



4th Quarter 2002, Issue 18

Several Indiana Communities Benefit From Federal Funding

Several proactive Indiana communities have recently been awarded federal funding to help revitalize brownfield properties. The cities of Hammond, Evansville, South Bend, and Indianapolis are benefiting from four different federal grants for environmental assessment and cleanup activities in blighted areas.

In April, the city of Hammond was awarded a \$6.5 million grant from the U.S. Department of Housing and Urban Development (HUD) to clean up contaminated brownfield sites and make them suitable for new businesses. This industrial cleanup grant will help pay for two brownfield remediation projects, which are expected to lead to about 900 new jobs in an area hit hard by the recession and the downturn in the domestic steel industry.

Approximately 500 jobs could result from contaminant removal activities at vacant downtown properties to make them suitable for future business. Another 400 jobs are predicted from cleanup and manufacturing development at the West Point Plaza Industrial Park, a 74-acre site that once was a dumping ground for trash, tires, construction debris, and other materials. Two businesses have been operating at the West Point site since 1999, with two more expected soon. Through the cleanup work, the industrial park will be expanded to 100 acres, with federal monies now available to help pay for infrastructure.

Following the grant from HUD, the city of Hammond also received a \$150,000 supplemental pilot grant in May from the U.S. Environmental Protection Agency. An additional \$50,000 in greenspace funding was awarded through U. S. EPA's Brownfields Assessment Demonstration Pilot program. The city was one of 42 communities to receive supplemental grant funding to continue or expand its existing Brownfields Program. More information about the city of Hammond project may be found at www.epa.gov/brownfields/html-doc/shammond.htm.

The city of Hammond has taken advantage of federal and state assistance for several other brownfield properties. In fact, the city's prior involvement in brownfields redevelopment warranted recognition by the United Nations, which recently cited the city for having a model program.

Also in May, the city of Evansville was one of 38 communities nationwide to be awarded a new \$200,000 U. S. EPA Brownfields Assessment Demonstration Pilot grant. The assessment pilots are designed to empower states, cities, towns, and counties to work together effectively and efficiently to assess and encourage cleanup of brownfield properties in order to promote their sustainable reuse. For additional information about the city of Evansville, visit www.epa.gov/brownfields/html-doc/aevansvi.htm.

In July, U. S. EPA notified IDEM that it was selected to receive two Underground Storage Tank "USTfields" Pilot awards for the cities of South Bend and Indianapolis. Each pilot program is to receive \$100,000 in grant funding to address petroleum contamination at federally-regulated UST sites. These federal funds, in addition to the new state Petroleum Remediation Grant Incentive monies, will be extremely helpful for Indiana communities to address their abandoned gas station sites and other sites with leaking underground storage tanks.

This federal USTfields Initiative is provided through the U. S. EPA Office of Underground Storage Tanks, which is outside the U. S. EPA Brownfields program. The intent is to parallel the successes of the federal Brownfields Redevelopment Economic Initiative. Even different federal offices understand that partnering with brownfields initiatives results in more effective remediation and redevelopment opportunities.

For every dollar of federal money spent on brownfields cleanup activities, states and cities reportedly produce or leverage

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Technical Resource Available to Assist Indiana Communities



One of many resources available to communities looking for help with remediation plans is the Midwest Hazardous Substance Research Center (MHSRC), based at Purdue University in West Lafayette. The center facilitates redevelopment through research and outreach. MHSRC's research goal incorporates natural cleanup methods with complex large-scale remediation projects. The outreach goal integrates new knowledge and technology into use by industry, communities, and government.

The center's Technical Assistance to Brownfields (TAB) program brings together both of these goals by advancing involvement in community brownfields redevelopment efforts. For example, one of the services available from the TAB program is information and presentations on cleanup options, including phytoremediation. Phytoremediation is the use of certain plants to clean up/remediate soils, sediments, and water contaminated with metals and/or organic contaminants. (More detailed information on phytoremediation will be presented in a future issue of this newsletter.)

Other available services to Indiana communities include:

- Training for community leaders to facilitate their involvement in the brownfields redevelopment process.
- Training on assessing risk from environmental contaminants.
- Training in assessing nature and extent of contamination at brownfield sites.
- Evaluating data from environmental sampling events.
- Reviewing investigation and cleanup reports.

Two Indiana communities, Gary and Hammond, are receiving assistance through the TAB program.

