

R05-22-A-011

**NARRATIVE INFORMATION SHEET
ECI REGIONAL PLANNING DISTRICT
FY2022 U.S. EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT GRANT
APPLICATION**

1. Applicant Identification:
ECI Regional Planning District (ECIRPD)
1208 W. White River Boulevard, Suite 136
Muncie, IN 47303
2. Funding Requested:
 - a) Assessment Grant type: Community-Wide
 - b) Federal Funds Requested: \$500,000 (Hazardous Substances and Petroleum)
3. Location: **City of Muncie**, Delaware County, Indiana (all communities in **Delaware County**), Indiana
4. Target Area and Priority Site/Property Information: Target Area is comprised of contiguous census tracts 3, 12 and 28 in Muncie. Priority site addresses:
 - a) Former Glass Manufacturing Facility, 1509 S. Macedonia, Muncie, IN (CT 3)
 - b) Gas/Auto Repair, 904 N. Walnut, Muncie, IN (CT 28)
 - c) City Machine, 1302 E. Washington, Muncie, IN (CT 28)
 - d) 3 adjoining vacant, blighted buildings at 1524, 1600 and 1604 S. Dr. Martin Luther King Blvd., Muncie, IN (CT 12)
5. Contacts:
 - a) Project Director:
Mr. Bradley Bookout
Director of Municipal & Economic Affairs
Delaware County, Indiana
ECI Regional Planning District
1208 W. White River Blvd.
Suite #136
Muncie, IN 473030
Phone: 765-808-1484

Email: bbookout@ecirpd.org
 - b) Chief Executive:
Mr. William Walters
Executive Director

ECI Regional Planning District
 1208 W. White River Blvd.
 Suite #136
 Muncie, IN
 Phone: 765-713-7000
 E-mail: bwalters@ecirpd.org

6. Population: 115,020 Delaware County includes the City of Muncie (population 69,164)

7. Other Factors Checklist:

Other Factors	Page #
Community Population is 10,000 or less (6 rural communities with less than 2,300 population may take advantage of the grant funds)	Page 1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 1, 2, 3,
The priority site(s) is in a federally designated flood plain (Levy Protection Zone- Site 4	Page 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

8. Letter from State of Tribal Environmental Authority: Attached

9. Releasing Copies of Application: N/A



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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Eric J. Holcomb
Governor

Bruno L. Pigott
Commissioner

December 1, 2021

Mr. William Walters
Executive Director
ECI Regional Planning District
1208 W. White River Blvd.
Muncie, Indiana 47303

Re: IDEM Acknowledgement Letter
U.S. EPA Brownfields Grant Proposal
Community-wide Assessment
ECI Regional Planning District (ECIRPD)
Delaware County, Indiana

Dear Mr. Walters:

This letter is provided in support of the ECI Regional Planning District (ECIRPD) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Community-wide Assessment Grant funding to benefit Delaware County communities such as the City of Muncie and several rural small towns. The Indiana Department of Environmental Management (IDEM) acknowledges that ECIRPD is applying for \$500,000. It is IDEM's understanding that grant funding will be used to conduct community outreach, especially for those impacted by environmental justice issues; to expand the current brownfields inventory/prioritization based on strong developer commitment among other factors; to perform Phase I Environmental Site Assessments (ESAs) and Phase II ESAs on highest priority sites; and to develop cleanup planning (e.g., Remedial Action Plans and/or Human Health and Ecological Risk Assessments) as necessary to guide the cleanup and/or redevelopment process.

IDEM believes that the ECIRPD has demonstrated its commitment to redeveloping brownfields by ECIRPD and its member communities having taken advantage of financial and technical assistance offered by U.S. EPA (e.g., past grantee) and by the Indiana Brownfields Program (e.g., Program participants for a variety of assistance). This assessment grant funding will help the ECIRPD leverage its limited resources and continue its efforts to address brownfields within its region to support site remediation and/or redevelopment within the ECIRPD communities with the greatest potential for entrepreneurial investment and residential/commercial/mixed use, green space, and light industrial reuse.

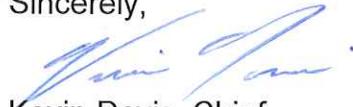
Should an opportunity arise for the ECIRPD to need petroleum eligibility determinations or cleanup/closure or liability assistance at any of the sites investigated with this grant funding, IDEM realizes that the ECIRPD is committed to

IDEM Acknowledgement Letter
U.S. EPA Brownfields Grant Proposal
December 1, 2021
Page 2 of 2

working with the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program for technical oversight of grant-funded site activities. IDEM and the Indiana Brownfields Program are committed to continuing their support of brownfield redevelopment in the ECIRPD region by providing technical assistance and program coordination.

