



# Brownfields Bulletin

*"Bridging Economic Development and Environmental Protection"*

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## What's New?

- The Indiana Department of Environmental Management (IDEM) has a new **Nonrule Policy Document addressing Total Petroleum Hydrocarbons (TPH)**. This guidance will apply to any petroleum-contaminated sites entering the Indiana Brownfields Program. For more information, please see Chapter 8 of the Risk Integrated System of Closure (RISC) Technical Guide at [www.IN.gov/idem/programs/land/risc/tech\\_guide/pdfs/riscch8.pdf](http://www.IN.gov/idem/programs/land/risc/tech_guide/pdfs/riscch8.pdf).
- IDEM has made available a **Vapor Intrusion Pilot Program** to offer preliminary guidance to people conducting vapor intrusion investigations. The Indiana Brownfields Program recommends that brownfield sites with potential vapor intrusion issues use this pilot program. For more information, please go to [www.IN.gov/apps/idem/media/publications/servlet/secondPage?idNumber=1083](http://www.IN.gov/apps/idem/media/publications/servlet/secondPage?idNumber=1083) or call an Indiana Brownfields Program project manager (See Page 4 for contact information).

## Program Update:

### Indiana Brownfields Program Awards Over \$2 Million in Grant Funding

The Indiana Brownfields Program has granted over \$2,000,000 to 21 communities for brownfield assessment and remediation activities since January 2006. Stipulated Assessment Grant awards total \$936,000; new Stipulated Remediation Grant awards total \$978,750; and Federal Grant Matching Incentive Grant awards total \$280,000. This funding will enable communities to leverage local, state, and federal funds to facilitate successful brownfield redevelopment, bringing properties back to viable uses and protecting human health and the environment. Please go to [www.brownfields.IN.gov](http://www.brownfields.IN.gov) for more information about financial assistance available through the Indiana Brownfields Program.

### Indiana Brownfields Program Staff Travel the State for One-on-One Assistance

Do you need help with your brownfield sites? Let us come to you and find out what your brownfield redevelopment needs are.

The Indiana Brownfields Program staff is still available to come to your community to discuss brownfield redevelopment issues. Whether you are new to the brownfield arena and need help getting started or you have begun a project or projects and just need assistance with some specific roadblocks, we would like to lend a hand. We can help you understand brownfield redevelopment basics, clarify liability issues, and explore possible funding sources, either in general or for specific sites in your community.

If you would like to schedule a meeting, please contact Susan Tynes Harrington at (317) 233-1504 or [stynes@ifa.IN.gov](mailto:stynes@ifa.IN.gov).

## REMINDER:

Proposals for U.S. EPA's Brownfields Assessment, Cleanup, and Revolving Loan Fund Grants are expected to be due in November or December. The specific deadline and proposal guidelines for this year have yet to be announced. However, potential applicants are encouraged to begin planning and preparing their proposals early. If you plan to apply directly to U.S. EPA for funding, please contact the Indiana Brownfields Program before November 1 to discuss your project and request the required state acknowledgment letter for your proposal.

### Calendar of Events

For more up-to-date information about events relevant to brownfield redevelopment, please visit the Indiana Brownfields Program Web site: [www.brownfields.IN.gov](http://www.brownfields.IN.gov).

- **July 31-August 4** *Nuts and Bolts of Redeveloping Brownfields for Local Government*, Kansas City, MO, sponsored by the U.S. EPA, Cleveland State University, Northeast Midwest & Delta Institutes [www.delta-institute.org/gleplanning/gleplanning.php](http://www.delta-institute.org/gleplanning/gleplanning.php) This training will also be coming to Indiana in 2007. Check the Indiana Brownfields Program's Web site for updates.
- **August 21-24** *The 2006 Midwestern States Risk Assessment Symposium*, Indianapolis, IN <http://web.e-enterprise.purdue.edu/wps/portal/Environment/msras/>
- **September 6-7** *Regional Development for Local Success: Innovations in Economic Development and Governance*, Indianapolis, IN [www.conf.purdue.edu/regional](http://www.conf.purdue.edu/regional)
- **September 8** *U.S. EPA Job Training Grant Proposal Deadline* [www.epa.gov/brownfields/pg/jtfaq\\_fy07.htm](http://www.epa.gov/brownfields/pg/jtfaq_fy07.htm)
- **October 23** *U.S. EPA Environmental Justice Collaborative Problem-Solving (EJ CPS) and EJ Small Grants (EJSG) Proposal Deadline* [www.epa.gov/compliance/environmentaljustice/grants/ej-smgrants.html](http://www.epa.gov/compliance/environmentaljustice/grants/ej-smgrants.html) [www.epa.gov/compliance/environmentaljustice/grants/ej-cps-grants.html](http://www.epa.gov/compliance/environmentaljustice/grants/ej-cps-grants.html)
- **October 31** *Communities at the Crossroads IX: Balancing Land Use for a Prosperous State*, Indianapolis, IN, sponsored by the Indiana Land Use Consortium
- **November 13-15** *Brownfields 2006 National Brownfields Conference*, Boston, MA Travel scholarships are available. [www.brownfields2006.org](http://www.brownfields2006.org)

## Indiana Turns to U.S. EPA for Additional Brownfield Dollars

The Indiana Brownfields Program (Program) has dedicated more than \$250,000 via the State's Federal Grant Matching Incentive to leverage U.S. EPA grant funding for five Indiana communities that were announced as grant recipients this spring. U.S. EPA gave nine awards to these communities totaling \$1.8 million. The Program is committed to increasing the federal funds available for brownfields in the State and plans to apply for a Brownfields Revolving Loan Fund (RLF) grant this fall.

