

# ABANDONED Landfills and Brownfields

Chances are if you live in a town of at least 1,000 people, there is a dump within an easy drive that historically met the disposal needs of the community. Though most of these sites are not active today, the evidence remains. Many have been abandoned and/or not properly closed, maintained, or monitored. Finding a caretaker of these abandoned landfills today may rest upon the cooperative efforts of the state and local community. Ever think of that abandoned landfill as a potential brownfield? Hmm....

The dumps of days gone by were not likely operated with environmental controls by today's standards. Many operated unattended with access unrestricted, and open trench burning was a common form of waste reduction. The majority of these early forms of waste manage-

ment closed or were abandoned by the late 1980s. This coincides with the onset of rigorous state and federal regulations governing landfill design, environmental controls, site operation and waste acceptance criteria. Today, many of these abandoned sites, once out of sight and out of mind, are now gaining attention due to development knocking on their unlined, eroded and often leaky boundaries. Is this the familiar situation in your community? Could that abandoned landfill qualify as a potential brownfield? Consider this discussion.

Abandoned landfills are a growing state-wide environmental concern and present unique environmental problems as many of these sites do not fit into the traditional state clean-up programs (as hazardous sites present more of an imminent threat to human health), but just the same and

equally as challenging are the appropriate reuses of landfills due to issues of differential settlement, erosion, groundwater concerns and landfill gas migration. IDEM has been consistently successful in finding innovative and environmentally responsible ways in addressing abandoned landfills. Unfortunately, the numbers of sites in need of attention far outpace the available traditional IDEM resources. So IDEM initiated a pilot known as the ALF (Abandoned Landfill) program dedicated to communicating abandoned landfill awareness and finding solutions in addressing this statewide environmental problem.

The ALF program relies upon the technical skills of inspectors, chemists, engineers, geologists, and environmental scientists across the

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*cover story cont.*

agency. This group plans to seek, locate, evaluate, rank and quantify abandoned landfills within the state in hope of mitigating environmental impacts. Through this process, a better picture of the statewide issue of abandoned landfills can be determined for future resource considerations. As of November 2000, a total of 249 sites have been located. These sites will be assessed through long term planning and coordination. Additional sites are being discovered on a regular basis.

During the first year of the ALF program, 12 abandoned landfills were chosen for a pilot group to assess for environmental impacts and general stability. Each of the 12 sites had a team of environmental professionals that visited the site, collected environmental samples, and evaluated the results. As expected, each site was in need of some sort of attention, ranging from recommendations of total excavation of a small open dump in Orange County to an estimated \$5.7 million dollar closure cost for an abandoned landfill in Lake County. For the year 2001, the group will continue to rank and evaluate abandoned sites across Indiana.

Gathering information on the sites is done not only through traditional means, but also by digitally storing maps, site locations, points of concern and chemical results to enhance the practical use of the information gathered. The information is gathered through the use of Global Positioning System (GPS) units and can be displayed in various ways using Geographic Information Systems (GIS) computer technology. The use

of GIS and GPS technology will enhance the ability of IDEM to inventory, track and quantify abandoned landfill sites across the state.

So what does all of this information regarding the ALF program at IDEM have to do with that abandoned landfill in your community as a potential brownfield? Abandoned landfills present a community with many of the same issues as the “traditional” brownfield project. The negatives are present: a) potential for substantial ongoing environmental impacts, b) liability issues, and c) if left unattended, a deterrence to land reuse and development. The positives are there as well: a) an opportunity to mitigate a site impacting the environment, b) an opportunity for community awareness and involvement, and c) land reuse and development opportunities. Funds necessary to correctly and responsibly close and monitor an abandoned landfill can quickly add up and exhaust most community budgets quickly. Grant assistance and other funding mechanisms available through the Brownfields Program may assist a community in assessing site concerns. Not every site will qualify for assistance, but it is certainly worth an inquiry.

