



# Brownfields Bulletin

"Bridging Economic Development and Environmental Protection"

September 2006

## In This Issue:

- ❑ **Five Indiana Communities Receive Petroleum Remediation Grant Awards**
- ❑ **Indiana Brownfields Program Staff Make a Move**
- ❑ **Risk Integrated System of Closure (RISC) PAH Closure Levels Change**
- ❑ **Calendar of Events**
- ❑ **The All Appropriate Inquiry Standard To Take Effect November 1**
- ❑ **U.S. EPA Brownfields Grant Proposal Workshop Coming Soon**
- ❑ **Federal Grant Matching Incentive**
- ❑ **Site Highlight: State Financial Assistance Helps Bring an Indianapolis Brownfield Site Back to Life**

## What's New?

### **Risk Integrated System of Closure (RISC) PAH Closure Levels Change**

Since the inception of RISC, ground water closure levels for certain polycyclic aromatic hydrocarbons (PAHs) have been identified as problematic because their closure levels approach or are below the analytical method detection limits.

The Indiana Department of Environmental Management's (IDEM's) Office of Land Quality (OLQ) investigated this concern and decided that Default Residential and Industrial Ground Water Closure Levels for nine PAHs should default to the health protective Closure Levels rather than the lower solubility limits. In all nine cases, the Default Ground Water Closure Levels, as well as their Migration to Ground Water (subsurface soil) Closure Levels, have increased. In all cases, these new numbers are still health protective.

Ground Water Closure Levels and Migration to Ground Water (subsurface soil) Closure Levels for these nine PAHs are available for immediate use as interim default closure levels until the update of the RISC Technical Guide Appendix I Tables next year. For more information, please contact IDEM RISC staff at 317-232-8997 or email your question to: [idemrisc@idem.IN.gov](mailto:idemrisc@idem.IN.gov).

## Program Update:

### **Five Indiana Communities Receive Petroleum Remediation Grant Awards**

Governor Daniels continues to support the redevelopment of properties within the state, and the Indiana Finance Authority (IFA) supports this mission by awarding Petroleum Remediation Grants. The IFA Board approved grant award recommendations for the following five Indiana communities at its meeting on September 13.

**Bloomington** - Former Bloomington Tire Company and adjacent sites

*Redevelopment plans include new hotel and convention center.*

**Dugger** - Former Swan Service & Tire

*Redevelopment plans include commercial services.*

**Flora** - Former Brethren Home

*Redevelopment plans include new nursing home or fire station.*

**Greencastle** - Maple Berry Park

*Redevelopment plans include expansion of a neighboring park.*

**Shirley** - Former Gross Service Station

*Redevelopment plans include expansion of the adjacent fire station.*

These communities will use the grant assistance to remove underground storage tanks and petroleum contamination. See page 3 for more information about Petroleum Remediation Grants and how they can help your community address petroleum contamination at brownfield sites.

### **Indiana Brownfields Program Staff Make a Move**

When visiting the Indiana Government Center North Building, please be aware that the Indiana Brownfields Program is now situated on the west end of the 12th floor. IFA's two environmental programs, the Brownfields and the State Revolving Fund Programs, are now located together in one location.

## REMINDER:

**NEXT INDIANA BROWNFIELDS PROGRAM STIPULATED ASSESSMENT GRANT & STIPULATED REMEDIATION GRANT APPLICATION DEADLINE: NOVEMBER 1**

## 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).

### 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 [www.indianalanduse.org/](http://www.indianalanduse.org/)

### November 1

**Indiana Brownfields Program Stipulated Assessment and Remediation Grants Application Deadline** [www.brownfields.IN.gov](http://www.brownfields.IN.gov)

### November 13-15

**Brownfields 2006 National Brownfields Conference**, Boston, MA Travel scholarships are available. [www.brownfields2006.org](http://www.brownfields2006.org)

