



# Indiana Brownfields Bulletin

June 2009

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## Indiana communities receive U.S. EPA brownfield grant funding

In May, the U.S. Environmental Protection Agency (U.S. EPA) awarded grants to three Indiana applicants for assessment of brownfield properties within their communities. The West Central Economic Development District Coalition, the City of Elkhart, and Elkhart County were selected by U.S. EPA to receive these nationally competitive grants.

This is the first year that U.S. EPA has made assessment grants available to coalition applicants. The West Central Economic Development District Coalition partnered with Clay, Vermillion, and Vigo counties to apply for community-wide funding. The coalition received \$447,000 for hazardous substances sites and \$447,000 for petroleum sites. The grant funds will be used to inventory brownfields and conduct

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## Revolving Loan Funds available statewide for brownfield projects

In 2008, the U.S. EPA awarded the Indiana Finance Authority a \$2 million grant to capitalize a revolving loan fund (RLF) administered by the Indiana Brownfields Program (Program). With the State's required cost share, approximately \$2.4 million is available in RLF funds for the cleanup and redevelopment of brownfield properties throughout the state.

Loans are available to qualifying Indiana political subdivisions, non-profit organizations, and private, for-profit organizations for cleanup activities at eligible brownfield sites. Loan terms are flexible and dependent upon project/borrower needs and the Program's need to maintain the long-term stability of the RLF incentive. Interest rates will be fixed and range between 0 – 3%. The length of the loans will be within a maximum of 20 years. Repayment terms are negotiated on a project-by-project basis and may include a deferral of principal payments (and possibly interest payments) for up to two years.

An RLF Loan made to a political subdivision or a non-profit entity (but not a private, for-profit entity) may be partially forgivable as determined by the Program. The forgivable amount of a loan may not exceed the lesser of either \$200,000 or 30% of the loan amount. The amount of forgiveness will be determined on a project-by-project basis by Program staff in accordance with the terms of the loan agreement. Specific Program-approved economic development or redevelopment goals must be achieved before a borrower will be released from its obligation to repay a forgivable loan.

Entities Statewide may apply for an RLF loan at any time during the balance of the five-year project period for the RLF grant which ends on July 31, 2013. Loans will be funded on a first come, first-served basis. Visit the Indiana Brownfields Program Web site to view or download the RLF incentive guidelines: [www.in.gov/ifa/brownfields/files/Guidance\\_for\\_RLF\\_Incentive.pdf](http://www.in.gov/ifa/brownfields/files/Guidance_for_RLF_Incentive.pdf). An application for an RLF loan will be posted soon.

## 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).

**June 23, 2009**

**U.S. EPA Webcast: Managing Wet Weather with Green Infrastructure - Funding & Incentives and Brownfield Redevelopment**

[www.epa.gov/npdes/outreach\\_files/webcast\\_flyer\\_green\\_infrastructure.pdf](http://www.epa.gov/npdes/outreach_files/webcast_flyer_green_infrastructure.pdf)

**August 1, 2009**

**Application Deadline for technical assistance through the National Park Service for The Rivers, Trails, and Conservation Assistance Program**

[www.nps.gov/ncrc/programs/rtca/contactus/cu\\_apply.html](http://www.nps.gov/ncrc/programs/rtca/contactus/cu_apply.html)

**November 3-4, 2009**

**2009 Midwestern States Risk Assessment Symposium**

Indianapolis, IN  
<http://msras.org/>

**November 16-18, 2009**

**National Brownfields Conference**

New Orleans, LA  
[www.brownfields2009.org](http://www.brownfields2009.org)

## Indiana communities receive U.S. EPA brownfield grant funding

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Phase I and Phase II environmental site assessments.

The City of Elkhart received a \$200,000 community-wide assessment grant for hazardous substances to continue its efforts to inventory brownfield sites, perform Phase I and Phase II environmental site assessments, and perform clandestine methamphetamine lab assessments. Elkhart County also received community-wide assessment grant funding, \$200,000 for hazardous substances and \$200,000 for petroleum sites. The grant funding will be used to update the County's brownfield inventory and perform Phase I and Phase II environmental site assessments.

The application deadline for U.S. EPA's next brownfield grant round has not yet been announced but it is expected to be in fall of 2009. For more information about U.S. EPA's Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants, please visit [www.epa.gov/brownfields/pilot.htm](http://www.epa.gov/brownfields/pilot.htm).

## NALGEP seeks interested community to host brownfields workshop

The National Association of Local Government Environmental Professionals (NALGEP) staff is seeking one local government from the Midwest that would be willing to plan and host a brownfields workshop. While many rural communities and tribes have brownfields properties located within their boundaries, they typically have limited capability to oversee or conduct brownfields cleanup and redevelopment activities. Although U.S. EPA has made a concerted effort to reach out to rural and tribal communities, the number of such communities in need of brownfields training and technical assistance remains large. NALGEP will be using its Brownfield Technical Assistance grant to reach out to these communities by planning, organizing, and delivering brownfields workshops in rural and tribal communities in the Midwest.

