

Statewide Brownfields Conference Update

Mark your calendars!

Have you ever wondered what other communities your size have done to promote brownfields redevelopment? Do you think other communities may have similar issues? Where did they get the money to do cleanup? Well, wonder and look no further. On Tuesday,



March 27, 2001, the Indiana Department of Environmental Management (IDEM), Indiana Development Finance Authority (IDFA), Indiana University Environmental Management Association (IUEMA), and city of Bloomington will be hosting the first Statewide Brownfields Conference – Indiana 2001: *Local Lessons Learned* in Bloomington, Indiana at the Bloomington Convention Center.

How will the day look?

A general and informal discussion about brownfields basics will take place over breakfast. This will allow not only those new to brownfields redevelopment an opportunity to listen but also benefits anyone who feels the need for a refresher.

Several concurrent sessions will take place in the morning. To help us tailor these discussions to meet your needs, please complete and return the (enclosed) session interest survey insert.

After lunch, a panel consisting of those communities that have completed or are near completion of a project will share their experiences with brownfields redevelopment. Members of the panel will represent communities of different sizes that have used a variety of resources. Panel members will be available for one-on-one discussions as well.

Additional concurrent workshops will take place in the afternoon. There will also be an optional bus tour in the afternoon to take interested participants to brownfield sites in Bloomington. City staff will act as

“tour guides” with IDEM staff providing necessary support.

Those interested in sponsoring a portion of the conference should contact Tracy Concannon. In addition, there will be an exhibit hall open all day featuring public and private resource information.

Look for a conference registration form and exhibit space reservation information in the next issue of the **Brownfields Bulletin** and on our web page in January 2001.

RISC User's Guide

Brownfields Program Chapter – new kid on the block

IDEM's proposed Risk Integrated System of Closure (RISC) policy provides a systematic approach for consistently and rationally implementing the laws and rules that govern site investigation and closure. The RISC Technical Guide and RISC User's Guide are in final draft.

Previous draft RISC User's Guide documents have only made references to brownfields redevelopment and the Brownfields Program. At the time, the program did not appear to warrant a separate chapter like other Office of Land Quality (OLQ) programs.

As IDEM's new and innovative Brownfields Program, which facilitates property redevelopment, continues to grow and coordinate activities with other OLQ programs, the need for objective, standard reporting for on-site activities has become apparent. RISC is a means to this end.

The Brownfields Program intends to follow RISC procedures for conducting its own BEAs. RISC principles will also be the standard to which Brownfields Program grant and loan participants and Site Status Letter and Comfort Letter properties will be evaluated. Although



the Brownfields Program does not have its own closure levels, sites being proposed for redevelopment must still meet IDEM's investigative and remedial standards to be protective of human health and the environment.

To assist participants in addressing contamination, the Brownfields Program often coordinates with other OLQ programs. These programs include the Voluntary Remediation Program (VRP), the Leaking Underground Storage Tank (LUST) Program, the Abandoned Tank Community Assistance Program (ATCAP), the Immediate Removals Program, the Remedial Response Program and the State Cleanup Program (SCP).

Clearly, RISC will have a positive effect on the quality of services provided by the Brownfields Program. A chapter devoted to this should facilitate program participation.

Stakeholders should find the Brownfields Program chapter in the RISC User's Guide a necessary and helpful addition as it relates the program to RISC principles and other IDEM programs. The most recent working draft of this document is scheduled for public view in October or November 2000.



NOW available!

The Brownfields Program has a new **Stakeholders' Guide to Brownfields Redevelopment** brochure for the Private or Non-Profit Developer and Environmental Consultant describing their roles in brownfields redevelopment in Indiana. Interested stakeholders may obtain a copy of this new brochure by calling Tracy Concannon or by accessing it on the Brownfields Program web page at www.state.in.us/idem/olq/brownfields/pdf_files/stakeholders_guide.pdf.

Mark your calendars!

**Statewide Conference on Brownfields Redevelopment
Indiana 2001**

Local Lessons Learned

Tuesday, March 27, 2001 in Bloomington, Indiana at
the Bloomington Convention Center

A conference registration form and exhibit space reservation information will be available in the next issue of the **Brownfields Bulletin** and online at www.state.in.us/idem/olq/brownfields beginning in January 2001.

If interested in becoming a Sponsor, contact us at 1-800-451-6027, ext. 3-2801.



Workshop Interest Survey

Please select three (3) sessions that you would be interested in attending:

- Environmental justice
- State programs - funding/technical assistance
- Limiting liability
- Federal programs - funding
- Rural brownfields
- Public/community participation
- Sustainable development- smart growth
- Remediation/cleanup - RISC

Please indicate your affiliation:

- Consultant
- Local government
- Developer/real estate
- Financial institution/insurer
- Student/citizen
- Non-profit/neighborhood association
- Other

Suggestions for other topics(?) _____

If you are interested in attending this conference, please fill out this survey and return to us by **November 6, 2000** so that we are better able to organize the conference to suit your needs or e-mail us at tconcann@dem.state.in.us with your comments.

Thank you.

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Thank you.