### December 5-7

**ASTM International Phase I & Phase II Environmental Site Assessment Training**, Indianapolis, IN Learn more about the new Phase I standard that meets U.S. EPA requirements for conducting "All Appropriate Inquiry." [www.brownfields.IN.gov](http://www.brownfields.IN.gov)

## The All Appropriate Inquiry Standard To Take Effect November 1

Beginning November 1, the national All Appropriate Inquiry (AAI) standard will take effect. The Indiana Brownfields Program will require that all Phase I Environmental Site Assessments that are submitted to the Program are AAI compliant. To help ensure that Indiana consultants have the opportunity to learn more about the new ASTM Standard E 1527-05, which meets the new AAI standard, the Program has worked with ASTM International to bring a 3-day Phase I & Phase II training to Indianapolis, to be offered at a discount. For more information, please go to the Calendar of Events section at [www.brownfields.IN.gov](http://www.brownfields.IN.gov) or call (317) 234-4293.

## U.S. EPA Brownfields Grant Proposal Workshop Coming Soon

The Indiana Brownfields Program is currently planning a grant proposal workshop to help applicants prepare for the upcoming U.S. EPA Brownfields Assessment, Cleanup, and Revolving Loan Fund annual grant round. More information about the workshop will be distributed on the Brownfields Bulletin Email Listserv and posted to the Indiana Brownfields Program Web site: [www.brownfields.IN.gov](http://www.brownfields.IN.gov). Final proposals are expected to be due to U.S. EPA in November or December of this year. However, the specific deadline and proposal guidelines for this year have yet to be announced. As always, applicants are encouraged to begin planning and preparing their proposals early. If you plan to apply 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.

## Federal Grant Matching Incentive

Keep in mind, the Indiana Brownfields Program offers a Federal Grant Matching Incentive (FGMI) that automatically provides a matching grant to all successful U.S. EPA brownfield grant recipients in Indiana. Applicants should identify the FGMI as a *pre-committed* source of matching funds in their grant proposal(s). See the table below for information about the amounts of the FGMI awards based on grant type. Guidelines for FGMI can be found at [www.IN.gov/ifa/brownfields/pdf/FGMIGuides.pdf](http://www.IN.gov/ifa/brownfields/pdf/FGMIGuides.pdf).

| <b>Indiana Brownfields Program's Federal Grant Matching Incentive (FGMI)</b> |            |            |            |
|--|------------|------------|------------|
|  | Assessment | Clean-up   | RLF        |
| Minimum Required Match<br>(Based on 2005 U.S. EPA Guidelines)                | N/A        | 20%        | 20%        |
| Indiana FGMI Award   | 15%        | 20%        | 20%        |
| Local Match Required   | 0%         | 5%         | 5%         |
| <b>Total Match Commitment</b>  | <b>15%</b> | <b>25%</b> | <b>25%</b> |

## Site Highlight: State Financial Assistance Helps Bring an Indianapolis Brownfield Site Back to Life

The former brownfield site on the near north side of Indianapolis that was once a contaminated and unproductive blight to the community is now housing a thriving business on the ground floor of the existing building and will soon also include a 2,700 square-foot condominium on the upper level. This productive mixed use of a former tire facility was made possible by the efforts of The Promotion Company, a neighboring business that had a vision for the property and provided private investment in the project; the city of Indianapolis who partnered with The Promotion Company; and financial assistance from the Indiana Brownfields Program.

In October 2003, the city was awarded \$29,950 in state Site Assessment Grant funding for a Phase II site investigation and asbestos and lead assessment of the property. Then in February 2006, the city received \$45,462 in Petroleum Remediation Grant funding from the Indiana Brownfields Program to remove one 1,000-gallon underground storage tank (UST) and eight hydraulic lifts from the site. In addition, 180 cubic yards of contaminated soil were excavated and removed for off-site disposal. Samples collected from the site after the removal confirmed that the contamination had been addressed, and on August 23, 2006, an IDEM No Further Action Letter was issued for the site. The Promotion Company then was able to proceed with its remodeling and reuse of the site.

