



Preliminary RLF Loan Application
Northwest Indiana Brownfields Coalition
Brownfield Cleanup Revolving Loan Fund Application

Part I: Applicant and Site Information

NORTHWEST INDIANA BROWNFIELDS COALITION
Cities of East Chicago, Hammond, and Gary
Northwestern Indiana Regional Planning Commission (NIRPC)
Northwest Indiana Regional Development Authority (RDA)

The purpose of the Northwest Indiana (NWI) Brownfields Coalition Revolving Loan Fund (RLF)* is to facilitate the redevelopment of brownfield sites in the Cities of Hammond, Gary, and East Chicago by making low-interest loans to eligible political, non-profit, and private for-profit entities to finance environmental cleanup. Loan terms are flexible and dependent upon project/borrower needs.

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. The term brownfield also includes: 1) sites contaminated by controlled substances (e.g., residences or buildings used for the manufacture of methamphetamines); 2) sites contaminated by petroleum or a petroleum product; and, 3) mine-scarred lands.

Completed applications may be submitted at any time by email, U.S. mail, or delivered in person. Email submission is preferred. Submit completed RLF Loan Application to:

Northwest Indiana Brownfields Coalition
Attn: Jillian Huber
9800 Connecticut Drive
Crown Point, IN 46307
Email: jahuber@rda.in.gov
Phone: 219.644.3500

Application Checklist:

Part I application:

- Completed Typed Application (one per Site/Project)
- Tax Parcel ID #** provided on Application
- Photograph of site as it currently exists
- Site Plan showing existing structures
- Property Purchase Agreement, Option or Executed Property Access Agreement (if applicant is not the current owner)
- Copies of Phase I, Phase II and other available Environmental Site Assessment (ESA) Reports
- Proposed Clean-up Plan or conceptual cleanup approach and projected costs
- Redevelopment Plan including post-redevelopment site plan
- Have you signed the Application form?

For assistance with completing this application, please contact Jillian Huber with the Northwest Indiana Brownfields Coalition at jahuber@rda.in.gov or 219.644.3500.

*The RLF is a U.S. Environmental Protection Agency (EPA) Initiative funded under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) 101(23) as described in 40 CFR 200.415. Loans under this program are subject to certain additional activities and project reporting/tracking procedures (e.g., community involvement planning, cleanup analyses, federal procurement practices, etc.) as required by the EPA.

| For Official Use Only | |
|-----------------------|--|
| Date | |
| Escrow No. | |

SECTION I. TYPE OF APPLICATION

Loan Sub-grant Amount Requested: \$ _____ (up to \$800,000)

Funding use (check all that apply)

- Cleanup of hazardous substances contamination** (i.e., reduce contaminant levels)
- Cleanup of hazardous substances commingled with petroleum contamination** (i.e., reduce contaminant levels)
- Construction of exposure barriers or other engineering controls**
- Asbestos abatement** **Lead paint abatement**

Note: RLF funds cannot be used for cleanup of contamination that is predominately petroleum-based

SECTION II. APPLICANT INFORMATION

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Applicant Name (Organization): | |
| Applicant Type: <input type="checkbox"/> Political Subdivision <input type="checkbox"/> Non-profit organization <input type="checkbox"/> Private, for-profit organization | |
| Contact Person: | Street Address: |
| Contact Email: | City/State/Zip: |
| Contact Office Phone: | Contact Cell Phone: |
| Applicant EIN/TIN: | Contact Fax: |
| Property Interest: <input type="checkbox"/> Owner <input type="checkbox"/> Prospective Purchaser <input type="checkbox"/> Lessee <input type="checkbox"/> Community with interest (tax foreclosure, lien) | |
| <input type="checkbox"/> Mortgage Holder <input type="checkbox"/> Other _____ | |