Based on experience and the information submitted, IDEM considers ECIRPD an excellent candidate to receive U.S. EPA grant funding again to continue its brownfield redevelopment endeavors, which support Indiana's brownfield initiative. IDEM is pleased to assist and looks forward to continuing its partnership with the ECIRPD. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program directly at (317) 234-0235 or at moertel@ifa.in.gov.

Sincerely,



Kevin Davis, Chief
Remediation Services Branch
Office of Land Quality

KD/mmo

cc: *(via electronic transmission)*
Rob Walker, LPG, SME

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields-1.a.i. Targeted Area and Description of Target Area: ECI Regional Planning District (ECI) is a state designated, multi-county regional planning district whose mission is to serve the economic development, planning and grant development needs of East Central Indiana communities. All grant activities will take place within Delaware County with a focus on the City of Muncie, both of which have the majority of brownfields and the neediest residents within ECI's jurisdiction. Muncie is located roughly 1½ hours northeast of Indianapolis and approximately 45 minutes west from the Ohio State line; the remainder of the county's 7 cities and towns are rural with 6 having populations less than 2,300.

Both the City of Muncie and Delaware County comprised one of the first manufacturing centers in the State. Home to the "Trenton Field", the largest natural gas field known in the world, the area was the center of the gas and oil boom in the 1870's. The region suffered its first oil crisis when the gas resources were depleted by the early 1900's with many of the brownfields originating at that time. Manufacturing continued to evolve using other energy sources. The second economic crisis began with the automobile industry's decline and loss of other industry to overseas competition. Since 1990, major successful manufacturers¹ left the County along with large supporting foundries, steel mills, and stamping operations. This prolonged exodus resulted in the loss of over 9,700 jobs from 2005 to 2020 (IDWD)². Many industrial and commercial sites have fallen into disuse, restricting economic development, and posing serious health risks to those who live in the Targeted Area (TA). Muncie faces economic problems resulting from loss of population, low income, low educational attainment, and lack of employment opportunities. ¹ Ball Bros. Glassworks, GM/NewVenture Gear Borg Warner, Westinghouse, IN Steel & Wire, Delco Battery, and Broderick; ² Indiana Department of Workforce Development

ECI, in collaboration with Muncie's Environmental Justice Steering Committee (EJ Committee), has chosen the TA due to multi-acre legacy brownfields (glass, steel manufacturing and steel fabricators) that date back to the gas boom as well as to the auto manufacturing boom of the 1960's. The TA was also home to working class neighborhoods with numerous amenities such as gas stations, dry cleaners, and grocery stores. The 3.6 square miles encompasses 3 contiguous census tracts within inner-City Muncie. The TA contains dense impoverished neighborhoods (Whitely, Industry, and McKinley) with over 55% minority populations (Census 2019) facing continued decline of household income and environmental justice issues due to susceptibility to potential contaminants emanating from brownfields. ECI will focus grant funds in the TA to provide outreach, assessment, and cleanup planning needed to address individual priority brownfields. County-wide nonpriority sites will be addressed in smaller towns if funding allows.

1.a.ii Description of Priority Brownfields Sites: The Muncie TA contains over 70 brownfields posing potential environmental and human health threats as well as barriers to anticipated redevelopment plans. Four priority brownfields have been selected by ECI in partnership with the City as priorities: **1. Former Glass-Manufacturing facility:** The 75-acre former glass bottle coating, canning lids/rings manufacturer, which adjoins the Industry neighborhood, has a long history in Muncie. Manufacturing began in the late 1800s and grew over 80 years to a manufacturing facility that included over 50 buildings. The manufacturer gradually moved operations out of Muncie beginning in 1970's and by the early 1990s, remaining operations ceased and over 1,300 jobs were lost. Nineteen blighted and vandalized buildings remain, encompassing 545,000 sq ft. Primary constituents of concern for soil are volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), lead and arsenic. VOCs are a concern for groundwater and can lead to vapor intrusion. **The site is a top priority for the Industry neighborhood and industrial redevelopment of the site will create jobs as well as attract basic services and amenities to the neighborhood.** EPA grant funds will be used by the City to assist future developers with their due diligence and measures to mitigate issues during construction. **2. 1524-1604 N. MLK Blvd.** is in the Whitely neighborhood. The priority site is comprised of 3 contiguous vacant, blighted buildings and parking lots on 1.5 acres. These are the remnants of a thriving commercial district that faded during the 1960's. Historical uses from the