IDEM
Brownfields Program

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Indianapolis, IN 46206-6015

Indiana Brownfields Advisory Team (IBAT) Project Meetings

The Interagency Brownfields Task Force would like to announce the Indiana Brownfields Advisory Team's (IBAT) availability to conduct its new Project Meetings. IBAT's purpose is to provide direct community assistance to address specific brownfields issues.

The purpose of the Project Meetings is to coordinate efforts of local governments and state/federal funding and technical assistance programs to assist Indiana communities with brownfields redevelopment. IBAT is available to meet with communities to discuss all funding and/or technical assistance options for specific brownfield projects.

IBAT will conduct regular one-on-one meetings with interested communities as requested. Communities will provide information on a one-page application, which can be found on the Brownfields Program web page. IBAT members will review the applications and determine the appropriate funding and/or assistance programs for the applicants' projects. The appropriate member agency representatives will meet with the applicant to discuss the project details and the available funding and/or assistance.

The IBAT Project Meetings will provide a "one-stop-shop" for communities. Early coordination of multiple funding and technical assistance sources should streamline the redevelopment process.

Gary receives EPA Pilot

The U.S. Environmental Protection Agency (EPA) announced in May that the city of Gary was awarded a Brownfields Assessment Demonstration Pilot. Gary will receive \$200,000 to assess contamination and plan the redevelopment of numerous properties within a 200-acre area owned by the city of Gary around the Gary airport. The area is at the center of a proposed light industrial and commercial complex. The redevelopment process will create jobs, provide training opportunities for local residents, establish safe and productive industries and facilitate an infusion of tax revenue to the city of Gary.

The city also received an additional \$50,000 to be used for greenspace purposes. This funding will be used to conduct environmental assessments of the southern portion of an 80-acre former sand mine. The proposed restoration plan for the site includes filling the pit with groundwater to form a lake, restoring the banks of the lake through plantings and construction of wetlands, and constructing a trail around the lake, which would connect to a new city park adjacent to the site. For more information, contact the Gary Department of Environmental Affairs at (219) 882-3000 or visit <http://www.epa.gov/swerops/bf/pilot.htm>.

The state contact for the Gary pilot, which acts as a liason between the federal and local governments, is Dan Chesterson.

DOC Brownfields Grant Program and first round recipients

On August 17, 2000, nine Urban Enterprise Associations (UEA) were awarded brownfields environmental assessment grants by the Indiana Department of Commerce (DOC) totaling nearly \$200,000. The properties range from a school to a manufactured gas plant.

As part of the DOC's Urban Enterprise Zone (UEZ) Program, grants will be given twice a year for the purpose of conducting Phase I and Phase II environmental assessments, with \$200,000 available in each round. Funding for these assessments comes from the One Percent Fund. This Fund is derived from businesses that participate in the UEZ Program and realize at least \$1,000 in tax savings per year from the program. One percent of all tax savings from these businesses is deposited into the One Percent Fund.

The following is a complete listing of grant recipients and their respective amounts:

East Chicago UEA	-----	\$26,000
Fort Wayne UEA	-----	\$8,000
Hammond UEA	-----	\$18,800
Indianapolis UEA	-----	\$27,775
Lafayette UEA	-----	\$10,985
Michigan City UEA	-----	\$35,000
New Albany UEA	-----	\$26,894
South Bend	-----	\$11,800
Terre Haute UEA	-----	\$35,000

For further information, please contact Deanna Jeffrion of DOC at (317) 232-8917.

Issues

Brownfields and public participation

As with all environmental issues, the public plays an essential role. This is especially the case in the redevelopment of brownfields. Critical to the success of any brownfields redevelopment effort is meaningful public participation from start to finish. This could include ensuring that the public has access to general information about brownfields and is involved early-on in the decision-making process.

IDEM's Brownfields Program staff regularly provide information to communities around the State about brownfields and how communities can revitalize abandoned sites through conferences, seminars, and public meetings. Additionally, IDEM maintains public files about contami-

nated and potentially contaminated sites; these files often contain environmental sampling data, ownership history and enforcement records, among other pertinent information.

IDEM values local community input on redevelopment decisions and recognizes that local governments are in the best position to make decisions concerning land use. IDEM's BEA, Grant and Loan applications require applicants to describe the opportunities given to the community as a whole to comment on the proposed redevelopment plans for the site. This encourages private redevelopers to work with communities to find the best use for brownfields. Citizens also have the right to forward comments about redevelopment to IDEM and their local government.

Site Highlight

And the work begins!!



It had been a gas station since at least the 1920s. Over the years, it had been expanded to include service bays, but more recently it has been an eyesore and a public health threat. Past efforts to redevelop this abandoned gas station have not been successful. However, through the tenacity of local officials and funding from a Supplemental Environmental Project, cleanup efforts have begun.

On August 16, 2000, closure of the underground storage tanks at the abandoned gas station in Silver Lake, Kosciusko County (featured in the *1st quarter 2000 Issue 6 Brownfields Bulletin*) began. A total of seven tanks were removed and disposed of, with over 300 tons of contaminated backfill taken to a special waste landfill.