TAB was created in 1998 as part of the U.S. Environmental Protection Agency's Brownfields Initiative and is funded by a U. S. EPA grant. Both MHSRC and TAB serve U. S. EPA Regions 5 and 7, which include Indiana, Illinois, Iowa, Michigan, Minnesota, Nebraska, Ohio, Wisconsin, Missouri, and Kansas.

The TAB program's Region 5 Coordinator, Carol Brown, can be contacted at (765) 496-2449 or carolb@ecn.purdue.edu. For more information on the MHCR Center or the TAB program, visit <http://bridge.ecn.purdue.edu/~mhsrc/index>.

Funding

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\$2.48 in private investment, turning abandoned industrial and commercial properties into thriving economic centers and recreational, open space areas. Saving greenfields (areas that have not been previously developed) is an equally important aspect of brownfields redevelopment. An estimated 4.5 acres of greenfields are saved for every one acre of brownfields redeveloped.

These federal grants will spur further cooperation among state and local governments, community groups, investors, and developers to help maximize current brownfields redevelopment resources. Indiana communities are reaping the rewards of these funds and are well on their way to becoming leaders in brownfields redevelopment and greenfields preservation.

For additional information about HUD, visit www.hud.gov:80/library/bookshelf07/bfields.cfm. For U. S. EPA's Brownfields and USTfields Initiatives, respectively, visit www.epa.gov/brownfields and www.epa.gov/swerust1/ustfield/index.htm.

Extension and TAB exhibit

Purdue Extension and TAB will be sponsoring an exhibit describing the use of phytoremediation at brownfield sites this fall at the Indiana State Museum. The exhibit, entitled "Turning Brownfields into Greenfields," will run from November 1, 2002 through March 2003.



Reminder

✓ **November 13 - 15**
2002 National
Brownfields Conference
Charlotte, North Carolina
www.brownfields2002.org

✓ **February 2003**
Next Indiana
Brownfields Site
Assessment Grant
Deadline

Public Input Helps Make Brownfields Redevelopment in South Bend a Success

Special thanks to Tonya Zozulya for providing the information for this article

Through community support and public participation, and through resourcefulness in obtaining federal and state funding, the city of South Bend has recently realized success in brownfields redevelopment. Private investment of \$5,850,000 has already occurred on brownfield sites to date, and significant additional private investment is expected in the future.

The city's awareness of the brownfields issue began in 1998 when a brownfields redevelopment initiative was created to inventory brownfields, research various funding sources available to finance brownfields redevelopment, and act as liaison between the public, private, and nonprofit sectors, as well as neighborhood residents.

In September of 1999, the U.S. Environmental Protection Agency awarded a Brownfields Assessment Demonstration Pilot Grant in the amount of \$200,000 to the city of South Bend for its ongoing efforts to revitalize South Bend commercial corridors. The goal was to enhance each corridor's business climate, create and retain jobs, and increase the city's tax base. The grant focused on four corridors: South Gateway, Western, Lincoln Way West, and Portage, in addition to four blocks on either side of each of the corridors. U. S. EPA provided one extension to the grant, which allowed for the completion of six Phase I and four Phase II environmental site assessments (ESAs) by January of 2002.

The two-phase assessment process funded by the pilot grant was implemented through a continuous dialogue with the public. The city adopted a community-driven brownfields redevelopment approach, realizing that such an approach would increase the project's chance to succeed. The openness of the entire process gave the concerned communities an opportunity to express their vision for the future of their neighborhoods, as well as provide input on the most effective ways of putting the brownfields into productive use.

To increase the level of public involvement in commercial corridors, coalitions of business leaders, residents, real estate professionals, and city officials were selected to serve on steering committees for each of the four corridors. Steering committees have played an advisory role to the city and have had brownfields redevelopment on their agendas for nearly three years. Some steering committee members also personally contacted brownfield property owners to obtain access to the properties for the environmental assessments. This level of personal involvement was key to overcoming the very difficult problem of getting property owners to participate in the pilot project.

The first introductory public meeting was conducted in June 2000, to inform members of the public about brownfields redevelopment opportunities. At the meeting, the city and its consultants described the project, presented the scope and area of the proposed study, provided examples of other successful revitalization projects, as well as introduced the Business Districts Action Team (BDAT). The BDAT, which was created to review and evaluate project proposals

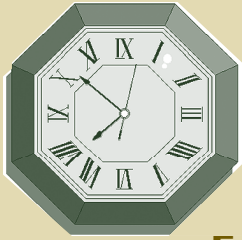
from commercial corridor steering committees, is comprised of corridor steering committee members and city representatives. The forum was concluded by soliciting information for specific projects within represented corridors.

