Redeveloping and Recycling Land
One Brownfield at a Time

Environmental Stewardship. Economic Development.

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IRC Breakout Session -- “Success Stories in Reuse: Fields, Flowers & Furniture”
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Today’s Topics

- Brownfield = obstacle or opportunity?
- Why does brownfield redevelopment matter?
- How can you reduce/reuse/recycle with brownfields?
- How can the Indiana Brownfields Program (IBP) help?
- Are there redevelopment success stories that illustrate resources and recycling of land?
- What are some take-home points?
Brownfield? Obstacle? Opportunity?
Indiana defines a brownfield site as:

- a parcel of real estate
- abandoned, inactive, or underutilized
- 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.

Similar to U.S. EPA definition (real property)
Examples of Brownfields?

Abandoned…
- gas station
- commercial facility (e.g., dry cleaner)
- manufacturing facility (e.g., foundry)
- school
- railroad yard
- grain elevator
- landfill
Why is Brownfield Redevelopment Important?
Why is Brownfield Redevelopment Important?

- Links economic vitality with environmental protection
- Stimulates economy through investment and job creation
- Returns abandoned or underutilized properties to tax roles
- Values existing infrastructure
- Values deconstruction
- Decreases costs
- Decreases blight
- Improves community appearance
- Fosters sustainable and livable communities
- Increases surrounding property values
- Promotes infill development
- Encourages planned growth / discourages urban sprawl
- Preserves greenspace and farmland
Stages of Brownfield Redevelopment

- **Rethink** Brownfields vs. Greenfields
  Redeveloped brownfields acreage = equivalent greenspace acreage saved

- **Reduce** Contamination, Risks, Urban Sprawl
  Assessment – Phase I/Phase II Environmental Site Assessments
  Cleanup/Remediation/Environmental Restrictive Covenants

- **Reuse** Existing Infrastructure
  Building repurpose/Deconstruction

- **Recycle** Land
  Redevelopment of brownfield into new use

~ Each brownfield redevelopment project is unique ~
What are Obstacles to Brownfield Redevelopment?

- Real or potential environmental contamination
- Liability issues for the lender, prospective purchaser, and third parties
- Assessment / Cleanup costs
- Economic development climate
- Viability of re-use plans for the site
- Lack of resources – knowledge, money, partners
- Unknowns – risks, ownership, access
Indiana Brownfields Program

Background

- Created by 2005 legislation (SEA 578); IC 13-11-2-19.3
- Housed under the Indiana Finance Authority (IFA)
- Funded by state appropriations & federal funds
- Allows for voluntary participation – not enforcement
- Provides governmental assistance to address environmental issues that impede brownfield redevelopment
- Works in partnership with U.S. EPA et al.
Indiana Brownfields Program

Background

- Works typically with communities or prospective purchasers vs. RPs
- Relies on existing laws/regs/policies to protect human health and environment
- Has different processes for different incentives
- Uses consultants differently per incentive
- Utilizes IDEM Remediation Closure Guide
- Offers closure documents
Indiana Brownfields Program
Lends a Hand

- Helps stakeholders by providing:
  - Educational Assistance
  - Technical Assistance
  - Legal Assistance
  - Financial Assistance
Examples of Brownfield Reuse/Redevelopment

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- Residential (houses, condos, apartments)
- Retail (shopping center, grocery store)
- Commercial (bank)
- Industrial (single building or park complex)
- Public (government offices)
- Greenspace (park, soccer field, golf course, trail, greenway)
- Mixed
Completed Redevelopment by Land Use

- Commercial: 40%
- Residential: 18%
- Government, Recreation, Parks: 20%
- Misc: 11%
- Industrial: 11%
Teamwork leads to Success!

Madison: Old Madison Sr. High

- Community need: Madison Senior Center
- Example of: Reuse
- Resources: State loan, No Further Action letter
South Bend: Former Studebaker Plant 8

- Community need: **Green Tech Transfer and Recycling** (Republic Services), only large-scale location in the state of Indiana
- Example of: Deconstruction/C&D Recycling and Reuse
- Resources: **Federal & State funding, Comfort Letter** --
Teamwork leads to Success!

Leesburg: Former Leesburg Elementary School
- Community need: New Maple Leaf Farms Headquarters
- Example of: Reuse
- Resources: Comfort Letter -- For more details: 
Teamwork leads to Success!

Indianapolis: Former Schwitzer-Cummings factory

- Community need: **Mixed use – Circle City Industrial Complex (CCIC)**, including not-for-profit RecycleForce
- Example of: Partial Deconstruction, Reuse, Recycling
**Brownfields:** Brownfield redevelopment = sustainable development practice = green

**Sustainability:** Reusing brownfield sites offers additional opportunities to reduce environmental impact through reuse of existing site structures and infrastructure, recycling of demolition materials, and other sustainable practices.

**The 3 Ps:** Partner, Pursue, Persevere…

**The 6 Rs:** Rethink, Reduce, Reuse, Recycle, Redevelop, Repeat…

**Success:** Talk with other successful stakeholders & don’t reinvent the wheel.

**Indiana Brownfields Program:** Inquire about resources (not just money) to address environmental issues to facilitate brownfield redevelopment.

**Next steps:** Take one step at a time-- determine needs and ask for appropriate assistance….
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Check out the Indiana Brownfields Program web site at: www.brownfields.in.gov

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