The next step in the process is to conduct an Initial Site Characterization to determine the extent of contamination. After the extent of contamination is determined, IDEM will meet with the town of Silver Lake to discuss the next steps. Stay tuned for more updates on this site in future **Brownfields Bulletin** issues.

For more information on this site, please contact Kyle Hendrix.

Q: Where in the world is Dana Reed Wise?

A: Well, after 15 long years with the agency, Dana has been named the agency's Chief of Staff. With a laundry list of accomplishments, such as successfully coordinating IDEM's Brownfields Program, successfully managing both the Brownfields and Site Investigation Programs, and being appointed by Governor O'Bannon as Indiana's member to the Council of Great Lakes Governors Brownfields Regional Advisory Group, Dana will apply her expertise on a new and more challenging level. As Chief of Staff, Dana has the arduous task of keeping the agency on pace, from the top down, as it strives to make Indiana's environment cleaner and healthier. Her friends and staff in the Brownfields and Site Investigation Programs, and the many people across the state that she has assisted will sincerely miss her presence. But, all wish her Godspeed in this endeavor.

Brownfields Program

Score Card

39



Comfort and Site Status Letters issued*

26



Assessments completed

71



Grants awarded

8



Loans approved

*IDEM's Brownfields Program no longer issues No Further Action letters. Site Status letters have been developed to answer environmental site status questions.

REVISED SEPTEMBER 14, 2000

This map includes services that are in progress as well as those already completed.

Services Provided



B

Brownfields Environmental Assessments



C

Comfort & Statutes Letters



G

Grants



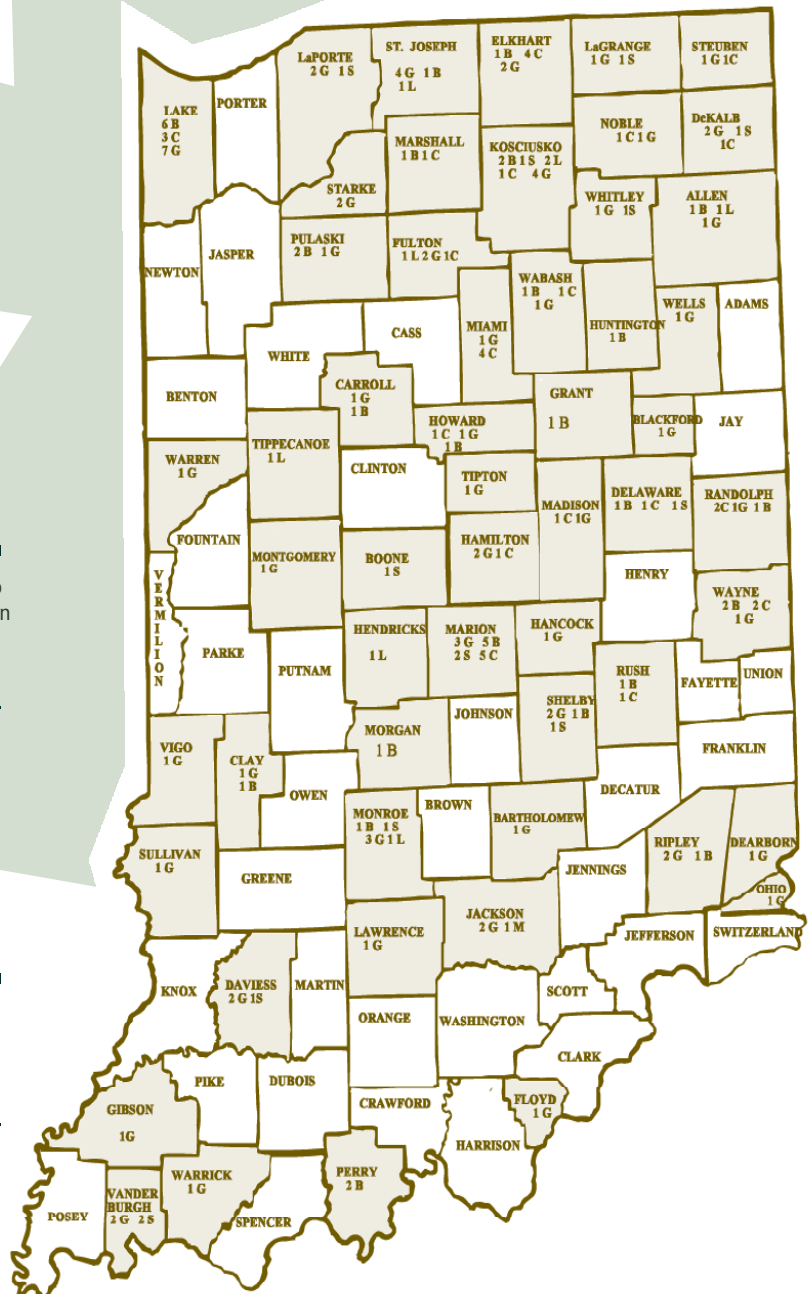
L

Loans



M

Miscellaneous





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 e-mail mufkes@dem.state.in.us.



Brownfields Program Staff

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Who Can Help

Technical and educational assistance

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

Financial assistance

Indiana Development Finance Authority
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www.indbiz.com

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