1970s on are gas stations, muffler shops and dry cleaners (historic City directories). Three gasoline USTs and one used oil UST were associated the muffler shop/gas station. Suspected contaminants include Tetrachloroethylene (PERC), SVOCs, VOCs, chlorinated solvents, and metals. Given the age and condition of buildings (more than 50 years old), asbestos-containing materials (ACMs) and lead based paint may be present. **These brownfields are a priority as the parcels will be redeveloped with essential services (e.g., health care clinic, fresh food store, barbershop/hair salon, and small retail businesses) within walking distance for residents of the adjoining Whitely neighborhood.** Assessment of these properties is needed to identify/address potential impacts to surrounding residents as well as support prospective purchasers and redevelopment. **3. Gas/Auto Repair:** The ½-acre site, in the McKinley neighborhood, operated as auto repair beginning in 1930 and evolved to a gas station in the 1970's. Gas fueling ceased in 1999 when three 8,000-gallon Underground Storage Tanks (USTs) were removed with dated sampling protocols. There are no records associated with testing of waste oil or solvents. Potential impacts to soil, groundwater, and the river are VOCs, chlorinated solvents, metals, and PCBs. Given the age and condition of the 3600 sq. ft building on-site, asbestos and lead based paint may be present. **This is a priority site due to potential impacts to the surrounding neighborhood, the river, and location across from the City High School. The blighted site has high visibility on the White River greenway.** Grant funding will address potential contaminant impacts to the surrounding area and the river. The eventual removal of the blighted buildings will improve aesthetics of the popular River greenway. **4. City Machine:** ECI has selected this tax-delinquent 6-acre site to address potential contaminant impacts to the McKinley neighborhood, an adjacent elementary school and greenway on the White River. Located in a Levy Protected Zone adjacent to the river, the former machine tool manufacturing facility operated for 40 years, closing in 2009. Suspected contaminants are metals, chlorinated solvents, hexavalent chrome, and VOCs. In 1993, limited soil and groundwater samples obtained by the Indiana Department of Environmental Management (IDEM) revealed elevated levels of hexavalent chromium. The site is *abandoned, not fenced, overgrown*, and contains a 22,500 Sq. ft. building and small outbuildings that are deteriorated and collapsing. The site presents high potential of off-site hazardous releases and vapor intrusion to adjacent homes and the school. The unsecured property poses on-site exposure by kids, vandals, and illicit activities. The grant will provide funding to characterize the site for cleanup.

1.b. Revitalization of Target Area-1.b.i Reuse Strategy, Alignment with Revitalization Plans ECI's grant project goals are consistent with the updated **2020 Muncie-Delaware County Comprehensive Plan (Comp Plan)** and aligns with several key elements:

“Redevelopment/Revitalization of existing urban areas and neighborhoods within the City of Muncie; Encouraging Economic Development; Preserving/Protecting the natural environment; and, Enhancing the attractiveness of the community”. Mirroring the plan is the Muncie Action Plan (MAP), a blueprint for Muncie neighborhood redevelopment. MAP has been recognized as one of 10 All-America City award winners for its inclusive civic engagement that created stronger connections among residents, businesses, and local leaders. Each neighborhood has embraced MAP as a foundation to advance development, quality of life and collaboration.

1. Glass Manufacturing site: The sustainable redevelopment of the Glass Manufacturing site aligns with redevelopment/revitalization of an urban area and encouraging economic development. Given the very visible location of the site on a gateway into Muncie, in the midst of the Industry neighborhood, suitable redevelopment will require engineering controls and/or restrictive covenants to limit development as light industrial and prohibit on-site groundwater use. Discussions with developers regarding light industrial reuse are ongoing.

2. 1524-1604 N. Dr. MLK Blvd.: The EJ Committee's vision is to provide the Whitely neighborhood community with vital community needs (health care center, fresh food market, barber/hair salon), within walking distance, which are not currently available. The reuse clearly aligns with all Comp Plan elements listed above, especially encouraging economic development and enhancing attractiveness of the Whitely neighborhood.