IDEM may not be able to provide all the answers your community may have regarding a site, but by working together an environmentally protective and viable reuse may be feasible. At IDEM, Jim Sullivan would be a good place to start with your questions. Jim is the ALF program contact and can be reached at (317) 233-2415, or by e-mail at [jsulliva@dem.state.in.us](mailto:jsulliva@dem.state.in.us).

## Site Highlight

### The Art of Brownfields



St. Francis University in Ft. Wayne, Ind. has a new arts building that was once a part of an [abandoned bulk petroleum distribution and refinery facility](#).

In partnership with the city of Fort Wayne, the university purchased a portion of the abandoned property and received an Indiana Brownfields Site Assessment Grant in March 1999 to complete a Phase II Environmental Assessment of the property.

Based on the findings of the Phase II, the university entered this property into IDEM’s Voluntary Remediation Program (VRP). While cleaning up this property, the university proceeded with redevelopment of the site. Brownfields Program and VRP staff conducted an on-site visit to find what was once an abandoned site is now a vibrant facility with classrooms and exhibition halls. VRP will monitor the active remediation of this site, and the Brownfields Program will continue to assist the university in its funding needs. For further information, please contact Michele Oertel or Kris Buckles from the VRP at (317) 232-8875.

**Statewide Brownfields Conference  
Indiana 2001  
Local Lessons Learned  
Tuesday, March 27, 2001  
Bloomington Convention Center**

**Registration Form**

**NOTE:** Please fill out a separate registration form for each individual attending the conference. Registration is limited and will be taken on a first-come, first-served basis and must be received on or before **February 23, 2001**. The registration fee for the conference is **\$35** with a special rate of \$5 for students. A continental breakfast, buffet lunch and evening reception are included in the registration fee. Registration the day of the conference will be \$50; lunch may not be included.

*Please print clearly.*

Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_ **Registration total: \$** \_\_\_\_\_

I would like to reserve a booth in the exhibit hall (\$100 – includes registration for one person/ \$15 extra for additional persons for lunch only) – *booth space is limited* **Exhibit total: \$** \_\_\_\_\_  
\* Exhibit reservations must be received by February 23, 2001 for inclusion in the conference program.

I would like to sign up for the Bloomington Bus Tour (concurrent afternoon session) – *seating is limited*

**Checks** should be made **payable to:**  
**Indiana Department of Environmental Management**

I will be staying at the Courtyard by Marriott. (*attached to the Convention Center*)

Mail your completed registration form and check to:  
**Tracy Concannon/Cashier's Office**  
**Indiana Department of Environmental Management**  
**Office of Land Quality**  
**Brownfields Program**  
**P.O. Box 7060**  
**Indianapolis, IN 46207-7060**

Hotel rooms available on **March 26<sup>th</sup>** at:  
•Courtyard by Marriott (812) 335 8000  
(must reserve by February 26<sup>th</sup>) - \$79.00  
•Hampton Inn (812) 334-2100  
(must reserve by March 5<sup>th</sup>) - \$61.00  
⇒**You must indicate that you will be attending the Statewide Brownfields Conference at the Convention Center in order to receive the group rate.**

**Total amount enclosed: \$** \_\_\_\_\_

Questions should be directed to Tracy Concannon, (800) 451-6027, ext. 3-2801 or locally at (317) 233-2801 or tconcann@dem.state.in.us. More information can be obtained on IDEM's Brownfields Program web page at www.state.in.us/idem/olq/brownfields.

Individuals requiring reasonable accommodations for this event should contact IDEM's Americans with Disabilities Act coordinator at (800) 451-6027, press 0 and ask for ext. 3-1785, or (317) 232-6565 (TDD). Please provide a minimum of 72 hours notification.

