



3rd Quarter 2002, Issue 17

BROWNFIELDS AND ENVIRONMENTAL JUSTICE: A Shared Vision



In the past 20 years, America has witnessed a change in the social, economic, and environmental climate in many inner-city communities. Environmental justice (EJ) has emerged to offer new challenges and new opportunities.

EJ is defined as 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. Despite its complexity, once achieved, EJ could provide the basis for a new and much needed paradigm in environmental protection and community building, a paradigm that has collaboration as its central principle and recognizes the importance of developing new models to address old problems that still linger from America's Industrial Age.

In a number of ways, this much sought after paradigm is emerging from the brownfields arena. At the heart of the brownfields philosophy is the concept of sustainability, defined as the capacity to meet the needs of present generations without compromising the ability of future generations to meet their own needs. Sustainability provides the most compelling link between EJ and brownfields by recognizing that the solutions to issues that impact a community must be pursued simultaneously. The conventional wisdom seems to suggest that the solution to what ails a community lies solely in economic vitality. Sustainable solutions, however, seek to restore and maintain economic

vitality, protect the natural and built environment, and address equity issues for affected neighborhoods.

Like brownfields, the EJ philosophy seeks to realize the point of agreement between environmental protection and the achievement and maintenance of a sustainable community. Implicit in both philosophies is the need to develop collaborative approaches to solving the myriad of problems that might plague a community. Collaborative approaches view the quest for solutions as a process that includes coalition building, consensus seeking, and the finding of a shared vision. These are key ingredients to building sustainable communities, as can be witnessed by looking at the many success stories celebrated in the brownfields arena. In the city of Fort Wayne, for example, state, federal, and local agencies, as well as community and business leaders, are collaborating to address the former Bowser Pump Company site. One of the results, so far, has been the cleanup of a portion of a neighborhood eyesore and the construction of 10 single-family residences with another 18 to 25 planned for future construction. This illustrates the importance of developing a collaborative approach in addressing brownfields, and the same type of approach can prove useful in addressing EJ issues in redevelopment or other efforts.

Brownfields redevelopment has been touted as an example of environmental justice in action because of the approaches used and the resources brought to bear on the issues, real or perceived, that impede redevelopment. Common to many successful redevelopment efforts is a call for an investment in three critical aspects of a sustainable community: its economic vitality, its environmental health, and its people. This kind of forward-thinking, collaborative, and practical approach can and must be realized when addressing EJ.

(continued on page 2)

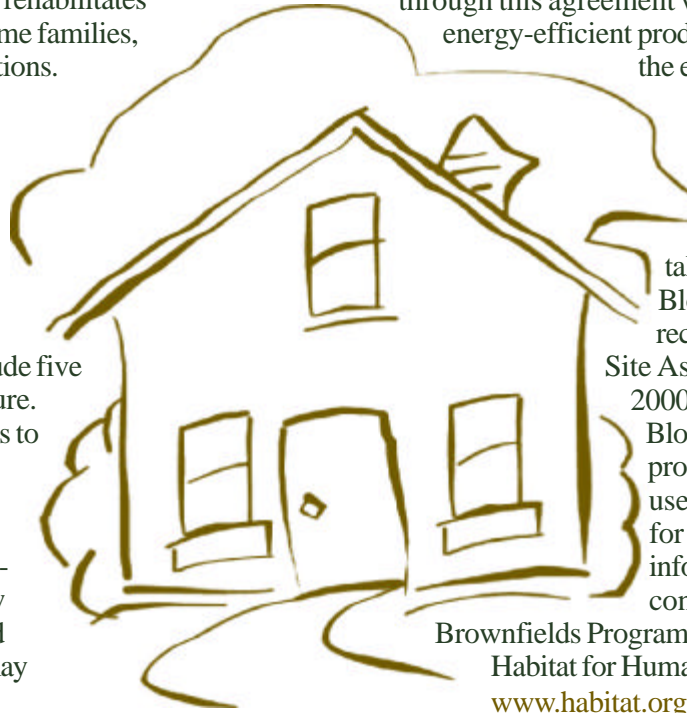
EPA and Habitat for Humanity Form Partnership

In February, the U.S. Environmental Protection Agency and Habitat for Humanity International formed a partnership to build energy-efficient, affordable housing on former brownfield properties. Both organizations pledged to work cooperatively toward completion of this shared goal. Habitat for Humanity is a nonprofit group that with the help of future homeowners, builds and rehabilitates affordable houses for low-income families, using voluntary labor and donations.

EPA has already worked cooperatively with Habitat's affiliates in the cities of Wellston, Mo., and Minneapolis, Minn., to construct homes on former brownfield properties. EPA and Habitat will expand this partnership to include five additional cities in the near future. EPA will use brownfield dollars to perform environmental assessments at community-identified brownfield properties so that Habitat can locate safe, affordable building lots. Through new authority in the recently passed brownfields legislation, EPA may also offer cleanup grants to

nonprofits, such as Habitat, to provide cleanup funds if the properties are found to be contaminated.

