



# Indiana Brownfields Bulletin

Winter 2014

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## IFA's Return on Investment (ROI) annual survey project – 2013

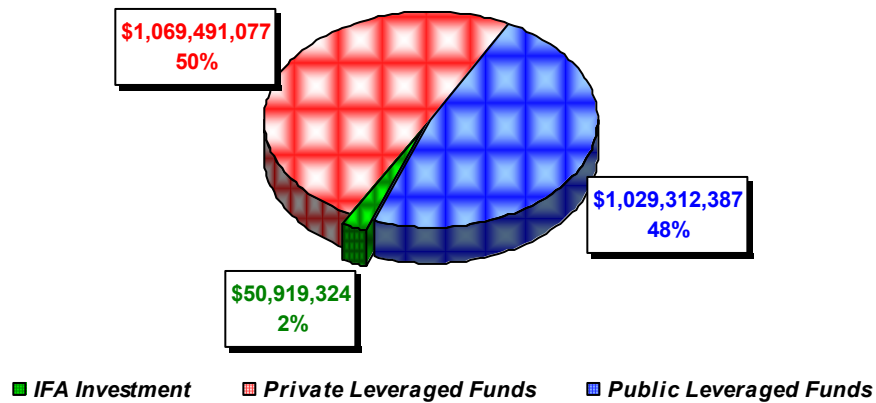
Through the annual survey of brownfield stakeholders enrolled in the Indiana Brownfields Program (Program), the Indiana Finance Authority (IFA), which administers the Program, continues to confirm the positive impact of its financial, legal, and/or technical assistance and leveraged funds. Jobs/businesses created or retained are direct benefits of brownfield redevelopment that might not have happened without the help of public funds. The Program evaluates its services to brownfield stakeholders, in part, by these annual/ongoing return on investment (ROI) surveys. Local economic and environmental successes are shared with the U.S. Environmental Protection Agency (U.S. EPA), which partially funds the Program and its incentives. And we all know that success breeds success!

The 2013 survey results again illustrate the advantages of utilizing the Program and its incentives to facilitate brownfield redevelopment. The Program received completed surveys for 721 brownfield sites that have received some form of Program assistance since the Program's inception in 1997. Information from these surveys was used by the IFA to calculate the ROI for Program projects. These ROI figures, as well as other pertinent, cumulative results for reported Indiana brownfield redevelopment projects are summarized below:

- ◆ ROI for IFA-funded projects is \$9 of investment for every \$1 of brownfield financial assistance provided.
- ◆ ROI for all projects, including projects that received technical assistance, liability determination letters, and oversight of federally-funded grant activities by the Program is \$41 of investment for every \$1 of State assistance.



## Project Funding Mix—Actual Funds Leveraged for All Projects



- ◆ Total jobs created: **14,170**
- ◆ Total jobs retained: **5,351**
- ◆ Total businesses created: **294**
- ◆ Total businesses retained: **245**

The Program acknowledges the increase in responses and extends its gratitude to Program participants that have taken the time to provide information and tell their story through this survey project. The one-page survey (as well as any supplemental information about site successes) can be completed/submitted at any time during the respective redevelopment project(s). A form is conveniently available on our Program Web site at <http://www.in.gov/ifa/brownfields/2354.htm>

### Opportunities for rural communities to leverage funding through USDA

The Indiana Brownfields Program (Program) has a partnership with the Indiana office of the United States Department of Agriculture (USDA) Rural Development similar to that with Indiana's Office of Community and Rural Affairs (OCRA). The Program partners with USDA Rural Development in its outreach efforts to identify opportunities to provide gap financing for brownfield redevelopment projects. The USDA's mission, which aligns with the Program's, is to help improve the economy and quality of life in rural America. To that end, USDA has more than 40 loan, loan guarantee, and grant programs to finance housing, businesses, economic development, and community facilities and infrastructure. While the Program's incentives address the environmental issues associated with brownfields, the USDA Rural Development has housing programs, community programs, and business programs that may be used to fund other stages of redevelopment on a brownfield. Information about financial and other assistance available through USDA can be found at [www.rurdev.usda.gov/in/](http://www.rurdev.usda.gov/in/).



