



**Indiana Finance Authority  
FFY21 Work Plan ADDENDUM for U.S. EPA Brownfields Revolving Loan Fund  
Supplemental Assistance Amendment # BF-00E48101-D**

This project supports the Environmental Results Goal 4, Healthy Communities and Ecosystems, Objective: 4.2; Sub Objective: 4.2.3 at the time of the award [currently Goal 3 (Cleaning Up Communities and Advancing Sustainable Development), Objective 3.1 (Promote Sustainable and Livable Communities)]. Specifically, the recipient will capitalize a revolving loan fund and/or make subgrants to carry out cleanup activities to encourage revitalization and reuse of brownfields sites. Initial Project Period is 5 years, with allowable extensions as necessary and granted.

CFDA: 66.817

CERCLA Authority: 104(k)(2)&(3) -The Small Business Liability Relief and Brownfields Revitalization Act (2002 Brownfields Law)

DCN: STX

Budget: FY 21

Appropriation: E4

Budget Org: 05F2AG7

Object Class: 4114

**Project Period:** June 1, 2008 – September 30, 2023\*

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\*The Indiana Finance Authority (Authority) is requesting a 1-year project period extension with a new end date of September 30, 2023 in order to complete the anticipated subgrant and/or loan activities associated with the recent award of \$500,000 (plus \$100,000 Authority cash match) of 2021 RLF Supplemental Funding.

**PROPOSED OUTPUTS & OUTCOMES**

The primary expected output of the Indiana Brownfields Program (Program)'s 2021 RLF Supplemental Funding award will be the issuance of up to three (3) subgrants/subawards (or a loan(s)) for up to three sites in one community to remediate primarily hazardous substances-contaminated brownfield sites.

The primary expected outcome will be the successful remediation of up to three (3) hazardous substances-contaminated brownfield properties so that they are ready for redevelopment.

Potential subgrantees/borrowers will submit an application to the Program demonstrating subgrantee/borrower and site eligibility prior to being awarded professional services funded with RLF funding. RLF subgrant/loan awardees will enter into an RLF Subgrant and/or Loan Agreement with the Authority addressing the conditions of the Subgrant and/or Loan. For Subgrants, waiver requests to exceed the \$350,000 subgrant per site cap will be made to U.S. EPA as needed.

**Target Completion Date:** All RLF Supplemental funding will be obligated by December 30, 2021 and expended by September 30, 2023.

## INDIANA BROWNFIELD PROJECTS TARGETED FOR RLF SUPPLEMENTAL FUNDING

### PROJECT NAME: WARSAW CHEMICAL

**Location:** City of Warsaw

**Form of Funding:** (Loan, Subgrant, or Combo); **\$ Amount Needed:** \$500,000 Subgrant

**Status/Timeline:** City needs financial assistance to remediate a variety of contaminants related to historical production of carwash and janitorial supplies, builder of hydraulic cylinders and motor drives, and storage of packed chemicals.

*Projected milestone dates:*

January 1, 2022 – consultant bids/contracts in place

April 1, 2022 – public notice of U.S. EPA-required documents completed

April 15, 2022 –field work begins

April 1, 2023 – remediation completion report submitted

May 1, 2023 – state closure letter completed

**Firm/Potential Leveraging Commitments:** *Firm:* Program Low-Interest Loan funding; U.S. EPA Coalition Assessment Grant to Michiana Area Council of Governments (MACOG) which includes Warsaw in its member area. *Potential:* Authority State Revolving Fund (SRF) \$--Non-point source interest rate reduction/savings and/or dollars in its loan that have not been allotted to a specific component of the City's project and could be used for remediation (\$1.3M).

**Anticipated Reuse & Outcomes:** City is committed to redevelopment of this site as part of its Argonne Road Corridor project that is part of its 2013 Imagine Warsaw Plan, 2015 Comprehensive Plan, 2016 Warsaw Winona Lake Stellar Plan, and 2020 Argonne Corridor Vision Plan. Reuse/redevelopment includes plans for some on-site buildings to be leased to multiple tenants for offices and other spaces such as retail and for a portion of the site to be developed/used as residential space.

### PROJECT NAME: GATKE

**Location:** City of Warsaw

**Form of Funding:** (Loan, Subgrant, or Combo); **\$ Amount Needed:** \$200,000 Subgrant

**Status/Timeline:** City needs financial assistance to remediate a variety of contaminants in soil (e.g., lead, arsenic) related to this former power plant and asbestos friction and bearing products manufacturer.

*Projected interim milestone due dates:*

January 1, 2022 – consultant bids/contracts in place

April 1, 2022 – public notice of U.S. EPA-required documents completed

April 15, 2022 – field work begins

April 1, 2023 – remediation completion report submitted

May 1, 2023 – state closure letter completed

**Firm/Potential Leveraging Commitments:** *Firm:* Program Phase I Initiative; Program 128(a) Phase II ESA. *Potential:* Authority State Revolving Fund (SRF) \$/Non-point source project.

**Anticipated Reuse & Outcomes:** City is committed to redevelopment of this site as part of its Argonne Road Corridor project that is part of its 2013 Imagine Warsaw Plan, 2015 Comprehensive Plan, 2016

Warsaw Winona Lake Stellar Plan, & 2020 Argonne Corridor Vision Plan. Redevelopment plans include retail space to be rented to local artisans, associated parking, and greenspace.