A second public forum, held in April 2001, was designed to provide a progress update to the property owners, developers, corridor steering committees, land-use subcommittees, and BDAT with the participation of the city's consultants. The participants received information on the chronology of project activities, a schedule of upcoming activities, and findings from the Geographic Information Systems (GIS) property evaluations.

The GIS brownfields database was incorporated into the city's GIS system and included all properties on the

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Just in Time Funding Now Available

Recently, some changes were made to the Indiana Brownfields Site Assessment Grant Program guidelines. Those changes include “Just In Time Funding.” Up to \$50,000 is now available annually in addition to the two grant rounds (but as part of the \$500,000 available per calendar year) to fund site assessments that would enable immediate economic development project needs. A city, town, or county must match the grant dollars one for one and must certify that a company or developer is imminently interested. The existing Brownfields Site Assessment Grant application form may be used to request Just in Time Funding. Applications can be downloaded from IDEM’s Brownfields Program Web page under Forms/Applications or from the Indiana Development Finance Authority Web page. Please contact Calvin Kelly at IDFA prior to submitting your Just In Time Funding application to discuss your project.

Public Input *(continued from page 3)*

commercial corridors and adjacent blocks. Each of the 1,800 properties included in the database was rated for redevelopment potential based on about 20 factors, including ownership, size, environmental condition, any existing structures on the site, current use of the site, zoning, assessed value, and whether new development was proposed. The database was a means to evaluate large tracts of urban land and subsequently to identify contaminated sites, rank individual properties with respect to potential redevelopment costs, including environmental remediation and associated potential benefits.

Detailed maps were presented showing rankings of properties and a table indicating how parameter weighting and property ranking was accomplished. As with the first forum, the attendees were asked to provide input for specific projects within corridors, prioritizing them for Phase I and Phase II ESAs. Based on the recommendations of the steering committees and a series of public meetings, the BDAT developed the final list of sites to undergo Phase I and Phase II ESAs.

After the April public forum, four separate meetings were scheduled with the steering committees to select properties and get access for completion of Phase I ESAs. Throughout the project, citizens received regular corridor updates, including information on steering committees and subcommittees, current projects, and scheduled public meetings. This was achieved through a newsletter published by the city Department of Community and Economic Development.

After completion of the Phase II ESAs, the city provided the property owners with the final reports detailing the results of the respective Phase II ESAs, including a summary of ecological and hydrogeological investigations, potential risks, as well as recommendations about potential remediation opportunities and further investigations.

The city will continue to work closely with the property owners to evaluate their potential remediation/redevelopment funding needs and to provide information, consultation, and technical support to revitalize underutilized properties and improve the overall quality of life, as well as the image of South Bend neighborhoods.

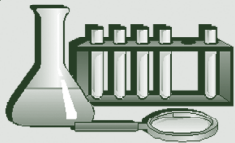
For more information about the public participation process in South Bend, please contact Tonya Zozulya, city of South Bend Community Development, at (574) 235-5827. For more information about one of the sites included in South Bend’s program, the Studebaker/Oliver Project Area, see the Site Highlight on page 6.



Q: What’s the difference between a Brownfields Comfort Letter and a Brownfields Site Status Letter?

A: Brownfields Comfort Letters and Brownfields Site Status Letters are valuable tools that can be used to address liability issues preventing brownfields transactions and redevelopment. A Brownfields Comfort Letter explains a specific liability exemption established by statute or IDEM policy and applies the exemption to the site and letter recipients. In this way, a Brownfields Comfort Letter may eliminate unnecessary liability concerns for a site with no liability for current or future users. In a Brownfields Site Status Letter, IDEM compares site conditions to objective, risk-based cleanup standards. While a Brownfields Site Status Letter is not a release from liability, it may serve to minimize and qualify the exposure to risk for remaining liability at a site.





Chemical of Concern Vinyl Chloride (C₂H₃Cl)

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.

Vinyl chloride (VC) is a colorless, flammable, organic gas with a mild, sweet odor. It can be smelled only at very high levels. VC is used in the manufacture of a variety of products (see below), but it also results from the breakdown of other substances such as trichloroethane (TCA), trichloroethylene (TCE), and tetrachloroethylene (PCE), typically used in drycleaning. Liquid VC evaporates easily into the air and can also evaporate from soil or water if near the surface. It can also break down within a few days into other harmful substances.