**Partnerships that make a difference: Indiana Brownfields Program and Office of Community and Rural Affairs**

Public/private partnerships as well as partnerships among government agencies are keys to the success of brownfield redevelopment. In Indiana, the partnership between the Indiana Brownfields Program and Office of Community and Rural Affairs (OCRA) has a record of success in leveraging federal, state, and local funds to facilitate community redevelopment efforts. The two “sister” agencies continue to work together with creative ideas and incentives to finance redevelopment projects that are revitalizing blighted communities.

Two innovative programs are collaborative efforts between OCRA and the Indiana Brownfields Program. The OCRA Disaster Recovery 2, which still has funding available for demolition/clearance and other eligible activities, has facilitated brownfield redevelopment. A new OCRA program which will launch in early 2014 called the *Comprehensive Site Redevelopment Program* (CSRP) will provide one-on-one technical assistance and access to additional resources for local redevelopment projects. For more information, please contact your OCRA Community Liaison. Contact information can be found at [www.in.gov/ocra](http://www.in.gov/ocra).

**U.S. EPA funding opportunities**

The Indiana Brownfields Program is applying to U.S. EPA for additional Revolving Loan Fund (RLF) monies for Indiana communities to clean up brownfields. Despite the delayed **U.S. EPA Brownfield Assessment, Revolving Loan Fund, and Cleanup (ARC) grant** round request for proposals (due January 22, 2014), awards are anticipated to be announced per the usual schedule in the spring of 2014.

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**The U.S. EPA FFY14 Environmental Workforce Development and Job Training Grant Guidelines** have been posted at:

<http://www.epa.gov/oswer/docs/grants/epa-oswer-oblr-14-01.pdf>.

RFP# EPA-OSWER-OBLR-14-01 - **Closing Date: February 13, 2014**

This notice announces the availability of funds and solicits proposals from eligible entities, including nonprofit organizations, to deliver environmental workforce development and job training programs that recruit, train, and place local, unemployed and under-employed residents with the skills needed to secure full-time employment in the environmental field, with a focus on solid and hazardous waste remediation, environmental health and safety, and wastewater-related training.

**Resources to read**

**Brownfields Federal Programs Guide – The *Brownfields Federal Programs Guide 2013 Edition***, which updates the 2011 edition, is a compendium of technical and financial assistance that is available from federal agencies for brownfields and land revitalization projects. It also includes information about assistance that is available through federal tax incentives and encourages communities to explore loans, loan guarantees, and other incentives. Several new programs and initiatives were added and a few were eliminated. The names of some grant programs changed, and several agencies consolidated programs or revised the descriptions of existing programs. The guide is available at <http://www.epa.gov/brownfields/partners/brownfields-federal-programs-guide-2013.pdf>.

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**Two U.S. EPA Brownfields Program Evaluation Documents** – The U.S. Environmental Protection Agency (EPA) Brownfields Program is designed to empower states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse contaminated or formerly contaminated land. Brownfields grants serve as the foundation of the Brownfields Program and support land revitalization efforts by funding environmental site assessment, cleanup, and job training activities. The *Evaluation of 2003-2008 Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants* is the first national program evaluation of the outcomes, efficiencies, and economic benefits produced by Brownfields grants. The report is divided into three parts that summarize the data sources, methods, and main results:

[Evaluation of the Brownfields Program - Part I and II \(PDF\) – 2012 report](#)  
[Evaluation of the Brownfields Program - Part III \(PDF\) – 2012 report](#)

**On the Road to Reuse: Residential Demolition Bid Specification Development Tool** – The U.S. EPA Region 5 produced a residential demolition bid specification toolkit for entities engaged in residential demolition operations. The bid specification development tool highlights environmental issues and concerns that may arise in connection with a demolition project, particularly those concerns that can be factored into the demolition contracting process. The use of environmentally beneficial demolition practices can result in long- and short-term environmental benefits and set the stage for vacant lot revitalization. The toolkit report identifies the environmentally sensitive activities associated with demolishing residences, from pre-planning to demolition to site rehabilitation (e.g., hazardous materials abatement, fill material selection and placement, material recycling or deconstruction) that can be applied to brownfields. For each of the activities, the report provides decision-making information and bid specification language suggestions to assist local government officials in updating their bid specification documents. The report is available at: <http://www2.epa.gov/large-scale-residential-demolition/road-reuse-residential-demolition-bid-specification-development>.