The workshop will focus on the specific needs of the host community, and will offer the requisite tools and information to enable the community to develop sufficient capacity to address brownfields. The workshop will include presentations by local leaders and panelists from federal, state, local, and non-profit organizations. In general, the workshops will run one to two days, with a target audience of anywhere from 50 to 100 attendees, depending on the location of the host community and the workshop agenda. If you are interested in working with NALGEP staff to organize and host a brownfields workshop, please contact Farleigh Wolfe at [Farleigh.wolfe@spiegelmc.com](mailto:Farleigh.wolfe@spiegelmc.com) or (202) 448-9214 by July 6, 2009. For more information, please visit [www.nalgep.org/about/news.cfm?Page=1&NewsID=56267](http://www.nalgep.org/about/news.cfm?Page=1&NewsID=56267).



## The Technical Assistance to Brownfields (TAB) program offers free assistance to Indiana communities

The Technical Assistance to Brownfields (TAB) program is a national program that provides training and technical assistance to cities and other groups interested in redeveloping brownfields. It is funded by U.S. EPA via grants to universities. Indiana communities are eligible to receive assistance from Kansas State University.

The TAB program brings educational and technical resources to communities affected by brownfield sites. The primary goal is to empower communities with an independent understanding of the underlying technical issues so they may contribute substantively to the decision-making process when sites are cleaned up and re-used. TAB representatives educate through a combination of special research, written documents, public presentations, and workshops, based on community need.

Specific types of support provided by TAB include:

- Workshops on the brownfields redevelopment process
- Review of bid solicitations and responses
- Review technical reports related to environmental assessment and cleanup work performed by contractors
- Advice/assistance with engaging and involving key stakeholders in the planning and redevelopment process, including community visioning workshops

For more information about TAB or to request assistance, please contact Dr. Sabine Martin, P.G., TAB Coordinator, at (785) 532-6474 or [smartin1@k-state.edu](mailto:smartin1@k-state.edu).

## Two new U.S. EPA resources for petroleum brownfields

U.S. EPA has two new tools devoted to fostering the reuse of petroleum-contaminated properties. The first is a new and more comprehensive Web site devoted to petroleum brownfields. The second is a publication titled "Petroleum Brownfields: Developing Inventories."

U.S. EPA's new petroleum brownfields Web site ([www.epa.gov/oust/petroleumbrownfields/index.htm](http://www.epa.gov/oust/petroleumbrownfields/index.htm)) is designed to make information more accessible for those working to cleanup and reuse petroleum-impacted properties. It provides easy access to information that both new users and those familiar with brownfields will find useful, such as "how to" guides, assessment and cleanup information, financial guides, sustainability information, and success stories.

The new document, "Petroleum Brownfields: Developing Inventories" ([www.epa.gov/oust/pubs/pbfdevelopinventories.pdf](http://www.epa.gov/oust/pubs/pbfdevelopinventories.pdf)) is intended to help those interested in developing an inventory of relatively low-risk, petroleum-contaminated brownfield properties.

## IDEM provides new guidance on drilling procedures and monitoring well construction

The Indiana Department of Environmental Management (IDEM) has developed a new non-rule policy document to assist drillers, geologists, and contractors who are conducting or evaluating subsurface investigations to be submitted to programs in the IDEM Office of Land Quality Remediation Services Branch, including the Indiana Brownfields Program.

This non-rule policy identifies and clarifies procedures for borings and monitoring well installations. The document can be downloaded at [www.in.gov/idem/files/nrpd\\_waste-0053.pdf](http://www.in.gov/idem/files/nrpd_waste-0053.pdf). For more information about how this guidance will be utilized by the Indiana Brownfields Program, please contact Kevin Davis at [kdavis@ifa.IN.gov](mailto:kdavis@ifa.IN.gov).

## Successful brownfield redevelopment in Wabash

On May 3, a ribbon cutting ceremony was held in Wabash for the new Wabash County YMCA facility. It was built on a former brownfield property that the city donated to the YMCA. The Wabash County YMCA had previously shared space at the Honeywell Center in Wabash for its programs. The YMCA is now housed in a 75,000 square-foot building featuring basketball courts, indoor tennis and soccer areas, and two swimming pools. More than 100 people are employed at the new facility.

The new YMCA sits just across the street from the new John Drook Bike and Skate Park that was also built on a former brownfield property. The first phase of the park opened in the spring of 2008, and the second phase opened in spring of 2009. The park is approximately 2.8 acres and provides greenspace as well as modules that are very popular for bikers and skaters. The greenspace also provides extra space for the YMCA to utilize for special events as needed.

Both the YMCA and the park properties were contaminated by former industrial uses. For nearly a century, the former Bront and Mafcote properties were productive industrial sites, making a variety of products such as toys and furniture. The sites were impacted by contamination, including petroleum and metal constituents. The City of Wabash had a vision for how the blighted properties could be redeveloped for community use and took action to address the contamination at the sites. The city applied for and was awarded brownfield grants and loans from the Indiana Brownfields Program and the former Indiana Department of Commerce to assess and remediate contamination on the properties. The Indiana Brownfields Program then issued Site Status Letters verifying that the contamination at each site had been adequately addressed, enabling the sites to be redeveloped.

For more information about these Wabash redevelopment projects, please contact Lynette Schrowe at [lschrowe@ifa.IN.gov](mailto:lschrowe@ifa.IN.gov).



The ribbon cutting ceremony for the new YMCA building



The John Drook Bike and Skate Park



The former Bront building was demolished to make way for the new YMCA facility.

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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.

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