3. Gas/Auto Repair: Located in an Opportunity Zone (OZ), another priority area of focus for ECI—the McKinley neighborhood. Located just north of downtown, across from Muncie Central High School and framed by the river on three sides, the neighborhood has developed a “Live-Learn” concept that includes creating new housing, new retail, childcare and businesses where students can intern/apprentice. The plan aligns with both the Comprehensive Plan and MAP and is embraced by Muncie’s education institutions, the city, the county, and local developers. Using grant funds for assessment of derelict buildings such as the Gas/Auto Repair will facilitate the neighborhood’s plan and potentially leverage OZ funds making this site a high priority for ECI.

4. City Machine: This site is located in an OZ making it more attractive to developers for light industrial purposes. This mirrors the East Central Neighborhood Action Plans’ goals to re-use and renovate abandoned properties. It also mirrors key elements from the Comprehensive Plan listed above. Protection of human health and the environment must take place first and assessment and cleanup planning will be critical to redevelopment.

1.b.ii. Outcomes and Benefits of Reuse Strategy: **1. Glass Manufacturing site:** This property is desirable by outside parties ready to move their operations to Muncie. However, negotiations fell apart due to the environmental condition of the property. Results from assessment activities will provide information needed by developers for mitigating legacy contamination. Economic benefits include potential for hundreds of good-paying job opportunities for the chronically under/unemployed workers (see Table 1) within walking distance for Industry residents. **2. 1524-1604 N. Dr. MLK Blvd.:** The unsecured, blighted buildings have been vacant for at least 20 years and are an eyesore in the Whitely neighborhood. The EPA Assessment activities will provide information on continuing obligations required for prospective property owners to facilitate redevelopment. Project outcomes include evaluating and removing environmental risks to the adjacent residents. Economic benefits are increasing tax revenues and property values, and providing basic services, amenities and jobs for nearby residents. **3. Gas/Auto Repair:** Site cleanup and redevelopment are a priority to ECI. The benefits of being in an OZ will promote redevelopment of the site and promote economic development with new equitable energy-efficient riverfront housing along the White River. The neighborhood goals of increased employment and entrepreneurship will be promoted through, diverse commercial/retail and mixed-use development. Assessment and eventual removal of the sites’ blighted buildings will improve aesthetics of the area as well as identify/address potential impacts directly upgradient from the River and residential properties. **4. City Machine:** With the assessment funds, ECI can conduct due diligence and understand continuing obligations associated with the site. Project outcomes include evaluation of immediate and/or potential threat of contaminant release to the neighborhood. Light industrial reuse will be attractive to developers due to location in an OZ, and the potential jobs associated with the redevelopment will benefit the neighborhood residents.

1.c. Strategy for Leveraging Resources- *1.c.i Resources Needed for Site Reuse:* ECI has extensive expertise in leveraging and developing partnerships that bring resources to our projects ECI leveraged over \$23.5 MM during implementation of the FY2011 grant (\$609,000) including a vacant hospital into a \$5.7 MM Senior Living Housing in the region. Funds used were a mix of County Economic Development, the City, private Developers, Indiana Housing & Community Development Authority, and the Indiana Brownfields Program (IBP). ECI continues to leverage IBP resources such as the Phase I Environmental Site Assessment (ESA) program and the Petroleum Orphan Sites Initiative. In the past two years, ECI has leveraged over \$200,000 assessment, UST removal, and demolition from the IBP and county funding to receive site closure letters for five Muncie brownfields. ECI and our partners (the City and County) are eligible for the key funding sources below.

TA/Eligible Leveraging Sources	Purpose/Activities	Amount	Status
ECI Brownfields Community Development Corp.	Holds blighted/derelict brownfields to cleanup	\$ 20,000	As needed
City of Muncie Tax Increment Financing (TIF)	Site preparations/infrastructure/development	\$200,000	Confirmed
Muncie EDIT ¹	Site preparations, Redevelopment	\$100,000	Confirmed
Muncie CBDG ²	Blight clearance, remediation	\$250,000	Confirmed
Delaware County EDIT ¹	Site preparations, Redevelopment	\$500,000	Confirmed

Muncie Industrial Revolving Loan Fund	Funds manufacturing equipment, real estate	\$450,000	Confirmed
Delaware Co. Redevelopment Commission	Site preparation, Redevelopment	\$1,000,000	As needed
Indiana Brownfields Program	Assessment, Remediation	Based upon scope	As needed
¹ Economic Development Income Tax; ² US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) ³ Phase I, Petroleum Orphan Tank Removal, Remediation Revolving Loan Fund			