**Roadmap for Auto Community Revitalization** – The U.S. EPA Office of Brownfields and Land Revitalization (OBLR), the Department of Labor's (DOL) Office of Recovery for Auto Communities and Workers, and the Manufacturing Alliance of Communities, formerly the Mayors Automotive Coalition (MAC), are jointly releasing *Roadmap for Auto Community Revitalization*. The document provides resources and information for communities affected by the recent restructuring of the U.S. auto industry. As these cities and towns move forward with efforts to rebuild sustainable and economically vibrant communities, this roadmap can provide useful information about the sources of funding and technical assistance currently available to communities with historical ties to the automotive industry, or "auto communities."

The *Roadmap* also provides many stories describing the experiences of auto towns, large and small, throughout the country. These efforts were led by the mayors, city managers, economic development directors, and other elected and appointed officials who are driving auto community revitalization on the local level. These communities are learning many lessons as they travel the long road to community revitalization. You can view the document [here](#).

**ITRC's Technical & Regulatory Guidance Document: [Green and Sustainable Remediation: A Practical Framework \(GSR-2, 2011\)](#) and ITRC's Overview Document: [Green and Sustainable Remediation: State of the Science and Practice](#)** – Many state and federal agencies are beginning to assess and apply green and sustainable remediation (GSR) into their regulatory programs. These documents provide basic GSR principles and definitions, background on GSR concepts, a scalable and flexible framework and metrics, and tools and resources to conduct GSR evaluations on remedial projects. This information should help organizations initiating GSR programs, as well as those organizations seeking to incorporate GSR considerations into existing regulatory guidance.

**Engineering Issue Paper: Sustainable Materials Management in Site Cleanup (EPA 542-F-13-001)** – Sites undergoing cleanup provide opportunities for reducing waste and diverting it from landfills. Many of the opportunities involve reusing on-site materials, reusing or recycling materials off-site, and procuring construction materials with recycled content. Site-specific examples of applying these and other strategies and an extensive compendium of related tools and resources are now available in this issue paper compiled by the Engineering Forum of the U.S. EPA's Technical Support Project (March 2013, 12 pages). View or download the document at [http://clu-  
in.org/techpubs.htm](http://clu-<br/>in.org/techpubs.htm).

**U.S. EPA Guide Addresses Runoff at Brownfield Sites** – The U.S. EPA released a September 25, 2013, guidance to inform urban planners, engineers, developers, and other stakeholders how they can use bioswales, rain gardens and porous pavements to capture stormwater runoff at brownfield sites without mobilizing pollutants in the soil and potentially contaminating groundwater. The guidance, *Implementing Stormwater Infiltration Practices at Vacant Parcels and Brownfield Sites*, addresses six key questions to determine whether infiltration (which allows accumulated stormwater runoff to percolate into the subsoil) or other management approaches are appropriate for a specific brownfield property. The guidance, prepared by the U.S. EPA Office of Water and the Office of Solid Waste and Emergency Response, indicates that stormwater management planning should be done alongside site investigation, state approvals, selection of cleanup approaches and design and engineering of site improvements. The new guide walks decision-makers through a series of questions to determine whether infiltration or other stormwater management approaches are appropriate for a specific brownfield property. The guidance is available at [http://water.epa.gov/  
infrastructure/greeninfrastructure/upload/  
brownfield\\_infiltration\\_decision\\_tool.pdf](http://water.epa.gov/<br/>infrastructure/greeninfrastructure/upload/<br/>brownfield_infiltration_decision_tool.pdf).