CO-APPLICANT INFORMATION

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Co-Applicant Name (Organization): | |
| Co-Applicant Type: <input type="checkbox"/> Political Subdivision <input type="checkbox"/> Non-profit organization <input type="checkbox"/> Private, for-profit organization | |
| Contact Person: | Street Address: |
| Contact Email: | City/State/Zip: |
| Contact Office Phone: | Contact Cell Phone: |
| Co-Applicant/Co-Borrower EIN/TIN: | Contact Fax: |
| Property Interest: <input type="checkbox"/> Owner <input type="checkbox"/> Prospective Purchaser <input type="checkbox"/> Lessee <input type="checkbox"/> Community with interest (tax foreclosure, lien) | |
| <input type="checkbox"/> Mortgage Holder <input type="checkbox"/> Other _____ | |

SECTION III. SITE/PROJECT INFORMATION

Type of Site/Project: Industrial/Manuf. Commercial/Retail Residential Mixed-Use

City: Gary Hammond East Chicago

Address/Location: _____ Zip Code: _____

Please provide a description of the project (include a site plan and project design documents if available). Describe the redevelopment schedule, any redevelopment activities that have already been completed (e.g., contracts executed, work completed, zoning approvals), and your project’s place in the community’s overall economic and community development plans:

Explain the financing structure for the project:

Explain the sources of funds and proposed schedule for repaying the RLF Loan:

Property/site name (please list all known names to which the property is commonly referred):

Tax Parcel Identification #(s): _____

U.S. EPA or Indiana Department of Environmental Management (IDEM) Site #: (If applicable) _____

Current Property Owner name, if not the Applicant: _____

Property Owner contact information, if not the Applicant: _____

Street Address: _____

City: _____ Zip Code: _____

Current Use: _____ Former Use(s): _____

Current Zoning: _____ Proposed Future Zoning: _____

- a) Site Access: Does the Applicant, if it is not the property owner, have an agreement (written) allowing access to the property? Please attach.
 YES NO
- b) Site Access: Does the Applicant, if it is a Prospective Purchaser, have an executed Purchase Agreement? Please attach.
 YES NO Anticipated closing date: _____
- c) Is the site currently for sale? YES NO

- d) Is the site tax delinquent? YES NO
If yes, what is the total amount of tax delinquency? _____
- e) Are there any liens on the current deed(s) for any of the parcels? YES NO
If yes, what type and dollar amount for each lien by parcel number? _____
- f) Are there any easements or restrictions on any of the parcels that will affect their development? YES NO
If yes, what type of easements or restrictions by parcel number? _____
- g) Has the site benefited from financial assistance from the Indiana Finance Authority Brownfields Program or U.S. EPA in the past? YES NO UNKNOWN OTHER _____

If yes, please list awarding agency, type of assistance (e.g., assessment grant, remediation loan, tax credits, abatements, tax increment financing, etc.), date, and amount of previous award(s).

Other Incentive or Overlay Districts included in Project Site:

- | | | |
|--------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> EDGE Tax Credit | <input type="checkbox"/> Industrial Recovery TC | <input type="checkbox"/> TIF District |
| <input type="checkbox"/> Hoosier Alt-Fuel Vehicle Mfr | <input type="checkbox"/> Enterprise Zone | <input type="checkbox"/> Certified Technology District |
| <input type="checkbox"/> Hoosier Business Incentive TC | <input type="checkbox"/> Headquarters Relocation TC | <input type="checkbox"/> Economic Revitalization Area |
| <input type="checkbox"/> Other (Specify): _____ | <input type="checkbox"/> New Market Tax Credit | <input type="checkbox"/> Historical District |

SECTION IV. APPLICANT ELIGIBILITY INFORMATION

If the Applicant is the current property owner or lessee (check one):

- a) When was the site acquired by the Owner: _____
- b) Is the Owner responsible for any of the environmental contamination on the site?
 YES NO UNKNOWN
- c) Did any releases or disposal on the site occur after the Owner acquired the site?
 YES NO UNKNOWN
- d) Did the Owner perform environmental due diligence prior to acquisition: YES NO UNKNOWN
 Phase I Site Assessment Phase II Site Assessment Other Site Assessment
Check all that apply and attach copies of available reports.
- e) Does the Owner qualify for one of the following CERCLA exemptions?
 Innocent Property Owner Bona Fide Prospective Purchaser Contiguous Property Owner
 UNKNOWN
- f) Describe how the Owner has complied with applicable CERCLA Continuing Obligations since acquiring the property:

If the Applicant is the prospective purchaser:

- a) When will the property be acquired: _____
- b) Is the Prospective Purchaser responsible for any of the environmental contamination on the property?
 YES NO UNKNOWN
- c) Has the Prospective Purchaser performed environmental due diligence? YES NO
 Phase I Site Assessment Phase II Site Assessment Other Site Assessment

Check all that apply and attach copies of available reports.

d) If not, will the Prospective Purchaser perform environmental due diligence or additional due diligence before property acquisition?