One of the Program's main goals for the RLF grant is to leverage federal, state, and local resources for successful, sustainable brownfield redevelopment projects, especially for the smaller and disadvantaged communities with fewer brownfield resources and experience who would otherwise not be able to finance brownfield cleanup for redevelopment. Because applying for funding as a coalition increases the total amount of funding available per grant proposal and shows that Indiana has a strong network of partnerships throughout the State, the Program would like to hear from any eligible entities with identified brownfield projects poised for redevelopment. If you have a site that you would like to propose for inclusion in the State's RLF application, please contact Michele Oertel at (317) 234-0235 or [moertel@ifa.IN.gov](mailto:moertel@ifa.IN.gov). Whether or not we include your site(s) in the grant proposal, we can start working with you right away to explore various funding options that may be appropriate for your redevelopment needs.

## Indiana Brownfields Conference 2006 Presentations and CLE Information Available on the Web

The Indiana Brownfields Conference 2006 was a big success! The two-day conference was held in Indianapolis in April and was attended by over 300 people including city/town officials, environmental consultants, attorneys, and other interested parties. Most of the speakers' and panelists' presentations that were given at the conference are now available at [www.IN.gov/ifa/brownfields/conference2006/conference2006presentations.html](http://www.IN.gov/ifa/brownfields/conference2006/conference2006presentations.html). In addition, information has been posted on the Web site regarding the Continuing Legal Education (CLE) credits for the conference that were approved by the CLE Commission on May 15, 2006. Information can be found at [www.IN.gov/ifa/environment/conference.html](http://www.IN.gov/ifa/environment/conference.html).



### Site Highlight: Winona Lake and Grace College Partner for Successful Reuse of Former Gatke Dump

A four-acre former dump site in the city of Winona Lake is being successfully redeveloped into part of a \$9.1 million community center on the campus of Grace College. The 60,000-square foot Orthopaedic Capital Center will host college and community events of up to 2,800 people. In addition to a \$1 million low-interest loan provided by the Indiana Brownfields Program in 2005, donations from area businesses, including Biomet Orthopedics, DePuy Orthopaedics, and Zimmer Holdings made the project possible. Construction of the building began in April and is expected to be complete by May 2007.

The Indiana Brownfields Program additionally awarded the city of Winona Lake approximately \$75,000 in grants in 2001 and 2002 for the assessment of the former Gatke dump site, which was contaminated primarily by lead and asbestos associated with industrial activities at the former Gatke facility. The U.S. EPA also provided assistance in the form of additional site assessment activities. The site was successfully incorporated into the Orthopaedic Capital Center building project by consolidating the dump materials into one area and covering it with an engineered cap and a parking lot for the new facility. An environmental restrictive covenant is in place at the site to ensure maintenance of the cap.

This successful project serves as a prime example of how resources from multiple sources can be brought together with strong partnerships and perseverance to transform an environmental liability into a community asset. For more information about this project, please contact Kevin Davis at (317) 422-5579 or [kdavis@ifa.IN.gov](mailto:kdavis@ifa.IN.gov).

### Our Town: Beginning the Brownfield Visioning Process Early

Indiana is the first state in the nation to experience the Our Town project, an innovative U.S. EPA-sponsored program located at Purdue University that incorporates brownfield education in local public schools. The project began in 2004 with the School City of Hammond and grew to four school systems for the 2005/2006 school year (Hammond, Lafayette, Kokomo, and Indianapolis). Next year, the program will be implemented in schools in other states, allowing teachers there to learn from what has been established here in Indiana.

The program helps educate future generations of community visionaries by including brownfield redevelopment topics in elementary, junior high, and high school curriculums. The interdisciplinary nature of brownfield issues is reflected in the variety of classes that participate, including science, economics, and social studies.

The Our Town curriculum typically calls for 4<sup>th</sup> through 6<sup>th</sup> grade students to work with their parents to identify and map brownfield sites within their community. The students then work as a group to prioritize the identified sites and focus on the top two or three. This brownfield prioritization process mirrors the same process that local government officials often undertake in their jurisdictions.

The elementary students also explore the connections between ecology and community health, while middle school students examine the potential negative effects that brownfields typically have on local public health and quality of life. Middle school science students focus on pathways by which substances can contaminate groundwater and study relative toxicity in the lab.

High school students take the final steps of the projects by researching the history of the prioritized brownfield sites in their community, reviewing regulatory records, and exploring geologic and hydrological conditions at the sites using Web-based GIS. The students ultimately complete the equivalent of a basic Phase I environmental assessments for their local sites. High school economics students then work with members of the business community, local government officials, and area residents to design reuse/redevelopment proposals for selected sites by applying an economic decision making model.

Students present their plans for the brownfield sites to local stakeholders at year-end Our Town presentations. Some Indianapolis students also shared their findings during a breakout session of the recent Indiana Brownfields Conference 2006 that was held in April. The Indiana Brownfields Program supports the Our Town program's efforts and continues to act as a resource to its participants.

For more information about Our Town, please visit [www.purdue.edu/dp/ourtown](http://www.purdue.edu/dp/ourtown) or contact Daniel Somerville, Program Manager, at (765) 496-2449 or [dsomervi@purdue.edu](mailto:dsomervi@purdue.edu).

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## The Indiana Brownfields Program

The Indiana Brownfields Program was created by 2005 legislation (Senate Enrolled Act 578) that merged the brownfield financial and technical review programs into one program, thereby combining existing brownfield resources to better assist communities with brownfield redevelopment. The Indiana Brownfields Program works in partnership with the U.S. Environmental Protection Agency and other Indiana agencies to assist communities in making productive use of their brownfield properties.