Synonyms and trade names for vinyl chloride include: chlorethene, chlorethylene, chloroethene, chloroethylene, monochlorethene, monochloroethylene, ethylene monochloride, monovinyl chloride (MVC), Vinyl Chloride Monomer, Trovidur, VC, and VCM.

Vinyl chloride has been found in at least 496 of the 1,430 National Priorities List sites identified by the U.S. Environmental Protection Agency (U. S. EPA).

For sources and further informaton, contact: www.epa.gov/safewater/dwh/c-voc/vinylchl.html or www.atsdr.cdc.gov/tfacts20.html.



Products Containing VC

Vinyl chloride is a manufactured substance that is used in the manufacture of polyvinyl chloride (PVC), which is used to make a variety of plastic products including:

- Pipes
- Wire and cable coatings
- Furniture and automobile upholstery



Regulatory Levels/ Requirements

EPA Maximum Contaminant Level: 0.002 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: default closure level residential and industrial soil (0.013 ppm), default closure level residential and industrial groundwater (0.002)

OSHA: Maximum allowable level of VC in workroom air during 8-hour workday in a 40-hour week is 1 ppm



Possible Means of Exposure to VC

- Breathing vinyl chloride that has been released from plastics industries, hazardous waste sites, and landfills.
- Breathing vinyl chloride in air or during contact with your skin or eyes in the workplace.
- Drinking water from contaminated wells.
- Breathing vinyl chloride in air or in contact with skin while bathing in water from contaminated well.



Health Effects

Short-term human health effects: breathing vapors for short periods of time can cause dizziness, sleepiness, unconsciousness, and at extremely high levels can cause death; direct skin contact will cause numbness, redness, and blisters.

Known long-term human health effects: known carcinogen; breathing vapors for long periods of time can result in permanent liver damage, immune reactions, nerve damage, and liver cancer. Other symptoms include blood flow problems in hands, finger tips turning white and painful when exposed to cold, and in some cases bone erosion of finger tips.

Potential human health effects: The effects of ingesting high levels of VC are unknown.

Animal testing results: Long-term exposure in animals has shown that breathing VC can damage male reproductive systems, can harm unborn offspring, and may also cause increases in early miscarriages.

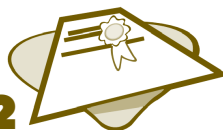
BROWNFIELDS *Score Card* PROGRAM

37



Assessments completed or referred

112



Grants awarded

18



Loans approved

64



Comfort and Site Status Letters issued*

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

Site Highlight

Studebaker/Oliver Redevelopment Project: Revitalizing South Bend's Historic Industrial Core

Special thanks to Ann Kolata for providing the information for this article

Since the December 1963 closing of the Studebaker Corporation, the city of South Bend has struggled with the challenge of redeveloping its historic industrial core into a productive, economically viable, and physically attractive part of the community. What once was a regional asset has become one community's liability. Since the mid-1970s, there has been a slow erosion of the businesses, jobs, and tax base in the area as companies have left the deteriorated and obsolete manufacturing and

warehousing space. This trend is best shown by the area's employment statistics. In 1950, there were 21,525 employees working in the factories of the Studebaker/Oliver Project Area, while in 2002 there are fewer than 75.

From the mid-1970s to the early 1990s, the city initiated several planning efforts based on a balanced strategy of the adaptive reuse of selected facilities, coupled with limited clearance and site assemblage. In 1990, the city issued a general obligation bond for \$4,900,000 to fund demolition of two former Studebaker buildings (a total of 810,000 square feet). The bond funds were also used to purchase and clear 13 blocks of surrounding blighted residential and commercial property. Most recently, the city purchased two former Studebaker Buildings (a total of 430,000 square feet) and demolished those buildings to make way for a new St. Joseph County Jail and Public Works Service Center.

In the late 1990s, it was clear that

more drastic action was required, so Mayor Stephen J. Luecke appointed a 25-member steering committee to work with city staff and a consulting firm to take a fresh look at past plans, the current situation, and economic, environmental and market trends. The charge to the committee was to develop a vision, strategy, and action plan that included immediate actions within a comprehensive and long-range framework.

After eight months of work, the committee unveiled the "Studebaker/Oliver Redevelopment Strategy" outlining a broad, long-term strategy and immediate action steps. Since completion in 1999, the city of South Bend has taken several steps to implement the strategy. These activities have included Phase I and Phase II Environmental Site Assessments and securing more than \$6 million in funding for the Studebaker/Oliver Redevelopment project. Working in partnership with state and federal government, South Bend has accomplished much, although most of it has been behind the scenes and not visible to the general public.

