



# Indiana Brownfields Bulletin

*Bi-annual Newsletter, Summer 2021*

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## **Indiana Finance Authority Receives \$500K from EPA To Clean Up Contaminated Sites**



As an existing successful U.S. Environmental Protection Agency (EPA) Revolving Loan Fund (RLF) grantee that has obligated all of its available RLF monies through low-interest RLF loans and subgrant awards for over 20 brownfield sites in communities statewide, the Indiana Finance Authority (IFA), through the Indiana Brownfields Program (Program), recently submitted a grant proposal requesting \$500,000 in supplemental funding for its RLF Incentive. In June 2021, the IFA received notice of a \$500,000 award in U.S. EPA brownfield funding to continue cleaning up and redeveloping brownfield sites. U.S. EPA's award to the IFA will further advance Indiana's efforts to clean up contaminated brownfields, continue to help communities improve their economies, leverage private and public investment, and create jobs and/or greenspace in blighted areas to improve quality of life around the State of Indiana. This most recent award makes a total of ten RLF supplemental awards made to the Indiana Brownfields Program.

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*IFA Receives \$500K – Continued from front page*

Starting with a \$2,831,044 RLF grant in 2008, U.S. EPA has awarded the Indiana Brownfields Program a total of \$10,484,204 in RLF funding which has been augmented with \$1,396,840 of state dollars to satisfy IFA's required 20% cost share. To date, the

Program's RLF funding has facilitated loans for the remediation and redevelopment of 9 brownfield sites in 7 Indiana communities and remediation of an additional 12 projects in 11 Indiana communities through subgrant awards.

Specifically, this additional \$500,000 in RLF supplemental funding will provide financial assistance for one or more of three hazardous substances-contaminated sites in the City of Warsaw, two of which are also leveraging funding from the Program's 128(a) grant and/or Low-Interest Loan (LIL) funding and a U.S. EPA Coalition Assessment Grant. The three sites are part of the City of Warsaw's Argonne Road Corridor project that is part of the 2013 Imagine Warsaw Plan, 2015 Comprehensive Plan, 2016 Warsaw Winona Lake Stellar Plan, and 2020 Argonne Corridor Vision Plan.

More information can be found by reading related news articles at the following web links:

<https://www.epa.gov/newsreleases/epa-selects-indiana-finance-authority-receive-500000-brownfields-grant>

<https://www.insideindianabusiness.com/story/44131499/ifa-awarded-dollar500k-in-brownfield-grants>

## **Snapshot of Where IFA's Federal Funds Are Utilized for Cleanups**



The purpose of the Indiana Brownfields Program's Revolving Loan Fund (RLF) Incentive (U.S. EPA funds) is to facilitate the public or private redevelopment of brownfield sites throughout the state primarily by making low-cost funding available to eligible public and private borrowers through low-to-zero interest loans with flexible terms and awarding subgrants (as an award of professional services) to eligible political subdivisions and non-profits to finance environmental cleanups. The Program may be contacted for current loan and/or subgrant funding available.



The map on the next page depicts communities across the state with RLF-funded site cleanups. Also below for your convenience, are links from our Program Web site to relevant RLF Incentive documents:

- [RLF Fact Sheet - March 2021](#)
- [Borrower/Subgrantee Checklist - August 2018](#)
- [RLF Loan Application - October 2017](#)
- [RLF Loan Guidelines - October 2020](#)
- [RLF Subgrant Application - May 2018](#)
- [RLF Subgrant Guidelines - October 2020](#)
- [Federally-Funded Project Payment and Disbursement Procedures - August 2018](#)
- [Brownfield Disbursement Request Form - August 2018](#)

# U.S. EPA Brownfields Revolving Loan Fund (RLF) - Funded Projects through the Indiana Brownfields Program

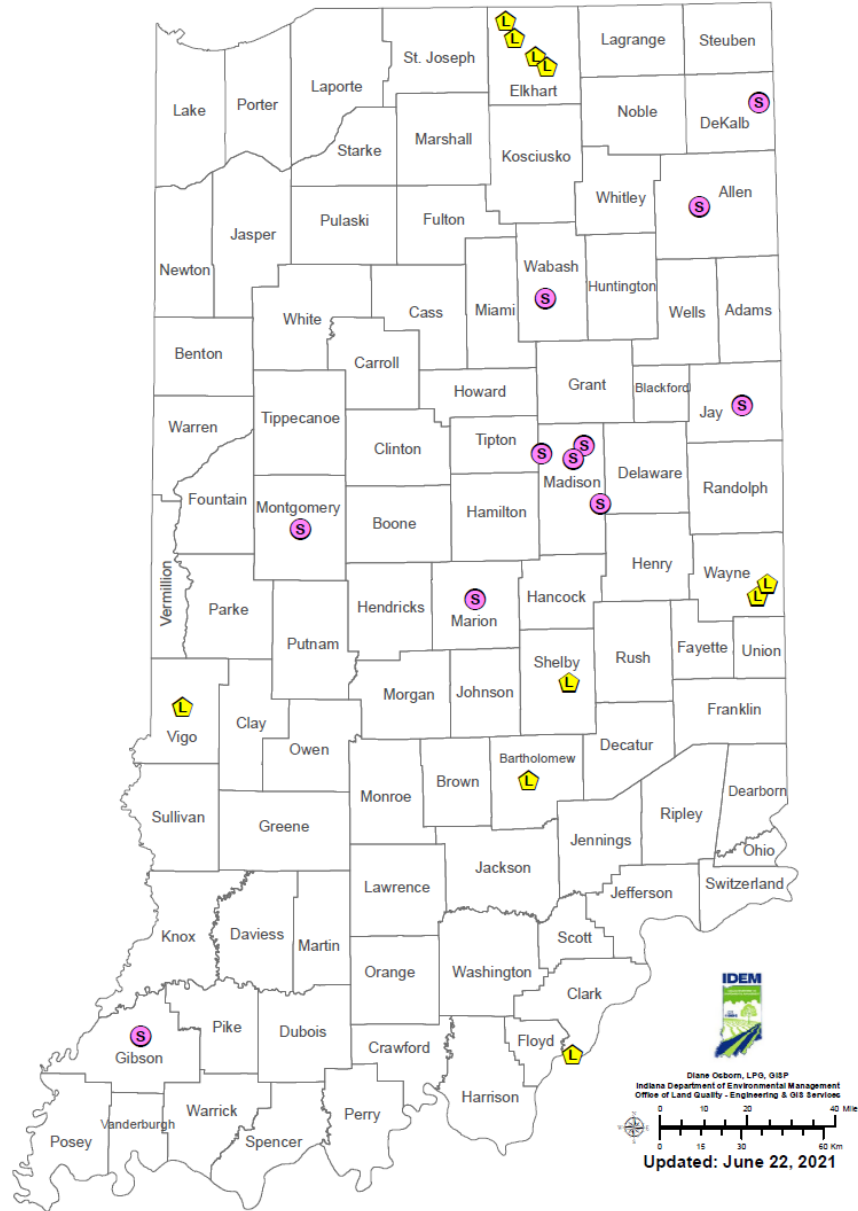
RLF awardees include various units of government. RLF awardees can include eligible public and private borrowers and eligible political subdivision and non-profit subgrantees.