1.c.ii. Use of Existing Infrastructure: All priority sites are located in older, industrial urban areas and contain infrastructure that may need to be updated to support redevelopment plans discussed previously. Resources such as TIF and the Delaware County Redevelopment Commission funds will likely support these upgrades. Sustainable reuse of existing 19 buildings at the former Glass manufacturing site (545,000 sq ft) is likely and will produce greater environmental benefit than new construction. Due to poor conditions of other TA site buildings, demolition is likely and intact materials will be recycled. Over the next 20 years, full separation of sanitary and combined sewers (\$160 MM project) will be implemented in the TA, which will eliminate Combined Sewer Overflows (CSOs) into the White River and sewer backups to residents. As developed, all sites require updated stormwater discharge plans that comply with the City’s Sanitary District and/or Indiana codes. This will be the responsibility of future owners.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need-2.a.i. The Community’s Need for Funding: The EPA grant will provide assessment/cleanup planning funds that are not available in our TA and if funding allows, nonpriority brownfields in our rural small towns. The funds will directly improve the quality of life in the TA by minimizing health risks, creating jobs, and removing barriers to redevelopment. In the past 15 years, both the City and County have suffered significant revenue depletion from loss of manufacturing jobs that led to population decline, impoverished neighborhoods, decreased tax revenues, staffing declines, and unsafe, underutilized brownfields. The limited resources must address public safety and aging infrastructure needs.

Reference Table 1 unless otherwise noted. Both Muncie and Delaware County suffer from poverty rates higher than the State (13.4%) with the City double the State rate at 31% and the County at 21.9%. Poverty levels are magnified in the TA at 30% higher than the City and nearly twice as high as the County. The TA’s Median Household Income (MHI) is 32% less than the City which is 40% less than the State of Indiana MHI (\$33,944 compared to \$56,303). In 2019, the Indiana Business Research Center (IBRC) reported that Delaware County ranks 3rd highest in the State (out of 92) for population loss from 2010 through 2019 at -3.0%; Muncie ranks 2nd highest of 566 cities/towns in Indiana for population loss at -3.1%. Tax revenues associated with population loss and the presence of hundreds of acres of vacant/underutilized brownfields has continued to decrease the City’s Assessed Value by approximately \$1MM in four short years⁵. The loss of over 9,700 manufacturing jobs from 2005 to 2020 (IDWD) has resulted in population loss, higher poverty levels, and derelict industrial sites that are unsafe and a drain on Public Safety. ⁵(Delaware Co, Auditor-2015: \$1.623MM to 2019: \$1.612MM)

TABLE 1: DEMOGRAPHICS: Census 2019	TA*	Muncie	County	Indiana	US
Population	6,214	68,750	115,020	6.6M	324.7M
%Minority	55.3	16.9	11.6	16.7	27.5
%African American	47.9	11.1	7.0	9.4	12.7
% Individuals below poverty level	40.5	31.0	21.9	13.4	13.4
% < 5 yrs. living below poverty level	76.0	43.1	31.2	17.0	17.4
%Single female below poverty level with own children	59.4	41.6	36.4	28.5	26.5
%African Americans living below poverty level	75.7	40.2	38.3	26.8	22.5
% Unemployment	9.8	7.9	6.6	4.8	5.3
Median Household Income (MHI)	\$23,029	\$33,944	\$43,512	\$56,303	\$62,843
Median Home Value (MHV)	\$50,066	\$73,500	\$93,600	\$141,700	\$217,500

* The TA is comprised of Delaware County Census Tracts 3, 12 and 28

2.a.ii Threats to Sensitive Populations-(1) Health or Welfare of Sensitive Populations: Reference Table 1 unless otherwise noted. The TA is an environmental justice (EJ) community with high

concentrations of impoverished and minority residents. A startling 76% of children under the age of 5 (our most vulnerable and sensitive population) live in poverty in the TA neighborhoods. 59.4% of families are single mothers with children living in poverty-almost 30% higher than the City. 18% of TA residents do not have a High School Diploma (Census 2019). There is a high percentage of minority populations (over 4 times the rate of the City) with a predominance of African American residents (4 times the rate of the City). 75% of the African American residents in our TA live *below* the poverty level. In 2019, the CDC identified Indiana in the **top ten** of all States with the highest infant mortality rates at 7.22 per 1,000 births (USA rate 5.79). The Indiana Department of Health (ISDH) reported the infant mortality rate for the County was 8.5. A portion of the TA is located in the State’s fifth highest zipcode for highest infant mortality rates at 12.5 by ISDH. Furthermore, the CDC reports the African American infant mortality in the State at **12.1** (*CDC 2005-2018 Infant Mortality Rates, per 1,000*). Given the localized and county elevated rates and socioeconomic status of African American residents in our TA, it is likely that infant mortality rates are even higher in the area. Due to these dismal statistics, our sensitive populations lack higher education, live in poverty and are females of child-bearing age, impoverished children, single-mother families, and African Americans.