"This is an excellent opportunity to work with Habitat for Humanity to encourage affordable and energy-efficient housing on cleaned up brownfields properties," said EPA Administrator Christie Whitman. "We also hope that through this agreement we can encourage the use of energy-efficient products to not only save money, but the environment as well."



The Indiana Brownfields Program has worked with a local Habitat for Humanity affiliate to assess environmental contamination on a brownfield in Bloomington. Monroe County received an Indiana Brownfields Site Assessment Grant in February 2000, which was used to investigate a Bloomington Habitat for Humanity property that reportedly had been used as a junkyard scavenger site for electrical components. For more information about this project, contact Susan Tynes of the Brownfields Program. For more information about Habitat for Humanity International, visit www.habitat.org.

Environmental Justice *(continued from cover page)*

IDEM's Guide for Citizen Participation; Getting Involved in Environmental Decision Making, a frequently asked questions brochure; and the *Enhanced Public Participation Plan* are some of the tools developed by IDEM's Environmental Justice Program to help foster collaboration. Of particular relevance in brownfields is the *Enhanced Public Participation Plan*. The essence of the plan is collaboration and partnership building internally, across programs, and externally with local community organizations. The plan recognizes the importance of these elements in raising public awareness, increasing public involvement, and ultimately leading to even better environmental decisions. For more information about EJ, please visit www.IN.gov/idem/environmentaljustice or contact Keith Veal, IDEM's Environmental Justice coordinator, at (317) 234-0435 or kveal@dem.state.in.us.

Mark Your Calendar

August						

International Economic Development Council
Brownfields Workshop
August 13-14, 2002
Indianapolis, IN
www.iedconline.org/brownfield_workshops.html
(202) 942-9454



The Brownfields Program is now using IDEM's Risk Integrated System of Closure (RISC) to evaluate all sites entering the program. Please visit the Brownfields Program's Web site for more information.

Senior Volunteers Assist Brownfields Redevelopment

The Environmental Alliance for Senior Involvement (EASI) is a national nonprofit coalition of aging and environmental organizations, which encourages senior volunteers to use their expertise and leadership in assisting local communities while promoting environmental stewardship. The group was established in 1991 as part of a Memorandum of Understanding between the U.S. Environmental Protection Agency and the American Association of Retired Persons. EASI volunteers have been involved in a variety of activities, including watershed assessment, classroom environmental education, and brownfields revitalization research.

The Senior Environment Corps (SEC) is a subgroup of EASI consisting of senior volunteers who work on local environmental issues. SECs have received national recognition for their senior volunteer activities related to brownfields initiatives. EASI achieved this level of effective participation by studying programs that have successfully utilized senior volunteers in brownfields initiatives. "Involving Senior Volunteers in Brownfields Initiatives: A Foundation for Successful Community Involvement" is a report based on EASI's research of successful case studies.

EASI also has been involved with projects in Indiana. The Fort Wayne SEC was formed in 1999 and currently consists of approximately 12 senior volunteers with varied backgrounds. As part of the Brownfields Initiative in Fort Wayne, the SEC contributed a great deal of volunteer time to the former Bowser Pump Company brownfield site. The SEC volunteers contributed by serving as technical assistants to neighborhood associations applying for redevelopment grants. The SEC also assisted in many other ways, including completing grant paperwork,

locating and contracting consultants, and offering technical support after grants were awarded. The value of SEC's contribution can be seen in the nearly 4,000 hours of volunteer time that went toward the Bowser project. More information about the Bowser site can be found on the Brownfields Program Web site under Success Stories.

EASI's International Conference is scheduled for October 28-30, in North East, Maryland. For more information about the conference, the EASI, and its numerous SECs, visit the national EASI Web page at www.easi.org, or find out more about the Fort Wayne SEC by contacting Jean Joley at (260) 458-2005.



If you prefer to receive this publication by e-mail, please visit the Brownfields Program Web site to subscribe, or contact Dan Chesterson.

Correction

Brownfields Bulletin apologizes for a mistake in last quarter's issue. The amount of low-interest loan funds approved for the St. Edwards Court project in the city of New Albany is \$350,000 (not \$60,000). The loan amount for the Titans Homes project in the city of Indianapolis is \$60,000 (not \$350,000), which changes the total amount of loan funds to \$235,000 (not \$525,000) for the city of Indianapolis.

BROWNFIELDS PROGRAM

Score Card

67

Comfort and Site Status Letters issued*

112

Grants awarded

36

Assessments completed or referred

18

Loans approved

*Site Status Letters have been developed to replace No Further Action Letters formerly issued by IDEM's Brownfields Program.