### Type of Funding

-  Loan
-  Subgrant

### RLF Projects

- 21 Projects:
- 10 Loans
- 11 SubGrantees



Any general questions regarding the Indiana Brownfields Program and/or U.S. EPA Brownfields Grant Funding should be directed to Michele Oertel at 317-234-0235 or by email at [moertel@ifa.IN.gov](mailto:moertel@ifa.IN.gov).

Access this interactive map at: <http://www.in.gov/ifa/brownfields/2366.htm>

This map graphically depicts locations and is not intended for any other purpose.

This interactive map can be accessed on the Program Web site at <https://www.in.gov/ifa/brownfields/2366.htm>

## **Applicants Selected for FY21 Brownfields Multipurpose, Assessment, and Cleanup Grants**

By providing a wealth of assistance, the U.S. Environmental Protection Agency (EPA)'s Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. The Small Business Liability Relief and Brownfields Revitalization Act of 2002, as amended by the Brownfields Utilization, Investment and Local Development Act of 2018, was passed to help states and communities around the country clean up and revitalize brownfield sites. Under this law, U.S. EPA provides financial assistance to eligible applicants through five competitive grant programs: Multipurpose Grants, Assessment Grants, Revolving Loan Fund Grants, Cleanup Grants, and Environmental Workforce Development and Job Training Grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

On May 11, 2021, U.S. EPA announced the selection of 151 communities to receive 154 grant awards totaling \$66.5 million in brownfields funding through a nationally competitive Multipurpose, Assessment, and Cleanup (MAC) Grant round. Three Indiana communities – the cities of Bloomington

and Union City and the town of Clarksville – were selected to receive grant awards totaling \$1.4 million through the MAC grant round. The funding will support the assessment and cleanup of abandoned industrial and commercial properties to facilitate redevelopment.

See below for news coverage about these Brownfields awards:

<https://www.epa.gov/newsreleases/epa-announces-selection-three-indiana-communities-receive-total-14-million-brownfields>

<https://www.usnews.com/news/best-states/indiana/articles/2021-05-22/3-indiana-communities-get-epa-grants-to-address-brownfields#skip-to-content>

The breakdown of funding awards made to states in U.S. EPA Region 5 is illustrated in the table on the next page, and detailed information about the Indiana awardees follows. This year, Indiana received (tied for) the second highest dollar amount awarded and tied for the second highest number of awards in Region 5.



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<b>2021</b>	<b>Total \$ Awarded</b>	<b># of Awardees</b>	<b># of Awards</b>
Michigan	\$1,800,000.00	4	4
<b>Indiana</b>	<b>\$1,400,000.00</b>	<b>3</b>	<b>3</b>
Wisconsin	\$1,400,000.00	3	3
Minnesota	\$900,000.00	2	2
Ohio	\$800,000.00	2	2
Illinois	\$0.00	0	0
<i>Region 5 Total</i>	\$6,300,000.00	14	14
<i>Region v. All</i>	9.46%	9.27%	9.27%

Indiana proposal performance:

- Indiana was 2<sup>nd</sup> in Region 5 for overall dollars awarded (\$1,400,000)
- 3 of 13 grants requested were awarded, for a 23% success rate
- % of dollars awarded (\$1,400,000) vs. requested (\$5,200,000): 27% awarded
- Indiana had an increase in the overall amount of funding requested, up 1.8% from last year and the same number of Indiana applicants (13)

Indiana awards summary:

- 3 awardees (3 communities)
- Total funds: \$1,400,000
- 2 assessment grants and 1 multipurpose grant
- 3 grants have potential Opportunity Zone impacts



**Bloomington, IN  
Brownfields 2021  
Community-wide  
Assessment Grant  
\$300,000**

U.S. EPA has selected the City of Bloomington for a Brownfields Assessment Grant. According to the grant proposal, Community-wide grant funds will be used to update the city's brownfields inventory, prioritize sites, and conduct up to 12 Phase I and up to 10 Phase II environmental site assessments. Grant funds also will be used to develop up to 10 cleanup plans and support community outreach activities. Assessment activities will focus on the city's College Avenue/Walnut Street Corridor, which serves as one of the primary residential and employment centers for Bloomington. Priority sites include a 24-acre abandoned hospital, a 5.4-acre scrap and recycling yard, a gas company maintenance garage, a former automobile manufacturing plant, an auto junkyard, and a former lumber yard.