The health and welfare of residents throughout the TA is at risk due to exposure to proximal multi-acre brownfields sites that could result in particulate inhalation, vapor intrusion, direct contact with contaminants such as VOCs, lead/metals, friable asbestos, and chlorinated solvents in soils, stormwater run-off, and groundwater, creeks, and the river. These contaminants may cause birth defects, brain, and developmental health damage to children as well as cancers and other diseases to all residents. According to the Agency for Toxic Substances and Disease Registry (ATSDR), exposure to chlorinated solvents such as trichloroethylene (found at 3 priority sites) and PERC is linked to kidney cancer and liver damage. With EPA grant funds, ECI can assess exposure from brownfields and develop plans to clean up the sites.

2.a.ii. (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Delaware County is ranked 85th of 92 Indiana counties for overall Health Outcomes (2020 County Health Rankings). Please reference Table 2 below. County Cancer mortality rates for Black Males range 10% higher than State. Other cancers mortality rates are 24% higher than (State) and 60% higher than US. Both Liver and Kidney disease mortality range 54% and 39% (respectively) higher than State rates. Both diseases are be associated with hexavalent chrome and PERC exposure. Infant Mortality rates in the County were more than 50 percent

Table 2: Mortality Rates	Delaware	IN	US
Black Males, All Cancers ¹	277.05	251.6	233.5
Cancer: Other malignant neoplasms ²	54.92	44.4	21.6
Liver Disease ²	17.78	11.56	12.8
Kidney Disease ²	25.7	18.53	15.5

higher for essential hypertension, pregnancy, childbirth and puerperium, sudden infant death syndrome than the state averages (ISDH, 2017). Specific health threats to sensitive populations will be identified by completing grant-funded assessments that will identify the hazardous substances to which residents may be exposed. Exposures can be reduced by implementing remediation activities and/or putting engineering controls in place prior to or as a part of brownfields redevelopment.

2.a.ii (3) Promoting Environmental Justice: TA residents are uniquely challenged by significantly higher levels of exposure to toxics posing higher risks to their health and well-being as compared to other block groups in Indiana. The U.S. EPA’s Environmental Justice Screening and Mapping Tool (EJSCREEN) combines environmental and demographic indicators to understand how existing pollution may present potential adverse human health or environmental effects on EJ communities. The highest EJ Index percentiles for our TA were for National-Scale Air Toxics Assessment (NATA) Cancer Risk at 73; Particulate Matter, Ozone, NATA Diesel PM, and NATA Respiratory Hazard Index percentiles are at 72. This means that only 27% of all block groups in Indiana have a **higher exposure** level for Air Toxics Cancer Risk and 28% of all block groups in the State have **higher exposure** to particulate matter, ozone, NATA Diesel PM

and NATA Respiratory Hazards. **Residents in the TA are not only exposed to impacts from uncontrolled brownfields but toxic air pollution as well.**

The Median Home Value (MHV) for the TA is \$50,066 compared to the City’s MHV at \$73,500 (32% lower than the City) and 65% lower than the State (See Table 1). Census 2019 indicates 24.3% of housing units are vacant (City is at 15.8%). The neighborhoods are disproportionately challenged by higher risks due to exposure to toxics, but also decreased property values and increased risk to public health and welfare due to surrounding brownfields and attraction of vandalism/vagrants to the sites. The EPA Grant will facilitate assessment and revitalization will result in job creation, more diverse housing, safer neighborhoods, higher property values and reduction of risks due to exposure from the sites.

2b. Community Engagement-2.b.i Project Involvement, 2.b.ii. Project Partners Roles (Table)