For more information about this example of successful brownfield redevelopment or the various tools that the Indiana Brownfields Program provides, please call (317) 234-4293 or email [brownfields@ifa.IN.gov](mailto:brownfields@ifa.IN.gov).



The Promotion Company now uses the former tire facility for office space.

## Petroleum Remediation Grants at a Glance

Indiana's Petroleum Remediation Grant funding continues to be available to Indiana political subdivisions for remediating petroleum contamination at eligible brownfield sites. Other entities, including not-for-profit corporations and private parties, may partner with an eligible applicant to receive assistance as a co-applicant.

Applications for the grants are accepted on-line at anytime, and grant awards are made monthly. The maximum grant amount is \$300,000 per project; however, the state offers low-interest loans to leverage grant funds for projects that exceed this maximum.

### Grant activities:

- Removing underground storage tanks associated with petroleum products
- Removing or remediating petroleum-contaminated soil and ground water

### Eligibility:

- Assessed brownfield sites with Phase I and II reports available
- Brownfield sites that are not eligible for the Environmental Liability Trust Fund (ELTF) assistance
- Brownfield sites that are owned by the applicant or co-applicant or that can be acquired by the applicant or co-applicant
- Applicants who did not cause or contribute to the contamination

# Indiana Brownfields Program Staff Directory

Jim McGoff  
Director of Environmental Programs  
(317) 234-2916  
[jmcgoff@ifa.IN.gov](mailto:jmcgoff@ifa.IN.gov)

Sue Overstreet  
Administrative Assistant  
(317) 234-4293  
[soverstreet@ifa.IN.gov](mailto:soverstreet@ifa.IN.gov)

Michele Oertel  
EPA/Community Liaison & Outreach Coordinator  
(317) 234-0235  
[moertel@ifa.IN.gov](mailto:moertel@ifa.IN.gov)

Sara Westrick Corbin  
Financial Resources Coordinator  
(317) 234-1688  
[swestrick@ifa.IN.gov](mailto:swestrick@ifa.IN.gov)

Kevin Davis  
Technical Review Coordinator  
(317) 233-2415  
[kdavis@ifa.IN.gov](mailto:kdavis@ifa.IN.gov)

Meredith Gramelspacher  
General Counsel  
(317) 233-1430  
[mgramels@ifa.IN.gov](mailto:mgramels@ifa.IN.gov)

Susan Tynes Harrington  
EPA Grants Manager  
(317) 233-1504  
[sharrington@ifa.IN.gov](mailto:sharrington@ifa.IN.gov)

Andrea Robertson Habeck  
Senior Project Manager  
(317) 234-0968  
[aroberts@ifa.IN.gov](mailto:aroberts@ifa.IN.gov)

Tracy Concannon  
Project Manager  
(317) 233-2801  
[tconcann@ifa.IN.gov](mailto:tconcann@ifa.IN.gov)

Kyle Hendrix  
Project Manager  
(317) 232-4402  
[lhendrix@ifa.IN.gov](mailto:lhendrix@ifa.IN.gov)

Lynette Schrowe  
Project Manager  
(317) 232-8552  
[lschrowe@ifa.IN.gov](mailto:lschrowe@ifa.IN.gov)

Bill Wieringa  
Project Manager  
(317) 234-4860  
[wwieringa@ifa.IN.gov](mailto:wwieringa@ifa.IN.gov)



Indiana Brownfields Program  
100 N. Senate Avenue, Room 1275  
Indianapolis, Indiana 46204

Phone: (317) 234-4293  
Fax: (317) 234-1338  
Email: [brownfields@ifa.IN.gov](mailto:brownfields@ifa.IN.gov)

## 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 offers financial, technical, legal, and educational assistance and 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.