**Account # (6000-490000-111500)**

**STATEWIDE BROWNFIELDS CONFERENCE – INDIANA 2001**  
**LOCAL LESSONS LEARNED**  
 BLOOMINGTON, MONROE COUNTY  
 DRAFT AGENDA

<b>7:30 a.m. – 8:30 a.m.</b>		<i>REGISTRATION &amp; CONTINENTAL BREAKFAST</i>		<b>EXHIBIT HALL</b> <i>Cinergy Rooms</i>  OPENS 8:00 a.m.  CLOSES 6:00 p.m.
<b>8:30 a.m. – 10:30 a.m.</b>		<b><u>BROWNFIELDS OVER BREAKFAST</u></b> <i>Great Room</i>		
8:30 a.m. – 9:00 a.m.		<i>Opening Remarks:</i> Lori Kaplan, Commissioner, IDEM The Honorable John Fernandez, Mayor, City of Bloomington ( <i>invited</i> )		
9:00 a.m. – 10:30 a.m.		<b><i>BROWNFIELDS BASICS</i></b> <input type="checkbox"/> Resource Guide <input type="checkbox"/> Federal Programs <input type="checkbox"/> State Programs		
<b>10:30 a.m. – 10:45 a.m.</b>		<i>BREAK</i>		
<b>10:45 a.m. – 12:00 p.m.</b>	<b><u>PUBLIC/COMMUNITY PARTICIPATION</u></b> <i>Bank One Room</i>	<b><u>SUSTAINABLE DEVELOPMENT &amp; BROWNFIELDS</u></b> <i>Cook Group Room</i>		
	<input type="checkbox"/> Environmental Justice & Brownfields <input type="checkbox"/> Brownfields Grant & Loan <input type="checkbox"/> City of Mishawaka	<input type="checkbox"/> Rural Development & Economic Development <input type="checkbox"/> Smart Growth/Land Use <input type="checkbox"/> Farmland Preservation		
<b>12:00 p.m. – 12:45 p.m.</b>		<i>BUFFET LUNCH – meal served at 12:00 p.m.</i>		
<b>12:45 p.m. – 2:15 p.m.</b>		<b><u>LOCAL LESSONS LEARNED DISCUSSION</u></b> <i>Great Room</i>		
		<ul style="list-style-type: none"> <li>➤ <i>Keynote Speaker</i> <ul style="list-style-type: none"> <li>▪ The Honorable Joe Kernan, Lt. Governor, State of Indiana (<i>invited</i>)</li> </ul> </li> <li>➤ <i>Site Highlights</i> <ul style="list-style-type: none"> <li>▪ Town of Pierceton</li> <li>▪ Monroe County</li> <li>▪ City of Fort Wayne</li> </ul> </li> </ul>		
<b>2:15 p.m. – 2:45 p.m.</b>		<i>BREAK</i>		
<b>2:45 p.m. – 4:00 p.m.</b>	<b><u>LIMITING LIABILITY</u></b> <i>Great Room</i>			
	<input type="checkbox"/> State Protection/Risk Management <ul style="list-style-type: none"> <li>- Risk Integrated System of Closures</li> <li>- Certificate of Completion/Covenant Not to Sue</li> <li>- Comfort/Site Status Letters</li> </ul> <input type="checkbox"/> Banking Perspective <input type="checkbox"/> Environmental Insurance			
	<b><u>BLOOMINGTON BROWNFIELDS BUS TOUR</u></b> (Must pre-register limited seating) Departure – 2:45 p.m. Return – 4:00 p.m.			
<b>4:00 p.m.</b>		<i>END OF CONFERENCE</i>		
<b>4:00 p.m. – 6:00 p.m.</b>	<b><u>BROWNFIELDS RECEPTION</u></b> <i>Cinergy Rooms – Exhibit Hall</i> An informal gathering to share ideas and socialize. Appetizers and soft drinks will be available.			

Issues

**RCRA and Brownfields**

These two programs are not exactly oil and water, but not exactly a likely partnership either! Nevertheless, during the *September 2000 U.S. Environmental Protection Agency (EPA) Region 5 Annual All States* meeting, identifying opportunities for brownfields within the Resource Conservation and Recovery Act of 1976 (RCRA) program proved to be a big issue, both at the national and state levels.