Progress has become more apparent since demolition recently began on the former Oliver buildings. The Oliver site, located near the Studebaker properties, was left vacant in 1984 when manufacturing operations ceased on the site. The South Bend Redevelopment Commission acquired title to the Oliver property as part of a former owner's bankruptcy reorganization. The South Bend Redevelopment Commission also acquired the former Studebaker stamping plant as part of the same transaction. These two properties contain more than 2.5 million square feet in approximately 40 buildings and

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(Inset photo) Former Oliver site lies idle. (Main photo) Studebaker Building 82 was the final assembly and shipping building for new cars. Redevelopment plans for this area call for demolition of all major structures and the creation of a new light industrial park.

ICMA Releases Brownfields Peer Exchange Report

The International City/County Management Association (ICMA) Brownfields Peer Exchange program pairs experienced “mentor” communities with “protégé” communities that have requested assistance with specific aspects of brownfields cleanup and redevelopment. Two of the four peer exchanges in 2001 were in Indiana (as highlighted in the *Brownfields Bulletin* 4th Quarter, Issue 14 – “Two Indiana Communities Chosen to Participate in ICMA Peer Exchange Program”).

Camden, New Jersey, was matched as mentor to Gary, Indiana, to discuss community outreach, environmental justice, and job training. Indianapolis, Indiana, was matched as a mentor to Concord, North Carolina, to discuss engaging the community and private sector in the brownfields redevelopment process, redeveloping brownfields as greenspace, and integrating brownfields into a city’s overall planning and development strategy.

Under the Peer Exchange program, ICMA conducts research on obstacles facing communities in redeveloping brownfields, identifies successful strategies and methods that communities have employed in overcoming those obstacles, and offers brownfields practitioners an opportunity to share their experiences with peers.

The report, *Partners in Planning: Strategies from the 2001 Brownfields Peer Exchange*, documents the topics addressed between mentor and protégé communities, and details ideas shared on how to address those topics. The report can be viewed on-line at www.icma.org/issueintersections/brownfields.cfm.

U.S. EPA Brownfields List Server

The U.S. Environmental Protection Agency’s Office of Solid Waste and Emergency Response recently implemented a Brownfields List Server capability. By adding your name to this list server, you will receive periodic announcements and press releases related to the U. S. EPA Brownfields Initiative. To subscribe to the U. S. EPA Brownfields List Server, go to www.epa.gov/swerosps/bf/listserv.htm.



Studebaker *(continued from page 6)*

are located on more than 75 acres. There is enough space to fill 80 city blocks with houses or the equivalent of 1200 typical two-story houses. The city has signed a Voluntary Remediation Agreement with IDEM’s Voluntary Remediation Program (VRP) for the Oliver site and expects to submit a VRP application for a portion of the Studebaker site in the near future.

The Studebaker/Oliver redevelopment project is an ambitious one - anticipated to take 10 to 15 years and \$13 to \$33 million to complete. It is significantly larger than any project in the community and is the largest brownfield project in Indiana to date. In total, the city of South Bend will have purchased and demolished more than 3.7 million square feet of former Studebaker and Oliver buildings in addition to the 1,240,000 square feet already demolished.

South Bend will continue to foster its current and future partnerships with the state of Indiana (IDEM, Indiana Development Finance Authority, and Indiana Department of Commerce) and the federal government (Department of Housing and Urban Development and U. S. EPA). Additional funding must be secured to complete the project. When this project is complete, South Bend will realize the benefit of returning more than 120 acres of industrial land to productive use, increasing the tax base, and bringing new jobs and private investment into the area.

For more information about the Studebaker/Oliver redevelopment project, please contact Ann Kolata, Senior Redevelopment Specialist, with the city of South Bend at (574) 235-9374 or akolata@ci.southbend.in.us.

Types of financing utilized or obtained for the project:

- South Bend Redevelopment Commission General Obligation Bond
- Tax Increment Financing
- EDIT Funds
- South Bend CIP Funds
- Section 108 Loan
- Brownfield Economic Development Initiative Grant - HUD
- Neighborhood Initiative Program Grant – HUD
- Economic Development Initiative Grant – HUD
- Brownfield Urban Enterprise Zone Grant – Indiana Department of Commerce
- Brownfields Site Assessment Grant – Indiana Development Finance Authority



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
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Indianapolis, IN 46204
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e-mail: ckelly@idfa.state.in.us
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