YES NO

When: _____

Phase I Site Assessment Phase II Site Assessment Other Site Assessment

Check all that apply.

SECTION V. SITE ELIGIBILITY INFORMATION

- a) Does the site meet the definition of a brownfield (see first page)? YES NO
- b) Is the site contaminated with hazardous substances and/or hazardous substances commingled with petroleum?
 YES NO UNKNOWN
- c) Is the site listed or proposed for listing on the National Priorities (Superfund) List?
 YES NO UNKNOWN
- d) Is the project site subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA (Superfund)?
 YES NO UNKNOWN
- e) Is the project site subject to the jurisdiction, custody, or control of the United States government?
 YES NO UNKNOWN
- f) Is the project site subject to Resource Conservation and Recovery Act (RCRA) Corrective Action under section 9003(h) of the Solid Waste Disposal Act (RCRA§ 6991b(h))?
 YES NO UNKNOWN
- g) Is the property a site of PCB release(s) subject to Toxic Substances Control Act (TSCA) remediation?
 YES NO UNKNOWN
- h) Is the project site the subject of an administrative order(s) or court order(s) under RCRA, Federal Water Pollution Control Act, TSCA, or Safe Drinking Water Act?
 YES NO UNKNOWN
- i) Is the project site subject to any open or pending federal or state environmental enforcement action?
 YES NO UNKNOWN
- j) Does the project site pose an imminent threat to human health or the environment?
 YES NO UNKNOWN
- k) Has the contamination on the project property resulted in any lawsuits (e.g., liability, nuisance, insurance recovery)? If yes, attach a detailed explanation.
 YES NO UNKNOWN
- l) Is the National Historic Preservation Act (NHPA) applicable to the site?
 YES NO UNKNOWN
- m) Is the Endangered Species Act (ESA) applicable to the site?
 YES NO UNKNOWN

SECTION VI. SITE ENVIRONMENTAL CONDITIONS

a) Indicate the types of contamination known to be present on the property (check all that apply).

| | Soil | Groundwater | Soil Gas |
|---------------------------------|--------------------------|--------------------------|--------------------------|
| Volatile organic compounds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Semi-volatile organic compounds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Metals | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PCBs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Crude oil or petroleum products | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Asbestos in building(s) | <input type="checkbox"/> | | |
| Lead Paint in building(s) | <input type="checkbox"/> | | |

b) If a Phase I Environmental Site Assessment (ESA) Report is not included with this application, then provide a brief history of the current and past uses, past owners/occupants and dates of ownership, and sources of contamination at the site, to the extent known.

c) Briefly describe how contamination is impeding redevelopment of the site. Attach available and applicable site diagrams and reports.

d) Briefly describe the environmental response actions required to support redevelopment, the response actions to be funded by the RLF, cost of response actions funded by the RLF, and the process by which response actions were selected and costs determined. Attach available and applicable site diagrams, feasibility studies, engineering studies, remedial action plans, etc.

e) Summarize any previous efforts, by the Applicant or any other entity, to redevelop or address environmental contamination at the site.

f) Is the party responsible for the contamination known? YES NO

If yes, identify.

| | |
|---------------------------|--|
| Name of Responsible Party | |
| Address (if known) | |

g) Is the Responsible Party available and able to undertake site cleanup? YES NO UNKNOWN

If no, why: _____

h) Is the Responsible Party under any active regulatory agency mandate to undertake any site cleanup?