RCRA established a regulatory system to manage hazardous wastes from the time they are generated to their final disposal – cradle to grave as it is commonly referred to. It is designed to prevent the creation of new hazardous waste sites by authorizing EPA to take actions against facility owners and operators who do not comply with RCRA requirements.

In contrast to the RCRA program, the Brownfields Program is not regulatory, but voluntary. In the past, policies and philosophies have clashed. Recently, however, the RCRA program has identified the need to assist stakeholders with overcoming RCRA regulatory barriers to brownfields redevelopment. For example, it has made great strides in recognizing state voluntary cleanup programs, which work in conjunction or cooperation with state brownfields programs. However, liability exemptions continue to be especially challenging for brownfield sites.

Some Region 5 states have had success with liability documents, such as No Further Interest (NFI) Letters and Prospective Purchaser Agreements (PPAs). Memoranda of Understanding (MOUs) with EPA exist for some Region 5 states, and Indiana is currently exploring this option. IDEM will continue to pursue inventive solutions to RCRA problems facing brownfields.

In Brief

**Brownfields on the Boardwalk**

On October 11-13, the national, annual conference entitled *Brownfields 2000 Research & Regionalism: Revitalizing the American Community* was held in Atlantic City, New Jersey. This research-based conference was co-sponsored by the U.S. Environmental Protection Agency and the Engineers' Society of Western Pennsylvania.

The conference encouraged and promoted the exchange of information, procedures and techniques related to the assessment, cleanup and redevelopment of brownfield sites through its program and exhibits. The conference was organized having different tracks with numerous concurrent sessions. The six tracks included Brownfields Fundamentals; The Three E's: Economics, Environment and Equity; Creating Value and the Future Use; Former Uses and Managing Liability and Risk; Marketplace of Ideas; and Lessons from the Field.



As an exhibitor at the conference, the Indiana's Brownfields Program highlighted not only Indiana's Brownfields resources and successes, but the Voluntary Remediation Program (VRP) as well. These programs work cooperatively with each other to assist communities in remediating and redeveloping brownfields. This provided an excellent opportunity for two successful IDEM programs to receive

national exposure. Indiana was one of the few states, and the only Midwest state, represented at the conference exhibit center. Having state representation was well received, and networking with various stakeholders was invaluable in receiving an overarching education about other state and federal programs.


**Fourteen Communities Receive Grants**

Fourteen communities received an Indiana Brownfields Site Assessment Grant in the Fall of 2000 totaling \$328,932. The grant can be used to conduct Phase I and Phase II environmental site assessment activities. Following is a complete listing of the communities and their respective grant amounts:

Gary .....	\$29,521
Indianapolis .....	\$39,299
Kewanna .....	\$26,946
Logansport .....	\$14,995
Richmond .....	\$19,167
Shelby County .....	\$32,492
South Bend .....	\$35,382
New Albany .....	\$4,760
Howard County—	
Solid Waste District .....	\$17,974
Connersville .....	\$27,000
Plymouth .....	\$18,251
Greentown .....	\$19,495
Brazil .....	\$21,900
LaPorte .....	\$21,750

For an application, please visit the IDFA or IDEM web sites, or contact Calvin Kelly or Gabriele Hauer.

**February 2, 2001 - Next Indiana Brownfields Site Assessment Grant Deadline.**



## Current Activities

### **Partnering for Livable Environments – Agency Priority**

IDEM has identified projects that we want to pursue to make Indiana's environment better. The goal of one of these initiatives, "Partnering for Livable Environments" is to get communities involved, educated, and excited about their environmental future. IDEM is working with two pilot communities as part of this priority, and brownfields redevelopment is among the top issues of interest.

On September 6 and December 6, 2000, IDEM Brownfields Program staff participated in the "kick-off" for the agency's partnership with the town of New Harmony and the city of Aurora, respectively.