**Clarksville, IN  
Brownfields 2021  
Community-wide  
Multipurpose Grant  
\$800,000**

U.S. EPA has selected the Town of Clarksville for a Brownfields Multipurpose Grant. The grant proposal indicated that the funds will be used to conduct 10 Phase I or

Phase II environmental site assessments and four cleanup plans. Grant funds also will be used to clean up two priority sites: the Graveyard Auto site located at 1320 Emery Crossing Road and the Cab-Ex site located in the floodplain of the Ohio River. The 10.3-acre Graveyard Auto site is a former automobile salvage yard that operated from 1983 to 2016. It is contaminated with metals co-mingled with petroleum from abandoned oil drums. The 21-acre Cab-Ex site is a former unregulated waste disposal facility contaminated with heavy metals, VOCs, and methane. Another priority site is a transfer station that recycled ferrous and nonferrous metals and is within the 100-year floodplain.



**Union City, IN  
Brownfields 2021  
Community-wide  
Assessment Grant  
\$300,000**

U.S. EPA has selected the City of Union City for a Brownfields Assessment Grant. Per the grant proposal, Community-wide grant funds will be used to conduct 11 Phase I and up to nine Phase II environmental site assessments. Grant funds also will be used to prepare up to 10 cleanup plans and support community outreach activities. Assessment activities will focus on the city's Pearl and Oak Street Corridor. Priority sites include a former bus body manufacturing facility, a former auto parts manufacturer, and a former police station.

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For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the U.S. EPA Brownfields Web site at <http://www.epa.gov/brownfields> . The U.S. EPA Region 5 Brownfields Web site is <https://www.epa.gov/brownfields/brownfields-and-land-revitalization-epa-region-5> . Also, the U.S. EPA Region 5 Brownfields Team may be contacted at (312) 353-2112.



## **Help Us Help You – Timing on Submittal of Phase I ESA Reports**

Recently, the Indiana Brownfields Program (Program) has been evaluating its Comfort Letter request process, in particular the number and timing of Phase I Environmental Site Assessment (ESA) Updates and repeat Phase I ESA reports that are submitted due to time constraints caused by the requirement for certain elements of a Phase I to be updated 180 days after they are initially conducted or the shelf life of a report expiring. When coupled with the Program’s window to issue letters ranging from 90-120 days once all necessary documentation is submitted by an applicant,

the Program is experiencing a high volume of repeat reviews of Phase I ESA reports for sites which is resulting in needless delays in issuing letters.

To attempt to remedy this problem, Program Counsel, Cindy Klem, is going to be initiating an **“organizational call” with all project stakeholders** when she first receives a Phase I ESA report for review. The purpose of this call will be to discuss the timeline for the project, including establishing an anticipated closing date if the real estate transaction has not already happened. If the property acquisition target date is unclear or a moving target, or there are other elements of the project which could cause Program letter drafting to be delayed (e.g., awaiting a Phase II investigation report or copies of a deed), an application may be set aside before entering the Program queue in order to better “schedule” its issuance.

In order to avoid timing issues with a Comfort Letter request, the following are important considerations:

**How old is it?** Check the age of the Phase I ESA report PRIOR to submitting it to the Program. Knowing that the timeline for the Program to issue a letter can range between 90 to 120 days and if you know your transaction is unlikely to happen within the 180-day update window of your existing Phase I ESA report, a Phase I ESA Update should be obtained BEFORE submitting your Comfort Letter request. This will prevent letter issuance from being delayed once the Project Manager has begun report

review and letter drafting. This will also prevent Program Counsel from having to take time to review more than one Phase I ESA report as part of the Program’s issuance of a Comfort Letter.

- **Life happens.** If your project timeline as understood at the time a letter request is submitted to the Program changes, please call your Project Manager. Our Project Managers have many projects on their plate. If there is a reason to expect a delay that could affect issuance of your Comfort Letter, project managers deserve the professional courtesy of knowing that a letter can be set aside while a Phase I ESA Update and/or entirely new Phase I ESA is completed for the applicant due to changes in a project timeline. Applicants should ensure that their consultant and legal counsel, if applicable, are all up to date on a project’s timeline after a request has been made of the Program so that all project stakeholders are working off the same schedule. Also, do not forget to **make sure the User Questionnaire (UQ) with the Phase I ESA report is executed by a representative of the entity that will be on the property deed as the new owner** (be sure to include that person’s title (e.g., Vice President, Commercial Development) and/or relationship to the owner (e.g., Partner or Member)) – sometimes that entity is unnamed at the time a letter request is made and the relationship between the original UQ signatory and the entity

that ultimately purchases a site has to be retroactively justified which can be a risky proposition.

- **The bona fide prospective purchaser (BFPP) exemption is self-implementing.** While we do our very best to issue letters as quickly as possible, we have a robust Program, and we cannot always make every transaction deadline. Keep in mind that so long as you expect the real estate transaction to occur within the viability period of a Phase I ESA report, **you do not have to have a Comfort Letter in hand at the time of closing** to be protected under the law. If your letter is not ready for issuance but your Phase I ESA viability window is closing and the real estate transaction can proceed, then consider closing without a letter in hand and not incurring the expense for a Phase I ESA Update (or new Phase I ESA report) while awaiting letter issuance by the Program.
- **A refresher.** Phase I reports have **two key expiration dates:**
  1. In order to be valid for a property transfer, certain components of the Phase I report cannot be older than 180 days. If more than 180 days has lapsed since the initial report information was collected prior to closing (from the earliest date collected/conducted), the following components of the Phase I report must be updated prior to closing:



- a. Interviews with past and present owners, operators, and occupants (40 CFR 312.23)
  - b. Searches for recorded environmental cleanup liens (40 CFR 312.25)
  - c. Reviews of federal, tribal, state, and local government records (40 CFR 312.26)
  - d. Visual inspections of the facility and adjoining properties (40 CFR 312.27)
  - e. The declaration by the EP (40 CFR 312.21)
2. The shelf life of the Phase I report is one year. If more than one year has lapsed from the date on which the earliest report information was collected prior to closing, an entirely new Phase I report must be obtained to qualify as a BFPP.
3. If any user of the Phase I ESA and/or Phase I ESA Update has changed since the report was originally issued, **a new User Questionnaire (UQ) must be completed by any entity intending to rely on the Phase I ESA/Update and a UQ must be completed submitted on behalf of whatever entity name will be reflected on the property deed.** As a matter of practice, the Program prefers a fresh User Questionnaire be submitted with any Phase I Update.

- **Best practices.** Issuance of a letter works out best from a timing perspective when a **COMPLETE request package** including a non-stale Phase I ESA report is submitted with a Comfort Letter request. “Complete” includes **all supplemental request forms and checklists and a transmittal letter** that addresses project timeline and anticipated closing date. Make sure the **User Questionnaire (UQ) is dated, signed, and includes the full title of the authorized representative of the applicant** that completed the UQ. Often time an applicant can benefit from discussing project specifics and timeframes with the Program’s Redevelopment Coordinator, Kyle Hendrix, prior to a letter request being submitted. A 15-minute phone call may save the applicant and Program staff time down the road (and possibly expense) once the request gets into the queue for issuance. Please refer to the Legal Assistance page on the Brownfields Program Web site for an example of a complete Comfort Letter request. **Please submit all relevant documents electronically via file sharing link/portal or submit a CD with each form/document/report saved as a separate pdf as part of your request.** Refer to the Legal Assistance page on the Brownfields Program Web site for a screenshot of how to itemize document submissions when using an electronic submittal.

The Program strives to issue requested letters in as timely a manner as possible. Environmental consultants and legal counsel want to deliver on promises made to their

clients to meet project timelines. If we can work out these kinks in the letter issuance process together, then we can meet the collective objective of putting Indiana’s brownfields back to productive use.

## **Land of OZ: IPS Building & Grounds Transform into The Wesmont**

A shiny, redeveloped brownfield is rarely at the end of one yellow brick road; rather, multiple roads lined with resources converge to lead to a magical, transformative place. In Indianapolis, the former IPS (Indianapolis Public Schools) Building & Grounds properties (Site), located in an OZ (Opportunity Zone) and a federally-designated “Promise Zone” at 1129 East 16<sup>th</sup> Street and 1515 Lewis Street (and 1527 Lewis Street, 1113 E.15<sup>th</sup> Street, 1137 E. 15<sup>th</sup> Street), utilized a mix of resources to become The Wesmont – named after the late Wes Montgomery, Indianapolis native and lifetime resident who was a popular jazz guitarist. This mixed-use redevelopment project is music to the ears of local residents.

The Indiana Brownfields Program (Program) lent a hand in response to TWG Polk, LLC and TWG Polk Office, LLC (TWG Entities or, collectively, Owner) needing liability clarification prior to property purchase. The Program provided a Comfort Letter based on the bona fide prospective purchaser (BFPP) exemption that outlined applicable limitations on liability with respect to hazardous substances and petroleum products found on

the former IPS Site in order to facilitate redevelopment.

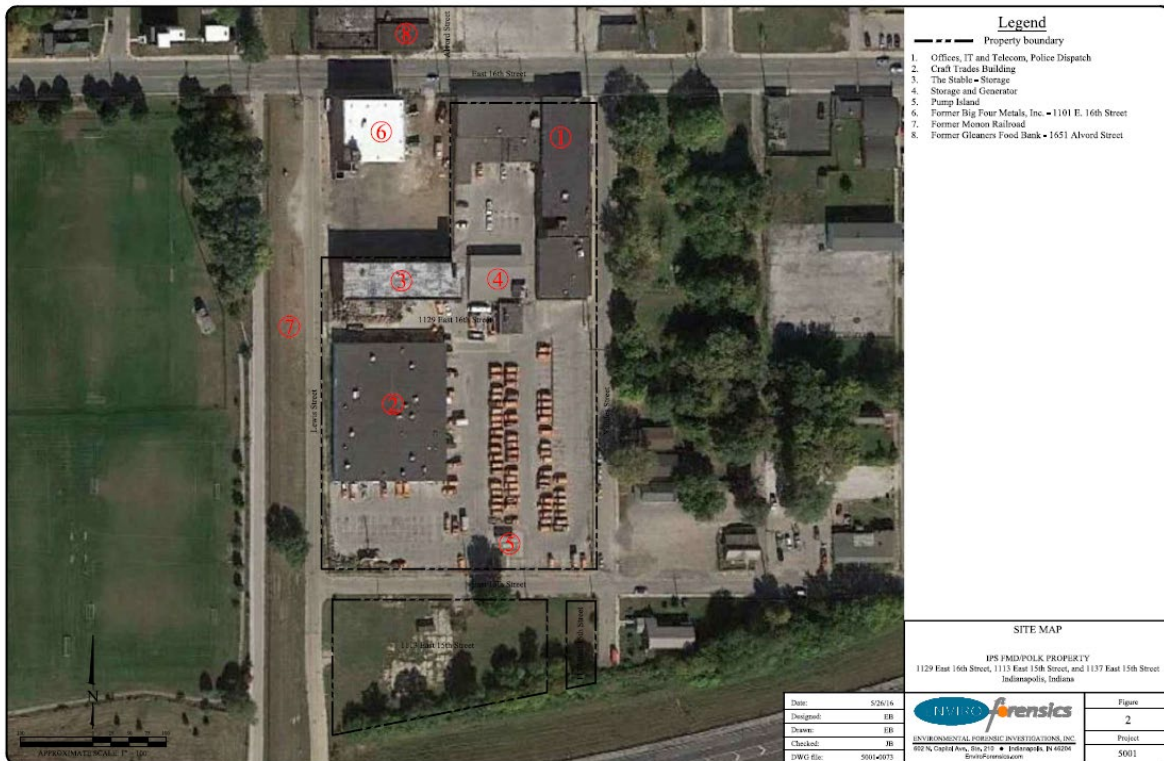


2016 Pre-Development Street View: 1129 E. 16<sup>th</sup> St. office building (NE Corner) (looking south along Yandes St).  
Photo Credit: EnviroForensics