In Brief

Vacant Property Network

Nearly all communities are confronted with the challenges of abating vacant properties and abandoned buildings. Problems facing these communities in the redevelopment of vacant, abandoned, and blighted properties include difficulty in accessing available resources, lack of knowledge about the complex legal and environmental issues involved, and inability to establish comprehensive strategies for redevelopment.

The International City/County Management Association (ICMA) created the Vacant Property Network in response to numerous member requests. The network allows local government professionals to come together and share knowledge and expertise on addressing vacant properties and community revitalization. This is all done through an e-mail discussion list. Issues dealt with include infill development strategies, reuse funding, partnerships with the private sector, reasons for abandonment, best practices, and lessons learned.

ICMA staff assist with the network by moderating and sharing timely information, news, announcements of events, and management innovations. For more information, contact Sean Tolliver, ICMA, at (202) 962-3590 or visit www.icma.org/IssueIntersections/vacantProperties.cfm.

New CDBG Brownfields Pilots Are Recipients of Low-Interest Loans

Recently, the Indiana Development Finance Authority (IDFA) Board, in cooperation with IDEM, approved three Indiana Brownfields Low-Interest Loans through the state's Environmental Remediation Revolving Loan Fund, also known as the Brownfields Fund, for the cities of Warsaw (Gatke Corp.), Tell City (Tell City Chair Co.), and Michigan City (Josam Foundry.) The loans were approved in conjunction with the recently awarded pilot grants from the Indiana Department of Commerce through the federal Community Development Block Grant (CDBG) program to assist in final redevelopment and site preparation efforts. Funding from the pilot may be applied toward environmental remediation, demolition, building rehabilitation, public infrastructure and reuse planning. Half of the remediation costs will be funded by these approved low-interest loans through IDFA.

Indiana Brownfields Site Assessment Grants previously had been awarded through IDFA for all of these sites, which was a requirement to be considered for the pilot. All three communities have been resourceful in taking advantage of necessary and appropriate funding to realize their respective brownfields redevelopment projects.

DOC EZ Brownfield Grant Program - January 2002 Grant Round Recipients

For this year's round of site assessment grants from the Indiana Department of Commerce (IDOC) Enterprise Zone (EZ) Brownfield Grant Program, three Urban Enterprise Associations (UEAs) have been awarded grant funding. The Indianapolis UEA received the maximum grant award of \$35,000 to go toward redeveloping "The Bulge" site into a junior golf facility, which is anticipated by the summer of 2004. The Jeffersonville UEA received \$22,095 for the Jeffersonville Gateway Properties brownfields redevelopment project, which includes plans for a park-and-ride bus stop and various commercial and retail facilities. The Terre Haute UEA received \$34,976.75, in addition to previous grant funding for the Terre Haute Coke and Carbon Company. Tentative plans include redevelopment into an industrial park.

The next IDOC grant round is anticipated for January 2003. Please contact Deanna Jeffrion of IDOC at (317) 232-8917 for more information.

Reminder

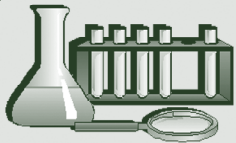


August 9, 2002 - Next Indiana Brownfields Site Assessment Grant Deadline

February 2002 Indiana Brownfields Site Assessment Grant Round Awards

In March and April, eight communities were awarded Indiana Brownfields Site Assessment Grants available through the Environmental Remediation Revolving Loan Fund. The February round of grants was competitive. A total of 14 grant applications were received, totaling approximately \$300,000 of requested funding, with only \$250,000 available. The decision to award funding was a cooperative effort by the Indiana Development Finance Authority, the Indiana Department of Commerce and IDEM. A total of \$200,614 was awarded in grants for this round. Following is a list of those communities with their respective sites and grant award amounts:

POLITICAL SUBDIVISION	AMOUNT AWARDED
City of Plymouth (former Interstate Truck Plaza)	\$18,251
City of Rising Sun (former Fryman Auto Parts Property)	\$19,040
City of Richmond (Starr Gennett)	\$13,967
City of Franklin (Central L & M Supply Co.)	\$18,351
City of Dunkirk (former Gasoline Service Station)	\$31,958
City of Frankfort (Frankfort Public Library Expansion)	\$32,354
City of South Bend (Omniplex and former White Lightening)	\$40,257
St. Joseph County (Fitterling Landfill)	\$44,687



Chemical of Concern

Polychlorinated Biphenyls (PCBs)

This article attempts to give only basic information due to limited space. Please consult the appropriate agencies and Web sites or a qualified specialist for more specific/comprehensive information.