YES NO UNKNOWN

SECTION VII. SOCIOECONOMIC BENEFITS

a) **Redevelopment Plans**

- Provide detail on how the loan proceeds will be used to promote economic development or enable the creation of, preservation of, or addition to parks, greenways, undeveloped property, other recreational property, or other property used for nonprofit purposes.
- Describe the extent to which redevelopment plans call for pollution prevention and reduced resource consumption (e.g., infrastructure reuse, pollution prevention activities, native landscaping, innovative storm water management/reuse, construction debris/fill reuse, green building techniques, and/or others).

b) **Community Involvement/Public Participation**

- Describe the opportunities already given to local residents, businesses and the community as a whole to comment on the proposed cleanup and redevelopment plans for the site. Summarize any comments received, including the Applicant's responses to any negative comments. Discuss future plans to involve the affected community in reuse planning and/or cleanup plans (e.g., public meeting, neighborhood comment and input, coordinated local efforts, etc.)

c) **Capital Investment/Job Creation**

- Total project investment: \$ _____
- Estimated # temporary (cleanup and construction) jobs created: _____
 - Average hourly wage: \$ _____
- Estimated # permanent jobs created/retained: _____
 - Average hourly wage: \$ _____
- Total estimated new taxes generated: \$ _____

d) **Sustainability/Livability** Sustainable Development Mixed Use Development
 Walkable Communities Increased Density
 Benefit to Water Quality Green Infrastructure

Describe the green and sustainable features included in the project:

Will the project meet LEED certification criteria? Silver Gold Platinum No

SECTION VIII. AUTHORIZATION, CERTIFICATION AND CONSENT

I certify information contained herein and statements provided in the attachments are true and accurate as of the stated date(s). These statements are made for the purpose of either obtaining a loan or guaranteeing a loan. I authorize the Northwest Indiana Regional Development Authority (RDA), on behalf of the NWI Brownfields Coalition, to make inquiries as necessary to verify the accuracy of the statements made and to determine my credit worthiness.

The undersigned certifies that (Co-) Applicant, nor any individual, partnership, company or corporation related to the (Co-) Applicant through common ownership or control, is not considered a responsible party under CERCLA and/or IC 13-25-4 for hazardous substances contamination or IC 13-23 or IC 13-24-1 for petroleum contamination at the proposed brownfield project site. The undersigned certifies that (Co-) Applicant has never been suspended, debarred, or otherwise declared ineligible for federal or state financial assistance programs.

The undersigned certifies that (Co-) Applicant is authorized to incur debt and enter into legally binding agreements. The undersigned certifies that (Co-) Applicant has no pattern of uncorrected environmental non-compliance.

The undersigned understands that (Co-) Applicant is applying for an RLF Loan using federal monies and further certifies that s/he has reviewed and agrees to be bound by terms and conditions contained in the U.S. EPA Cooperative Agreement entered into by the U.S. EPA and RDA including compliance with the terms of all governmental regulations pertaining to the project, including the regulations contained in 40 CFR Pt. 300, 42 USC § 9601 et. seq. and the requirements of the Davis-Bacon Act.

The undersigned agrees that the challenges and successes of this brownfield project may be discussed at any local, state or national meetings or conferences.

The undersigned agrees that this brownfield project may be publicized through various media, including brochures, web pages, news articles and press events. These media may include photos of the project site.

The undersigned agrees to have a sign placed on the property, if funded, by the Northwest Indiana Brownfields Coalition. Signs must comply with all applicable local signage ordinances. Said sign will remain on the property during the duration of the cleanup, up to 90 days after completion.

The undersigned understands that the information that is made available will be available to the public and other agencies in accordance with the Freedom of Information Act, 5 U.S. Code § 552; Indiana Open Records Law, Code 5-14-3, the federal and state laws that governs the disclosure of public records.

The undersigned hereby certifies that all information provided to the RDA herein and furnished with this application is and will be true, accurate, complete, and fairly presents the financial condition of the undersigned. The NWIBC may check credit and trade references in reviewing this application and disclose information about its credit experience with the applicant, as authorized by law. The RDA may also check the personal credit history of the principal owner(s) and/or key individuals. By signing below, the undersigned agree that the business loan will be for the purpose identified in the RLF loan application and in accordance with EPA’s RLF requirements.

AUTHORIZED SIGNATURE (Applicant) TITLE DATE

AUTHORIZED SIGNATURE (Co-Applicant) TITLE DATE