The New Harmony event was held in Murphy Park, with IDEM's Commissioner, Lori Kaplan, as the keynote speaker. The town council, president Rodney Stockment, is extremely dedicated to his town and was a gracious host for this "open house," which provided an opportunity for IDEM staff to discuss community concerns with residents and answer questions. IDEM representatives were available to discuss the following topics: brownfields, environmental education, watershed management/regional sewer districts, asbestos, pollution prevention, well-head protection, wetlands, and wastewater. The successful turnout speaks volumes about the community and its leaders.

Aurora Mayor Richard Ullrich's enthusiasm and dedication to the community was evident in the after-

noon "open house". Mayor Ullrich provided a warm and casual atmosphere allowing community members to meet IDEM staff, ask questions, and gather information. Mayor Ullrich of Aurora identified the following environmental issues that his community faces, all of which were represented at this event: sewer issues, open burning, healthy homes/ kids' health issues, recycling/pollution prevention, erosion control, and last but not least, brownfields.

The Brownfields Program will continue to work with these two pilot project communities as part of an agency priority.

### **New EPA UST fields Initiative**

On November 2, 2000, the U.S. Environmental Protection Agency (EPA) announced grants for 10 communities in a new initiative to clean up abandoned underground petroleum tanks. Like EPA's highly successful Brownfields Program, this new program, called UST fields, will provide grants to states for community pilot projects to plan cleanups, stop contamination of groundwater, protect public health, and allow for future economic development of sites. Petroleum contamination is generally excluded from cleanup under EPA's Superfund and Brownfield Programs due to the petroleum exemption under the Superfund law. As a result, the cleanup and redevelopment of properties containing abandoned underground storage tanks are either not occurring or are delayed. This new program should address this impediment to cleanup and redevelopment at these properties. The new program places special emphasis on

communities with environmental problems caused by the fuel additive MTBE. An additional 40 pilots are expected to be competitively selected in 2001. For more information on the new USTfields program, visit [www.epa.gov/swrust1/ustfield](http://www.epa.gov/swrust1/ustfield) or call Steve McNeely at (703) 603-7164 or Tim Smith at (703) 603-7158.

The Indiana Brownfields Advisory Team (IBAT), a subgroup of the Interagency Brownfields Task Force, was one of the Housing and Urban Development (HUD) FY 2000 Local "Best Practices" award recipients. The "Best Practices" designation identifies leaders that make a significant difference in the lives of the people in the communities they serve. A certificate and award were presented to the IBAT by the HUD Task Force representative.

## Community Initiatives

### Howard County



The Howard County Solid Waste Management District (SWMD) teamed up with the Howard County Commissioners to apply for and receive an Indiana Brownfields Site Assessment Grant through the Indiana Development Finance Authority. The grant is to be used to determine the level and extent, if any, of contamination on a 4.24-acre piece of property on Markland Avenue in Kokomo. The grant application received widespread support from county and district officials as well as from residents that are involved with the district's citizens advisory committee.