The 2.77-acre Site on the near east side of Indianapolis is comprised of multiple lots on three non-contiguous parcels. The northern parcel of the Site was formerly developed with four buildings, a gasoline fuel station, and a paved parking lot. The Site is transected by 15<sup>th</sup> Street in an east/west direction with miscellaneous storage and gravel lots located south of 15<sup>th</sup> Street. As far back as 1887, available historical records indicate the Site was developed with residential dwellings, lumber yards, and a steam sawmill. Additional historical operations on-Site included: the Polk Sanitary Milk Company (Polk Dairy) until the 1950s; a coal and cement company; the Indianapolis Board of School Commissioners garage, shop, offices, and filling station until 1969, and the former IPS Facility Management Department. The former IPS FMD headquarters building, located on the northeast portion of the Site along 16<sup>th</sup> Street, is to be remodeled for commercial purposes; the other three on-Site

buildings have been razed. The Wesmont residential redevelopment (at 1515 Lewis Street) was carved out from the southern

portion of the former IPS FMD parcel located south of 16<sup>th</sup> Street and just east of the Monon Trail.



2016 Pre-Development Aerial View: Site Map of IPS Building & Grounds Project  
Photo Credit: EnviroForensics

The Wesmont development consists of 5,000-square feet of amenity space such as studios and one- and two-bedroom apartments, with most units reserved for new workforce apartments, as well as a swimming pool, a fitness center, outdoor grilling stations, and other amenities. Of the 188 new apartments, 170 are affordable to people of low income (i.e., individuals and families making less than or equal to the area’s median income). According to news reports, the Woodforest CEI-Boulos Opportunity Fund is the majority equity investor in the \$31.1 million project spearheaded by TWG Development, LLC, an established Indianapolis-based real estate

development company that worked in concert with the City’s redevelopment plan. By the end of June 2021, TWG completed construction of The Wesmont.

This redevelopment project is bordered to the north, across 16<sup>th</sup> Street, by the Monon Lofts Apartments and a hand car wash business; to the south, by vacant property and Interstate 65/70 (split); to the east, across Yandes Street, by vacant lots and residential homes; and, to the west, across Lewis Street, by vacant property, the paved

*Land of OZ – Continued from Page 11*

Monon Trail (rails-to-trails walkway), and the Frank and Judy O'Bannon Park (city park). Also, this redevelopment project is bordered to the northwest by the former Big Four Metals Inc. (Big Four Metals), a lead acid reclamation and metals recycling facility that operated from 1988 through 1997 – a brownfield site for which a May 11, 2016, BFPP Comfort Letter and Environmental Restrictive Covenant (ERC) were issued by the Program which facilitated the Tinker House redevelopment that houses Provider Coffee and Hotel Tango Distillery operations. Note that just south of Tinker House along the Monon Trail is the other portion of the former IPS Site (Polk Stables LLC) that has been proposed to be remodeled as an artist space and event center.

The Site has had great redevelopment potential due to surrounding infill development and largely because of its location in a designated OZ (low-income census tract nominated by Governor Holcomb and certified by the U.S. Department of the Treasury through the nationwide OZ program established by Congress in 2017) which allows for preferential tax treatment of eligible investments designed to spur long-term investments for economic development and job creation in distressed communities. The OZ designation, along with the Program's Comfort Letters and other incentives including an Industrial Recovery Tax Credit issued by the Indiana Economic Development Corporation (IEDC), assisted

the TWG Entities (who became owners of the parcels comprising the Site on February 11, 2019) with this residential/commercial redevelopment project. The Site received a tax abatement of \$1.4 million over ten years. A partnership between Woodforest National Bank and CEI-Boulos Capital Management was critical to this redevelopment. A \$3 million equity investment came from Woodforest CEI-Boulos Opportunity Fund, a high-impact commercial real estate Opportunity Zone fund established by Woodforest National Bank® and CEI-Boulos Capital Management.



Former IPS Building & Grounds Project becomes The Wesmont in Indianapolis

The underinvested east side of Indianapolis has hope for far-reaching revitalization as The Wesmont is creating new, quality jobs (e.g., average rate of \$20.00 per hour) through intentional employee recruiting, hiring, and training opportunities facilitated by EmployIndy. Also, this redevelopment project which encompasses a total of four acres includes access to a public transportation and access to the 18-mile "rails-to-trails" Monon walking and biking path that links The Wesmont to local

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commercial districts, schools, parks, and residential areas. This priority project is key to the mixed-resource revitalization efforts of the 16<sup>th</sup> Street corridor in Indianapolis.



## **Continuous Learning at Your Leisure**

### ❖ **[EPA Brownfields Land Revitalization Impacts Fact sheet \(PDF\)](#)**

U.S. Environmental Protection Agency (EPA)'s Brownfields and Land Revitalization Program is a results-oriented program that helps communities across the nation address, manage, and revitalize contaminated properties. This 4-page fact sheet explains how the program empowers stakeholders to tackle local brownfields challenges with recent accomplishments (as of April 2021), illustrating environmental and economic benefits.