## Residential redevelopment success stories in Indianapolis

### Former National Malleable Castings Company becomes Lincoln Apartments

- ◆ The Indianapolis Malleable Iron Works Company began operations on the site in 1875 (changing its name in the mid-1880s to the National Malleable Castings Company) and continued operating as an iron foundry until 1962 when the facility closed.
- ◆ In 1963, the iron works foundry buildings were demolished and the site became vacant.
- ◆ In 2006, the site was enrolled in the Indiana Brownfields Program for assistance with environmental issues.
- ◆ In 2011, on-site concrete pads/footers were removed.
- ◆ In 2012, a Phase I Environmental Site Assessment was conducted, with further investigations and remediation activities.
- ◆ In 2013, on the 150<sup>th</sup> anniversary of President Lincoln's Gettysburg Address, a dedication ceremony was held for the new Lincoln Apartments, affordable supportive housing for 75 homeless military veterans.
- ◆ Multiple public/private partnerships and resources (including Brownfields Program letters) facilitated redevelopment success.



*Before: Former National Malleable Castings Company, 2732 W Michigan Street/530 N. Holmes Avenue*



*After: Lincoln Apartments, 530 North Holmes Avenue*

### Former Indy East Motel becomes Irvington Lofts

- ◆ Since the 1950s, the site operated as a motel with approximately 71 rooms, office space, and an attached restaurant which had fallen into disrepair and neglect.
- ◆ In 2007, the former motel was condemned and closed.
- ◆ In 2011, a Phase I Environmental Site Assessment was conducted, and the site was enrolled in the Indiana Brownfields Program for assistance with environmental issues.
- ◆ In 2012, the building was demolished, and one approximately 6,000-gallon Underground Storage Tank (UST) was removed.
- ◆ In 2013, a grand opening ceremony was held for the new Irvington Lofts, a 50-unit apartment complex for moderate income-individuals/families.
- ◆ Multiple public/private partnerships and resources (including a Brownfields Comfort Letter) facilitated redevelopment success.

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Before: Former Indy East Motel, 5585 East Washington Street



After: Irrington Lofts

### Former Winona Hospital becomes Illinois Place Apartments

- ◆ The 4.19-acre site has a long operational history with a variety of environmental issues and was a long-standing eyesore in the Indianapolis community.
- ◆ From 1898 to 1969, all or a portion of the site was used for residential purposes. In 1929, commercial activities began on part of the site, including a dry cleaner and metalworking facilities that continued until 1969. In 1965, the Winona Medical Hospital (Winona) constructed a five-story 600,000-square foot hospital building and began operations on the site. Additions to the facility were made in 1972 and 1982, and Winona operated on the Site until 2004.
- ◆ In 2009, the site was entered into the Indiana Brownfields Program for assistance with environmental issues.
- ◆ In 2010 and 2011, the former hospital building was demolished, and all basements, foundations, a 20,000-gallon UST, and asbestos containing materials (ACM) were removed.
- ◆ In 2011, assessment activities were conducted at the site.
- ◆ In 2013, a ribbon cutting ceremony was held for the new Illinois Place Apartments, a high-quality multifamily-apartment complex of 1 and 2-bedroom units in the Mid-North neighborhood.
- ◆ Multiple public/private partnerships and resources (including Brownfields Program letters) facilitated redevelopment success.



Before: Former Winona Hospital, 3232 North Meridian



After: Illinois Place Apartments

### Resources and requirements to limit environmental liability: Frequently Asked Questions (FAQs)

The Indiana Brownfields Program (Program) attempts to eliminate liability concerns for stakeholders at brownfield sites where either an enforcement discretion policy or an exemption from liability based in statute applies. As an incentive for brownfield redevelopment, the Program addresses these issues in a Comfort Letter through a request process. In order to facilitate requests to our Program to clarify stakeholder liability, the Program has developed Frequently Asked Questions (FAQs), such as those regarding "All appropriate inquiries" (AAI), AAI-compliant Phase I Environmental Site Assessment (Phase I) prior to property acquisition, and Bona Fide Prospective Purchaser (BFPP) liability exemption. Several related questions and answers are posted on the Program's web site at <http://www.in.gov/ifa/brownfields/2360.htm>.

## 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)

### First Quarter 2014

**Indiana Office of Community and Rural Affairs (OCRA) Comprehensive Site Redevelopment Program (CSRFP)**, in partnership with the IFA, launch anticipated. For more information, contact your OCRA Community Liaison and/or visit [here](#).