Partner Name	Point of contact	Specific role in the project
Muncie EJ Steering Committee: Coordinates with City officials to address EJ concerns of TA residents	Richard Ivy, Muncie Dep. Mayor, rivy@cityofmuncie.com , 765-747-4853 ext. 323	Assist ECI and City as conduit for outreach, additional sites, grant status, cleanup plans, redevelopment plans for TA neighborhoods.
Delaware County Health Dept.: Monitors public health risks; responds to public health threats	Jammie Bane, Administrator jbane@co.delaware.in.us 765.587-0660	Assist ECI with outreach, site selection, and assist with providing residents with information regarding public health impacts.
Muncie-Delaware Co. Economic Development Alliance: Supports/markets business growth	Traci Lutton, Vice President tlutton@muncie.com 765.751.9126	Inform/Market sites to businesses/developers; identify funding for future cleanup, redevelopment of assessed brownfields.
Muncie TA Neighborhood Organizations: Resident-driven goal setting, neighborhood plans, coordination with city, universities, and nonprofit organizations	Eddie Chappell, Industry NH, [REDACTED] 765.744.2145 Bruce Rector, McKinley NH, rectorb@att.net 765-212-4969 Frank Scott, Whitely NH, [REDACTED] 765.288.1892	Assist ECI as conduit for outreach, additional sites, grant status, cleanup plans, redevelopment activities for Muncie neighborhoods; post quarterly reports for neighborhood review and comments

2.b.iii. Incorporating Community Input: ECI, along with Muncie and Delaware County, began planning outreach activities for the grant in January 2021 with the Technical Assistance to Brownfields (TAB) program staff from Kansas State University. Two virtual outreach forums (Zoom platform) with Muncie’s EJ Committee took place in early Fall. ECI, City, and EJ Committee members spoke to provide overview of brownfields, resources, overview of community-wide grants, and input on sites for the inventory. The interactive platform allowed for questions, comments, and input from participants. Several sites were nominated and are on ECI inventory. Neighborhood recordings are available at the ECI and City websites.

In the event of social distancing and/or restrictions due to COVID-19, ECI will continue to use the social distancing and virtual platforms (such as Zoom) to provide updates on grant progress on a bi-annual basis and request input from stakeholders using their individual networks. The quarterly EPA progress reports will be disseminated using ECI, County, and City websites, our partners’ websites, and newsletters, as well as online news sources because these are widely read online. ECI and the City will work with the EJ Committee and individual Neighborhood Associations to develop a pipeline for resident input and concerns to share with ECI. Individual neighborhoods can identify sensitive populations and non-English speaking residents for development of outreach materials. Six ECI Board members represent rural communities in the County and will be engaged at monthly board meetings to solicit non-priority sites, provide input, and receive updates. All input will be considered with responses developed by ECI members with assistance from neighborhood representatives and the health department if needed.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3a. Description of Tasks/Activities and Outputs-3.a.i-3a.iv (Implementation, Schedule, Lead, Outputs): ECI will use the grant to assess priority sites in the TAs and other high-risk and developable sites (i.e., non-priority sites) identified during the 3-year performance period to

support cleanup and redevelopment. Project implementation, schedule, and costs are based upon ECI’s most recent experience as well as past EPA Grant experience. The following 4 tasks will be implemented to accomplish this plan.

<p>Task 1 – Programmatic and Outreach</p> <p><i>i. Project Implementation</i></p> <ul style="list-style-type: none"> -The Work Plan will be prepared, and the Cooperative Agreement (CA) will be executed. Grant project tracking and financial systems will be set up and maintained. Compliance with CA Terms will be monitored-A Qualified Environmental Professional(s) (QEP) will be retained in compliance with applicable federal procurement regulations. -The following reports will be submitted to the US EPA: Quarterly reports, MBE/WBE/DBE reports and final project closeout documentation; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be updated. -Staff will attend EPA National Brownfields Conference -Project “kick-off” meetings will be hosted for the ECI Board, individual neighborhoods, and partners. -Internal team meetings, updates and status will take place monthly throughout the grant term. -Community Outreach Materials/Press Releases will be developed for Social Media outlets, local media outlets, the ECIRPD website, City of Muncie’s Facebook Page, Muncie-Delaware County LinkedIn, and partner’s websites. Up to 36 Public/Outreach meetings will be conducted through a mix of virtual and live events. Assistance will be requested from the County Health departments as appropriate to understand and prioritize health risks at brownfield sites identified for assessment. <p><i>ii. Anticipated Schedule</i></p> <ul style="list-style-type: none"> -The Work Plan will be prepared within one month of receiving notification of the grant award; CA will be executed by September 2022. CA Compliance Tracking and Financial Systems will be set up upon award of grant and maintained throughout term. -A QEP will be retained within three months of award. -Beginning January 2023, Quarterly reports will be submitted within 30 days of the end of the quarterly reporting period, ACRES will be updated as sites are assessed. ACRES updated with cleanup and/or redevelopment information during and/or after the performance period. Annual MBE/WBE reports submitted. Final project closeout documentation submitted as required once the performance period ends. -Staff will attend the 2022 EPA National Brownfields Conference. -A project “kick-off” meeting held within one month of receiving notification of the grant award for ECIRPD and Partners; Internal team meetings will begin at this time; Kick-off meetings scheduled within various Targeted Area neighborhoods by March 2023. -Community outreach activities begin immediately upon award announcement and continue throughout the performance period. QEP will assist with technical outreach materials. <p><i>iii. Task/Activity Lead:</i> ECI will lead this Task and Activities.</p> <p><i>iv. Outputs:</i> Work Plan, CA, quarterly reports (12); ACRES updates; MBE/WBE reports (2) and final project closeout documentation; staff training; 36 outreach meetings and development of outreach materials throughout the term</p>
<p>Task 2 – Site Inventory</p> <p><i>i. Project Implementation:</i> Soliciting input for sites in Muncie and County-wide; interviewing stakeholders and visiting sites to determine if projects meet eligibility and prioritization scoring criteria. Priority sites will receive higher prioritization ranking. Non-priority sites will be evaluated, prioritized, and added to the inventory.</p> <p><i>ii. Anticipated Schedule:</i> Inventory and prioritization activities will begin upon grant announcement and continue throughout 3-year term. New sites/non-priority sites will be added to inventory</p> <p><i>iii. Task/Activity Lead:</i> ECI will be the lead for this Task and Activities</p> <p><i>iv. Outputs:</i> Updated brownfields inventory and prioritization.</p>