### ❖ **EPA Final Rule Adds PFAS to the TRI**

The U.S. EPA final rule, “Implementing Statutory Addition of Certain Per- and Polyfluoroalkyl Substances (PFAS) to the Toxics Release Inventory Beginning With Reporting Year 2021”, was published in the Federal Register on June 3, 2021. The final rule is effective as of July 6, 2021. The link to the Federal Register notice is:

<https://www.federalregister.gov/documents/2021/06/03/2021-11586/implementing-statutory-addition-of-certain-per--and-polyfluoroalkyl-substances-pfas-to-the-toxics>.

In summary, the U.S. EPA added three PFAS to the Toxics Release Inventory (TRI) list of chemicals subject to toxic chemical release reporting under the Emergency Planning and Community Right-to-Know Act (EPCRA) and the Pollution Prevention Act (PPA). This action implements the statutory mandate in the National Defense Authorization Act for Fiscal Year 2020 (FY2020 NDAA) enacted on December 20, 2019. Public notice and comment rulemaking is unnecessary as this action was conducted to conform the regulations to a Congressional legislative mandate.

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Also, for additional information, here is a link to the March 2021 Association of State and Territorial Solid Waste Management Officials (ASTSWMO) position paper about PFAS:

[http://astswmo.org/files/Policies\\_and\\_Publications/Position\\_Papers/2020-03\\_ASTSWMO-Position-Paper\\_PFAS.pdf](http://astswmo.org/files/Policies_and_Publications/Position_Papers/2020-03_ASTSWMO-Position-Paper_PFAS.pdf).

#### ❖ **2020 State Brownfields Program Analysis**

The ASTSWMO **Brownfields Focus Group, CERCLA & Brownfields** Subcommittee conducted a research project that included gathering and sharing data from all State brownfield programs. The project began with the development of a research tool that would capture the key components of State brownfield programs. A total of 52 States participated in the project, resulting in a solid data set that was a true reflection of the nation's brownfield programs. A summary of the results is provided throughout this February 2021 report linked below:

- [Report](#)
- [Infographic](#)

#### ❖ **IDEM Revision of the Remediation Closure Guide**

The Indiana Department of Environmental Management (IDEM) Draft R2 (Risk-based Closure Guide) is in the process of being finalized and will be available to the public following external comments received during an earlier informal external comment period. Once the Draft R2 has completed the Non-rule Policy Document (NPD) approval process, it will be considered effective. Until then, Brownfield stakeholders should still use the 2012 Remediation Closure Guide (RCG) that remains in effect.

Any related questions may be directed to Mike Habeck, Technical Environmental Specialist for IDEM's Office of Land Quality/Process Improvement at [MHABECK@idem.IN.gov](mailto:MHABECK@idem.IN.gov).





## Save the New Dates

**The 2021 National Brownfields Training Conference** is rescheduled again in light of COVID-19 safety concerns. It will be held on December 8-11, 2021 (instead of September, as previously rescheduled) in Oklahoma City, Oklahoma.

Offered every two years (in non-pandemic times), this conference is considered the largest gathering of stakeholders focused on cleaning up and reusing formerly utilized commercial and industrial properties. U.S EPA co-sponsors this event with the International City/County Management Association (ICMA). The goal of the National Brownfields Training Conference is to provide a vibrant networking and learning environment for the Brownfields community. To deliver the valuable in-person education and networking opportunities everyone looks forward to at every Brownfields Conference, planners are working to ensure that the venue and travel arrangements will be as safe and healthy as possible for conference attendees. U.S. EPA and ICMA agree that the December dates will allow for a more robust in-person event in Oklahoma City, especially with regards to educational sessions and networking events. Check out <https://brownfields2021.org/> for additional information.

## New! Indiana Brownfields Program's OZ Web Page

Investments in Opportunity Zones (OZ)s designated in select communities trigger tax incentives for private investors that can facilitate brownfield redevelopment. For a one-stop shop to learn more about OZs and the interface with brownfield redevelopment, visit the Program's new OZ web page [here](#).



## Statewide ROI Survey and Site Inventory Initiatives

After a one-year hiatus due to the COVID-19 pandemic, the Indiana Brownfields Program (Program) will be conducting its Return on Investment (ROI) survey project in an effort to measure the benefits of brownfield redevelopment such as funds leveraged, jobs created, and businesses created or retained. These surveys that gather information related to the Program's financial, legal, and technical assistance are important to help the Program evaluate and continue to improve its services to brownfield stakeholders, as well as to identify and showcase local success stories.

Program participants can complete and submit the brief survey at any time during their redevelopment project but are encouraged to do so at this time during the summer specifically. The survey can be conveniently accessed as an online survey or a downloadable pdf form on our Program Web site at <https://www.in.gov/ifa/brownfields/announcements-news-and-rfqs/>.

Click this link to take the [Secure Online ROI Survey](#) or

Click this link to download a fillable .pdf form [ROI Survey](#)

The Program thanks you in advance for responding to our request for information and appreciates all of your past responses.

Also, for local site inventory assistance that will support the Program's statewide site inventory initiative, check out the U.S. EPA-funded Technical Assistance to Brownfields (TAB) Program Brownfield Inventory Tool (BiT) at <https://www.ksutab.org/login?ref=BIT>.

Webinar materials from a January 27, 2021, ***Building a Brownfield Inventory Using BiT*** are available online and linked below:

**[AGENDA \(PDF\)](#)   [SLIDES \(PDF\)](#)   [RECORDING \(MP4\)](#)**

This webinar focused on using the KSU TAB BiT to keep track of a community's brownfield site inventory quickly, easily, and conveniently (e.g., number, location, etc.). The webinar highlighted using BiT with its new features, setting up a Project Area, entering site data, building area maps of the brownfield sites in your community, and using the BiT/ACRES interface to report your U.S. EPA Brownfield grant data (as applicable). Stakeholders that would find this valuable include Local Governments, Coalitions, Nonprofits, and Planners.