### February 11, 2014

**Indiana Association of Cities and Towns (IACT) Legislative Day**  
Hyatt Regency, Indianapolis  
<http://www.citiesandtowns.org/>

### February 13, 2014

**DEADLINE: Environmental Workforce Development and Job Training (EWDJT) Grant Proposals**  
This funding to nonprofit organizations and eligible entities to deliver environmental workforce development and job training programs focuses on hazardous and solid waste management, assessment, and cleanup associated activities, chemical safety, and wastewater management. These grants are provided to recruit, train, and place unemployed and under-employed, including low-income and minority, residents historically affected by hazardous and solid waste sites and facilities who have the skills needed to secure full-time, sustainable employment in the environmental field and in the assessment and cleanup work taking place in their communities. For more information and to view the guidance, please visit [EPA's EWDJT website](#).

### February 13, 2014

**WEBINAR: Reuse Planning, Environmental Justice and Green Infrastructure: Tying it All Together in the Freeport Community Planning and CMC Heartland Superfund Site Reuse Project**  
2:30PM - 4:30PM EST

This webinar will provide an in-depth look at a project in Illinois and include topics such as, tackling historic prejudices through community engagement, reusing contaminated areas to improve the area's residential opportunities and ways the project sought to reduce the impact of local floods. Call Michele Mahoney at 703-603-9057 or [Mahoney.michele@epa.gov](mailto:Mahoney.michele@epa.gov) or visit their [website](#).

**Feb. 19, 2014 - Letter of Intent**

**Mar. 19, 2014 - Application**

**DEADLINES: ATSDR (Funding opportunity # CDC-RFA-TS14-1404) Community Health Projects Related**

**to Contamination at Brownfield/Land Reuse Sites (CHPs)**

The Agency for Toxic Substances and Disease Registry (ATSDR) CHPs funding is available to eligible government organization applicants for funding to increase responsive public health actions by promoting healthy and safe environments and preventing harmful exposures related to contamination at Brownfield/Land Reuse Sites. To access the announcement and application package, go to: [www.grants.gov](http://www.grants.gov). For any questions, comments or concerns, please contact [atsdr.landreuse@cdc.gov](mailto:atsdr.landreuse@cdc.gov).

### February 20, 2014

**WEBINAR: Green & Sustainable Remediation (GSR)**  
11:00AM - 1:15PM EST

Participants will learn the potential benefits of incorporating GSR into their projects; when and how to incorporate GSR within a project's life cycle; and how to perform a GSR evaluation using appropriate tools. In addition, a variety of case studies will demonstrate the application of GSR and the results. The training course provides an important primer for both organizations initiating GSR programs as well as those organizations seeking to incorporate GSR considerations into existing regulatory guidance. Call the Interstate Technology Regulatory Council (ITRC) Training Program at 402-201-2419 or [training@itrcweb.org](mailto:training@itrcweb.org) or visit [here](#).

### March 13, 2014

**WEBINAR: Sustainable Remediation**  
10:00AM - 1:00PM EDT

To prepare for the Sustainable Remediation Conference 2014, the webinar aims to stimulate international exchange by providing a venue for professionals and interested parties from multiple backgrounds to share experiences and perspectives on how contaminated sites can be remediated with a lower environmental footprint, and how their reuse can contribute to a more sustainable land development. Call Carlos Pachon at 703-603-9904 or [pachon.carlos@epa.gov](mailto:pachon.carlos@epa.gov) or visit [here](#).

### March 14, 2014

**DEADLINE: "Investing in Manufacturing Communities Partnership" (IMCP) Application**

U.S. EPA worked with the White House in developing the IMCP which encourages communities to devise comprehensive economic development strategies that strengthen their competitive edge in attracting global manufacturers and their supply chains. [Phase 2 of the IMCP](#) was recently announced. In this competition, up to 12 communities that come up with winning strategies will receive a designation of "Manufacturing Community" that gives them elevated consideration for \$1.3 billion in federal dollars and assistance from 10 cabinet departments/agencies. These communities would also potentially receive additional catalytic federal investments to support their economic development strategies. For more information, click [here](#).

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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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