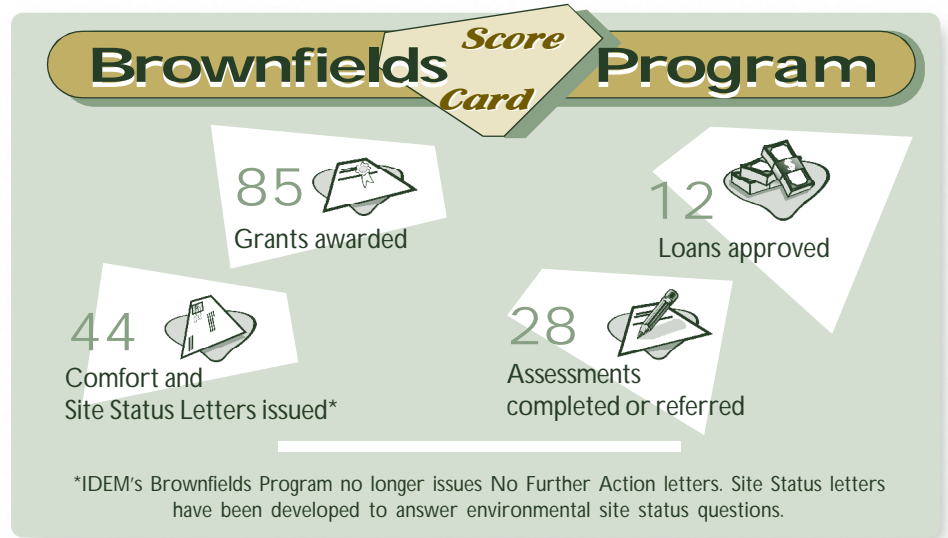
The site was formerly owned by Continental Steel, and is near, but not part of, the Continental Steel Superfund Site. Currently there is a dilapidated storage building on site and numerous junk automobiles, heavy equipment, drums and debris scattered throughout the property. It was used at one time by Continental Steel as a semi-truck parking lot.

If the site assessment reveals no contamination, or low levels that will require minimal remediation, then the district plans on building its new offices at the site. In addition to the district offices, the plans call for recyclable and household hazardous waste drop-off areas, a swap-shop, a picnic area, a pavillion, and an outdoor lab. The lab will include a compost education area, a soil and water education area, a water pollu-

tion education area, an arboretum, areas of native vegetation, wildflower gardens, and a weather station.

The district hopes to recycle this otherwise compromised property into something that the community

will utilize and enjoy for decades to come. For further information, please contact Keith Fallo of the Howard county SWMD at 765-456-2274.



**Q:** Who in the world is Gabriele Hauer?

**A:** Gabriele is the new Chief of IDEM's Brownfields/Site Investigation Section, replacing Dana Reed Wise who was named the agency's Chief of Staff. Gabriele has an MS in Environmental Engineering from the University of the State Rheinland Pfalz, West Germany and 13 years of professional experience as an environmental engineer, advisor, scientist, supervisor, and manager for the governments of West Germany and the State of Indiana. Gabriele's new position is a return to the Brownfields program, having served as the Brownfields Coordinator for IDEM in 1995 and 1996. Gabriele served as the Branch Chief of the IDEM Office of Pollution Prevention and Technical Assistance, where she implemented and promoted the agency's pollution prevention program. In addition, Gabriele has served as a Working Group Leader in the Superfund Program and a Senior Environmental



Manager in the Defense Environmental Restoration Program. We wish Gabriele the best in her new position.



**Brownfields Bulletin** is published quarterly by the Indiana Department of Environmental Management to inform local government officials, business representatives and interest groups about brownfields redevelopment initiatives and success stories from within and beyond the state.

A brownfield site is an industrial or commercial property that is abandoned, inactive or underutilized due to actual or perceived environmental contamination. IDEM's overall mission is to make Indiana a cleaner, healthier place to live. IDEM's brownfields initiative helps communities remove barriers for sustainable growth.

Comments and ideas are welcome; e-mail Sandy Bardes of the IDEM Brownfields Program. For address changes or to be added or deleted from the mailing list, call (800) 451-6027, press 0 and ask for ext. 3-1044, or call (317) 233-1044 or email [mufkes@dem.state.in.us](mailto:mufkes@dem.state.in.us).



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**IDEM's toll-free number:** (800) 451-6027, press 0 and ask for a person by name or number, or dial direct.

## Who Can Help

### Technical and educational assistance

*Indiana Department of Environmental Management  
Brownfields Program Staff (listed at right)  
100 N. Senate Ave., Suite 1101  
P.O. Box 6015  
Indianapolis, IN 46206-6015  
[www.state.in.us/idem/olq/brownfields](http://www.state.in.us/idem/olq/brownfields)*

### Financial assistance

*Indiana Development Finance Authority  
Calvin Kelly, Program Manager  
One North Capitol, Suite 320  
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