**PROJECT NAME: ARNOLT**

**Location:** City of Warsaw

**Form of Funding:** (Loan, Subgrant, or Combo); **\$ Amount Needed:** \$350,000 - \$500,000 Subgrant

**Status/Timeline:** City needs financial assistance to remediate a variety of contaminants (e.g., solvents, VOCs, TCE, metals, chromium) in soil and groundwater related to historical manufacturing of metal parts, bulk petroleum, and coal storage yard.

*Projected interim milestone due dates:*

January 1, 2022 – consultant bids/contracts in place

April 1, 2022 – public notice of U.S. EPA-required documents completed

April 15, 2022 – field work begins

April 1, 2023 – remediation completion report submitted

May 1, 2023 – state closure letter completed

**Firm/Potential Leveraging Commitments:** *Firm:* U.S. EPA Coalition Assessment Grant to Michiana Area Council of Governments (MACOG) which includes Warsaw in its member area. *Potential:* Authority State Revolving Fund (SRF) \$/Non-point source project.

**Anticipated Reuse & Outcomes:** City is committed to redevelopment of this site as part of its Argonne Road Corridor project that is part of its 2013 Imagine Warsaw Plan, 2015 Comprehensive Plan, 2016 Warsaw Winona Lake Stellar Plan, and 2020 Argonne Corridor Vision Plan. Redevelopment vision for this site includes restoration of some of the existing buildings, which are recommended to be light industrial or warehouse space. Site may also be considered for residential redevelopment.

**BUDGET UPDATE:**

The following information summarizes the Program’s RLF funding balances, including the new \$600,000 Supplemental Funding award (including the Authority’s 20% cost share). On the following page is a Budget Table which indicates how the 2021 RLF Supplemental Funding award is anticipated to be spent.

**Amount of Available RLF Funding and Current Commitments (including latest \$600,000):**

- Amount of unspent grant funding from the Program’s open RLF grant is \$1,447,385 (includes \$1,188,652 RLF and \$258,733 cost share; all of which is committed)
- Amount of available or unspent accrued program income from the Program’s open RLF grant is \$617,430 (\$419,933 of which is committed)
- Amount of current undrawn commitments for loans, subawards/subgrants and programmatic costs is \$1,866,666

**The total amount of uncommitted funds based on the following formula: \$284,862**

$$\begin{array}{r r r r r r} \text{Unspent Grant Funding} & + & \text{Unspent Program Income (PI)} & - & \text{Committed Funds} & = & X \\ \$1,447,385 & & \$617,430 & & \$1,866,666 & & \$198,149 \end{array}$$

**Budget Table (next page)**

Although U.S. EPA Brownfields Program RLF policy no longer distinguishes funding type between hazardous substances and petroleum, the Indiana Brownfields Program keeps the distinction in its budget table based on past practice for consistent record keeping. All of the 2021 RLF Supplemental award costs are indicated under the Subgrant portion of the budget table as that is the Program’s expectation for how cleanup at the targeted sites will be funded. However, it is possible that a loan award could be made.

**Budget for FFY21 RLF Supplemental (Hazardous) Funding Award**  
*(consistent with Standard Form 424 – Budget Information – Non-Construction Programs)*

Budget Categories	Project Tasks for Cleanup Loans (≥50% of available funds; incl. cash match for 20% cost share)					
	TASK 1: Maintain RLF	TASK 2: Market RLF/ Community Involvement	TASK 3: Loan Funds  Hazardous Substances    Petroleum		TASK 4: Oversee Cleanup & Report to U.S. EPA	Total
Personnel	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Fringe Benefits	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Travel	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Supplies	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Other*	IN KIND	IN KIND	\$0	0	IN KIND	\$0
<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>20% Cost Share</b>	0	0	\$0	0	0	\$0
*loan funds + contractual expenses for eligible programmatic costs (e.g., DB compliance)						
Budget Categories	Project Tasks for Cleanup Discounted Loans &/or Subgrants (≤50% of available funds; incl. cash match for 20% cost share) (subgrant &/or forgivable loan component, \$200k cap per subgrant/loan)					
	TASK 1: Maintain RLF	TASK 2: Market RLF/ Community Involvement	TASK 3: Make Subgrants  Hazardous Substances    Petroleum		TASK 4: Oversee Cleanup & Report to U.S. EPA	Total
Personnel	\$6,100	\$6,100	IN KIND	IN KIND	\$6,100	\$18,300
Fringe Benefits	\$3,900	\$3,900	IN KIND	IN KIND	\$3,900	\$11,700
Travel	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Supplies	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Other (Subgrant &/or Forgivable Loan Amount)	IN KIND	IN KIND	\$470,000	\$0	IN KIND	\$470,000
<b>Sub Total</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$470,000</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$500,000</b>
<b>20% Cost Share</b>	0	0	\$100,000	\$0	0	\$100,000
<b>Total RLF</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$470,000</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$500,000</b>
<b>Total Cost Share</b>	0	0	\$100,000	\$0	0	\$100,000
<b>Total Available Loan Funds</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$570,000</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$600,000</b>