## **Brownfields Workshop Series – Register, Mark Your Calendar, and Come Join Us!**

On August 10, 11, & 12, 2021 from 1:30 p.m. to 3:30 p.m. Eastern each day, the Indiana Brownfields Program in partnership with the Technical Assistance to Brownfields (TAB) Program at Kansas State University will co-host *Practically Speaking: Practical Tools & Approaches for Navigating Brownfields* Virtual Workshop Series. This virtual workshop series is free, but registration is required.

Please check the KSU TAB event web page at

<https://www.ksutab.org/events/workshops/details?id=484> for the latest updates and to register.

### **Indiana defines a brownfield as:**

- ✚ a parcel of real estate that is abandoned or inactive; or may not be operated at its appropriate use;
- ✚ and on which expansion, redevelopment, or reuse is complicated;
- ✚ because of the presence or potential presence of a hazardous substance, a contaminant, petroleum, or a petroleum product that poses a risk to human health and the environment. (IC 13-11-2-19.3)

# CALENDAR OF EVENTS

For 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).

## Rolling Application Dates/Rounds

### Indiana Office of Community and Rural Affairs (OCRA) Blight Clearance Program (BCP) Proposal and Application

This funding (up to \$500,000 over a period of time) helps communities with blighted properties to focus on long-term community development and revitalization through improving quality of place, generating jobs, and spurring economic revitalization. Eligible projects include the removal of deteriorated or abandoned downtown buildings or vacant/unusable industrial sites. Note that pursuant to 24 CFR 570.489, property that has been acquired or improved in whole or in part using CDBG funds may not change the use of such property for a period of five (5) years after closeout unless a change-in-use process is conducted. There are two stages to the application process: the Proposal stage and the Application stage. The first stage consists of a community submitting a proposal, which is a draft of the application, and allows OCRA to review project information and determine if it is likely to meet a national objective and an eligible activity before submitting a full application. The second stage is the full application which is a complex process that requires a substantial investment of time and resources. Instructions and proposal/application materials are available at <https://www.in.gov/ocra/cdbg/>.

## August 10, 11, & 12, 2021

### Practically Speaking: Practical Tools & Approaches for Navigating Brownfields Virtual Workshop Series

**1:30 p.m. to 3:30 p.m. Eastern each day**

The Indiana Brownfields Program in partnership with the Technical Assistance to Brownfields (TAB) Program at Kansas State University will co-host this free virtual workshop series which is intended to explore brownfields resources, tools and strategies that may be applied to support economic revitalization and community vitality. “Show and Tell” topics covered will include:

- **Part 1 Research and Mapping Websites to better understand your project**  
Tuesday, August 10, 2021, 1:30 p.m. to 3:30 p.m. EDT
- **Part 2 TAB BiT Site Inventory Tools, Drone Technology, RFQ Development**  
Wednesday, August 11, 2021, 1:30 p.m. to 3:30 p.m. EDT
- **Part 3 Community Involvement and Phase I ESA update including potential ASTM Standard revisions**  
Thursday, August 12, 2021, 1:30 p.m. to 3:30 p.m. EDT

Each day will include tutorials highlighting various online tools and resources to support your brownfields redevelopment efforts. Do you have a site in mind to explore? Registration will include an opportunity to propose a site for consideration. All brownfield stakeholders are encouraged to attend as many days as possible. Registration is open now. Please check the KSU TAB event web page at <https://www.ksutab.org/events/workshops/details?id=484> for the latest updates.

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### August 11 – September 22, 2021

#### Esri Imagery in Action Training Course

This new, no-cost massive open online course (MOOC) explores workflows used by many researchers and analysts to extract information from imagery. Imagery and remotely sensed data are important tools to understand events on the ground and changes over time. Hands-on exercises guide participants through those workflows using the latest ArcGIS desktop and cloud-based apps. The course includes the following:

- Hands-on exercises, videos, quizzes, and discussion
- Access to ArcGIS Pro, ArcGIS Image Analyst, and ArcGIS Image for ArcGIS Online
- Certificate of completion

[View Course Details and Register](#)

### August 18 & 19, 2021

#### National Environmental Justice Advisory Council (NEJAC) public meetings

**3:00-7:00 pm Eastern Time each day**

These free meetings held by U.S. EPA are open to members of the public who are encouraged to provide comments relevant to the specific issues being considered by the NEJAC.

Registration is REQUIRED to attend either meeting. Register at:

[https://usepa.zoomgov.com/webinar/register/WN\\_g1xjk0cbSBCw7hKZurpMCA](https://usepa.zoomgov.com/webinar/register/WN_g1xjk0cbSBCw7hKZurpMCA)

**Agenda:** The meeting discussion will focus on several topics including, but not limited to, the discussion and deliberation of work groups activities and recommendations to the U.S. EPA Administrator. A more detailed agenda will be posted on the website closer to the meeting date.

**Public Comment Period:** The meeting will have a public comment period on August 18, 2021, from approximately 5:00-7:00 pm (ET). Registration to speak during the public comment period will close at 11:59 p.m., (ET), on August 11, 2021. Also, submitting written comments for the record are strongly encouraged. To learn about the Public Comment Guidelines, please visit the [NEJAC Guidelines for Public Comment Sessions](#) page.

