

Summary of RLF Loans or Subgrants

1. Lender/Subgranter (CA #): BF-00E48101-B
2. Borrower: N/A
3. Loan Amount: N/A
4. Subgrantee: City of Crawfordsville
5. Subgrant Amount: \$161,546 (\$15,504 will be paid with State funds; Total Project cost = \$177,050)
6. Project Name: Tri County Petroleum
7. Date of Loan/Subgrant: 3/15/19
8. Interest rate: N/A
9. Loan terms - frequency and length of payment: N/A

Short summary of project/highlights:

The Site is located at 300 East Pike Street, Crawfordsville, Montgomery County, Indiana. The 0.955-acre Site is within a residential area, approximately 0.65 miles southeast of the City of Crawfordsville central business district. The Site is vacant with a one-story, approximately 2,482-square foot residential dwelling that was reportedly converted to office use and with an approximately 1,800-square foot storage building.

Since the early 1900s, the Site has operated as a coal yard, office, and bulk petroleum facility. In 2012, the Site had U.S. EPA and IDEM involvement with oil and drum removal/disposal. Several drums were found to contain ignitable waste and methyl-ethyl-ketone (MEK). Soil and groundwater sample results identified VOC and SVOC contamination. The petroleum contamination detected on the Site has resulted from daily historical operations of the bulk petroleum facility.

Past owners of the Site have varied, and the City of Crawfordsville is the current Site owner. The City acquired the Site through the tax foreclosure process in 2018 for purposes of facilitating remediation and redevelopment. The City also complied with AAI prior to taking title to the Site (utilizing Phase I funding from the Indiana Brownfields Program), which has remained unoccupied during the City's ownership.

The planned future use for the Site is as a trailhead with parking, benches and small neighborhood park. The railroad tracks adjacent to the Site will be converted into an urban trail connecting various parts of the City.