An important issue often associated with brownfields redevelopment is the identification of contaminants and the determination of the health risks of those contaminants. In this issue and in future issues of the *Brownfields Bulletin*, various chemicals of concern will be highlighted.

Polychlorinated biphenyls (PCBs) are a common contaminant found at some brownfield sites. PCBs are a group of manufactured organic chemicals that contain 209 individual chlorinated chemicals (known as congeners). PCBs are either oily liquids or solids, which appear colorless to light yellow and have no smell or taste. Some PCBs may volatilize into the air and can remain airborne for up to 10 days. PCBs do not burn easily, are chemically stable, and have a high boiling point, which make them good insulating material.

There are no known natural sources of PCBs in the environment. Some commercial PCB mixtures are known in the United States by their industrial trade name, Arochlor. They have been widely used in hundreds of industrial and commercial applications including coolants and lubricants in transformers, capacitors, and other electrical equipment. The manufacture of PCBs in the United States stopped in August 1977 because of evidence that they bioaccumulate and bioconcentrate in the environment, causing harmful effects. More than 1.5 billion pounds of PCBs were manufactured in the United States prior to 1977.

Although PCBs are no longer manufactured in the United States, they can be found in older devices still in service and can also be inadvertently produced as byproducts during the manufacture of certain organic chemicals. Environmental sampling can be conducted to determine PCB presence on brownfield sites, and blood testing can be conducted to detect recent human exposures to large amounts of PCBs.

For further information: <http://www.atsdr.cdc.gov>, <http://www.epa.gov/opptintr/pcb/>



Possible Means of Exposure to PCBs

- Repairing or maintaining PCB transformers
- Using old fluorescent fixtures and appliances that may leak PCBs when hot from use
- Breathing air near hazardous waste sites that contain PCBs
- Drinking PCB-contaminated well water
- Eating fish, meat or dairy products that contain PCBs



Products Containing PCBs

- Electric transformers and capacitors
- Electrical appliances or devices containing PCB capacitors (refrigerators and television sets)
- Old fluorescent lighting fixtures
- Hydraulic fluids; heat transfer fluid; old microscope oil; dye carriers in carbonless copy paper; plasticizers in paint, plastics and rubber products; adhesives; caulking compounds; pigments; and filters in investment casting wax



Health Effects

Known long-term human health effects: irritation of nose and lungs, and skin irritations, such as acne (chloracne) and rashes

Potential human health effects: birth defects, reproductive problems, gastric disorders, liver damage, nausea, dizziness, eye irritation, bronchitis, potential carcinogen (studies still being conducted on human health exposures)

Animal testing results: liver and kidney damage, stomach and thyroid gland injuries, anemia, acne, reproductive problems, carcinogen



Regulatory Levels/ Requirements

EPA Maximum Contaminant Level: 0.0005 ppm (milligrams/liter) in drinking water

EPA Reporting Requirements: spills or accidental releases of 1 pound or more must be reported to the EPA

IDEM RISC Guidance Levels: direct contact residential soil (1.8 ppm), direct contact industrial soil (5.3 ppm), construction worker soil (16 ppm), residential groundwater (0.00043 ppm), industrial groundwater (0.0014 ppm)

OSHA, NIOSH, and the FDA: these organizations also have set levels to protect workers and food, respectively

Q: What is the difference between an enterprise zone and an empowerment zone?

A: An enterprise zone is an area of general distress where community and business improvements are needed. The zone is an area in a municipality that is approved and designated by the State Enterprise Zone Board and staffed by the Indiana Department of Commerce. Qualified businesses located in enterprise zones are eligible for certain tax abatements, credits, and exemptions that help promote economic development. Enterprise zones are administered by local Urban Enterprise Associations. For more information, contact Deanna Jeffrion, IDOC, Enterprise Zone Program, at (317) 232-8917 or visit www.state.in.us/doc/communities/enterprise_index.html.



Empowerment zones are poverty-stricken, distressed urban areas that are approved and designated by the U.S. Department of Housing and Urban Development. Businesses within empowerment zones can take advantage of wage credits, tax deductions, bond financing and capital gains to stimulate economic development and job growth and promote affordable housing opportunities. For more information, visit www.hud.gov/offices/cpd/ezec/index.cfm.



Brownfields Program Staff

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.

Please contact Dan Chesterson of the IDEM Brownfields Program to inform IDEM of address changes, to be added or deleted from the mailing list or e-mail list serve, or to share your comments and ideas about this publication.

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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 top right)
100 N. Senate Ave., Suite 1101
P.O. Box 6015
Indianapolis, IN 46206-6015
www.IN.gov/idem/land/brownfields

Financial assistance

Indiana Development Finance Authority
Calvin Kelly, Deputy Director
One North Capitol, Suite 900
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(317) 233-4332
e-mail: ckelly@idfa.state.in.us
www.IN.gov/idfa

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