**Questions:** Please contact Fred Jenkins at [nejac@epa.gov](mailto:nejac@epa.gov) or by phone 703-308-7049.

For more information on the NEJAC, visit: <https://www.epa.gov/environmentaljustice/national-environmental-justice-advisory-council>

For up-to-date information about Environmental Justice funding opportunities, events, and webinars, subscribe to U.S. EPA's Environmental Justice listserv by sending a blank email to: [join-epa-ej@lists.epa.gov](mailto:join-epa-ej@lists.epa.gov).

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**August 24 – December 14, 2021**

**Council of Development Finance Agencies (CDFA) Federal Financing Webinar Series  
2:00pm – 3:30pm Eastern Time**

The CDFA Federal Financing Webinar Series is an exclusive, seven-part online offering that will convene finance experts, federal agencies, and local practitioners to discuss the variety of federal programs available to restore local economies, preserve small businesses, invest in our communities, and protect our environment. This will complement the information featured in the CDFA Federal Financing Clearinghouse, provide an in-depth discussion about any recent rule changes or funding, as well as showcase how communities have effectively used programs in the past.

Each webinar in the series will feature various aspects of financing economic development through the lens of federal assistance. Representatives from various agencies, including Treasury, USDA, EDA, EPA, SBA, HUD, DOT, and Energy, will join us on these discussions. CDFA will provide information about the newest initiatives from every agency and help communities prepare for funding and submit applications.

To participate, register for a single webinar or the entire series, and CDFA will send you reminders for each webinar as they are hosted. All webinars will be recorded, and presentation materials will be shared with the attendees for long-term viewing.

[Register](#)

**September 3, 2021**

**Phoenix Awards Nominees deadline**

After a short hiatus, the premiere awards program for brownfields redevelopment is coming to Brownfields 2021 in Oklahoma City. This year's awards reflect the progression of brownfield redevelopment over the past 20+ years by recognizing people in addition to projects. What was once a niche activity has grown into a practice area of its own with public, private, and nonprofit practitioners across the country focused solely on brownfields as an essential function of planning, economic development, environmental quality, and community development.

The Phoenix Award winners will be notified on or before November 1, 2021, and will be announced at an evening event on December 10, 2021.

[Click Here to Submit](#)

**September 23, 2021**

**Annual Pollution Prevention Conference and Tradeshow**

Marriott Indianapolis North

For more information, check out <https://www.in.gov/idem/partnerships/2334.htm/>.

**September 23, 2021**

**American Council of Engineering Companies of Indiana (ACEC) Environmental Business & Funding Sources In-Person Conference**

Indianapolis

For more information, check out [www.acecindiana.org](http://www.acecindiana.org).

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**September 24, 2021**

**Indiana Office of Community and Rural Affairs (OCRA) Historic Renovation Grant Program application deadline**

The program is designed to preserve and rehabilitate historic properties to further incentivize downtown economic development across Indiana. Applicants with an eligible historic commercial structure have the opportunity to apply for project funding between \$5,000 and \$100,000 at a maximum request of 50 percent of the total eligible project cost. Eligible applicants include non-profits, individuals, partnerships, firms, associations, joint ventures, limited liability companies, corporations, or non-profit affordable housing organizations.

Eligible properties for this grant program must be at least 50 years old and either listed on the register of Indiana historic sites/structures, be listed or eligible for the National Register of Historic Places or be listed as a contributing resource in a National Register District. Interested property owners, who meet established eligibility requirements, must submit an application and all supporting documentation to apply. For more information, visit <https://www.in.gov/ocra/historic-renovation-grant-program/>.

**September 24, 2021**

**National Park Service Outdoor Recreation Legacy Partnership (ORLP) grant applications deadline**

The ORLP program, established in 2014 and funded through the Land and Water Conservation Fund (LWCF), enables urban communities to create new outdoor recreation spaces, reinvigorate existing parks, and form connections between people and the outdoors. This is a nationally competitive grant program that delivers funding to urban areas — jurisdictions of at least 50,000 people – with priority given to projects located in economically disadvantaged areas and lacking in outdoor recreation opportunities.

Funding applications are now being accepted in [Grants.gov](https://www.grants.gov) through September 24. States may apply for the grants, whether on behalf of themselves or eligible urban jurisdictions. Interested jurisdictions should contact their state lead agency for LWCF, which for Indiana is the Department of Natural Resources. A list of contact information can be found at LWCF's [contacts page](#).

For more information about the program and these ORLP grants, please visit NPS's [Land and Water Conservation Fund page](#).

**October 20-21, 2021**

**2021 AHAIN Affordable Housing Conference & Annual Meeting**

Co-sponsored by the Indiana Housing & Community Development Authority et al.  
Embassy Suites by Hilton, Noblesville Indianapolis Conference Center  
For more information, visit <https://ahainconf.org/>.

**October 22, 2021**

**2021 Indiana Environmental Conference**

Hyatt Regency Indianapolis -- **offering a hybrid conference with the option to attend in-person or virtually.**

For more information, please check out <https://www.indianachamber.com/event/environmentalconference/>.

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**Fall 2021**

**DEADLINE anticipated for U.S. EPA Brownfield Assessment, Revolving Loan Fund, and Cleanup Grant Proposals**

For updates, visit <https://www.epa.gov/brownfields>.

**December 8-11, 2021**

**The 2021 National Brownfields Training Conference**

Oklahoma City, Oklahoma

This conference is offered every two years and is considered the largest gathering of stakeholders focused on cleaning up and reusing formerly utilized commercial and industrial properties. U.S. EPA co-sponsors this event with the International City/County Management Association (ICMA). For additional information, check out <https://brownfields2021.org/>.

# Indiana Brownfields Program Staff Directory

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The Indiana Brownfields Program offers educational, financial, legal, and technical assistance and works in partnership with the U.S. Environmental Protection Agency and other stakeholders to assist Indiana communities in making productive use of brownfield properties.

## Indiana Brownfields Program

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