (MSRP) - Proposals due**  
<http://www.in.gov/ocra/2331.htm>

**March 20, 2015**

**OCRA Main Street Revitalization Program (MSRP) - Proposals due**  
<http://www.in.gov/ocra/2331.htm>

**March 24, 2015**

**WEBINAR: Indiana Association of Cities and Towns (IACT) Newly Elected Officials Training**  
<http://www.citiesandtowns.org/>

**March 25, 2015**

**WEBINAR: Risk Management and Assessing Liability: Helping Communities Pursue Reuse Opportunities at Contaminated Properties**

2:00pm - 4:00pm EDT

This webinar is intended to share two critical resources to guide municipal governments, developers, investors and communities in how to mitigate risk and achieve local land revitalization goals. Presenters will share available information in U.S. EPA's Revitalization Handbook *Revitalizing Contaminated Lands: Addressing Liability Concerns* and in U.S. EPA's *Process for Risk Evaluation, Property Analysis and Reuse Decisions* (PREPARED) Workbook. [http://www.clu-in.org/training/#SRI\\_Webinar\\_Series:\\_Risk\\_Management\\_and\\_Assessing\\_Liability:\\_Helping\\_Communities\\_Pursue\\_Reuse\\_Opportunities\\_at\\_Contaminated\\_Properties\\_20150325](http://www.clu-in.org/training/#SRI_Webinar_Series:_Risk_Management_and_Assessing_Liability:_Helping_Communities_Pursue_Reuse_Opportunities_at_Contaminated_Properties_20150325)

**April 24, 2015**

**OCRA Public Facilities Program (PFP) - Proposals due**  
<http://www.in.gov/ocra/2331.htm>

**OCRA Comprehensive Site Redevelopment Program (CSR)/Blight Clearance Program (BCP) - Letters of Intent due**  
<http://www.in.gov/ocra/2331.htm>

**May 11, 2015**

**WEBINAR: Green Infrastructure: Reusing Contaminated Sites and Promoting Sustainable Communities**

2:00pm - 4:00pm EDT

This webinar will introduce green infrastructure elements in the context of reusing and revitalizing contaminated lands. Site-specific projects will be used to discuss reuse projects that with green infrastructure elements such as habitat conservation and stormwater management, provide recreational opportunities and quality of life for communities nearby the contaminated land. The webinar will also share green infrastructure considerations and opportunities for future projects looking to sustainably return contaminated lands to productive and beneficial use for communities.

[http://www.clu-in.org/training/#SRI\\_Webinar\\_Series:\\_Risk\\_Management\\_and\\_Assessing\\_Liability:\\_Helping\\_Communities\\_Pursue\\_Reuse\\_Opportunities\\_at\\_Contaminated\\_Properties\\_20150325](http://www.clu-in.org/training/#SRI_Webinar_Series:_Risk_Management_and_Assessing_Liability:_Helping_Communities_Pursue_Reuse_Opportunities_at_Contaminated_Properties_20150325)

**May 29, 2015**

**OCRA Wastewater Drinking Water (WDW) - Applications due**  
<http://www.in.gov/ocra/2331.htm>

**June 5, 2015**

**OCRA Stormwater Improvements (SIP) - Applications due**  
<http://www.in.gov/ocra/2331.htm>

**OCRA Main Street Revitalization Program (MSRP) - Applications due**  
<http://www.in.gov/ocra/2331.htm>

**July 10, 2015**

**OCRA Public Facilities Program (PFP) - Applications due**  
<http://www.in.gov/ocra/2331.htm>

**OCRA Blight Clearance Program (BCP) - Applications due**  
<http://www.in.gov/ocra/2331.htm>

**July 17, 2015**

**OCRA Wastewater Drinking Water (WDW) - Awards announced**

**July 31, 2015**

**OCRA Stormwater Improvements (SIP) - Awards announced**

**August 3, 2015**

**OCRA Main Street Revitalization Program (MSRP) - Awards announced**

**August 28, 2015**

**OCRA Public Facilities Program (PFP) - Awards announced**

**September 1, 2015**

**OCRA Blight Clearance Program (BCP) - Awards announced**

**September 2-4, 2015**

**2015 National Brownfields Training Conference**, cosponsored by the U.S. Environmental Protection Agency (EPA) and the International City/County Management Association (ICMA) Chicago Hilton on Michigan Ave, Chicago, IL Visit the Conference Web site for additional information:

<http://www.brownfieldsconference.org/>



Please join me at:



### **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

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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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