<p>Task 3 – Site Assessment</p> <p><u>i. Project Implementation</u></p> <ul style="list-style-type: none"> - Priority sites (and nonpriority sites identified during performance period) evaluated through performance of Phase I and/or Phase II assessments, in accordance with All Appropriate Inquiry (<i>Phase I: ASTM Standard E1527-13; Phase II ASTM E1903-19</i>) and other ASTM standards or practices required by the project. ECI anticipates assessing fourteen sites. - QEP will prepare and submit a Quality Assurance Project Plan (QAPP) for U.S. EPA for approval. - QEP will conduct assessments on Targeted Area sites and issue reports. - ECI will coordinate activities with stakeholders regarding site access. - ECI will review reports for accuracy and report findings to stakeholders. - ECI will oversee QEP to ensure individual assessments are progressing, and the overall project schedule is met. <p><u>ii. Anticipated Schedule</u></p> <ul style="list-style-type: none"> - Once sites are selected and site access is granted, EPA eligibility will be submitted for approval. Phase I and/or Phase II assessments will begin by February 2023 and continue throughout the term. - Phase II Assessments begin once EPA approves the QAPP and associated Sampling and Analysis Plans (SAPs) anticipated to be accomplished by April 2023. - Assessments on both priority and other sites continue throughout the performance period. - ECI staff and QEP meet monthly to discuss priority sites, ensure required site access/eligibility have been secured, individual projects are progressing, and the overall project schedule is met. - ECI staff meets with prospective purchasers, developers to determine their specific project needs for redevelopment for overall design of project and to identify funding gaps and types of resources needed (such as OCRA funding for demolition and cleanup, local TIF resources, etc.) <p><u>iii. Task/Activity Lead:</u> The QEP will lead this task. The QEPs have the specific educational and experience required for complying with All Appropriate Inquiry.</p> <p><u>iv. Outputs:</u> Outputs: 1 QAPP and anticipated 14 completed Phase I, 5 Hazardous Materials Assessments, and 10 Phase II ESA reports.</p>
<p>Task 4 – Cleanup Planning</p> <p><u>i. Project Implementation</u></p> <ul style="list-style-type: none"> - Cleanup/ redevelopment planning as required by various state of Indiana programs for sites (both priority and nonpriority sites assessed using the grant) where redevelopment is imminent. Assessment of brownfields cleanup/redevelopment alternatives, evaluation of needed institutional and engineering controls, and preparation of cleanup and reuse plans. - ECI and project partners will identify potential clean-up resources specific for redevelopment of sites including potential EPA Brownfields Cleanup funding, IBP Revolving Loan Fund, and opportunity for insurance recovery for cleanup. <p><u>ii. Anticipated Schedule:</u> -Anticipated by January 2023, selecting sites for Cleanup planning will continue throughout the performance period. Liability limitation letter requests submitted to IBP for prospective purchasers/developers/owners. State Letters issued after state-determined waiting period.</p> <p><u>iii. Task/Activity Lead:</u> The QEP will lead this task. QEPs have the educational and technical experience required for evaluating/mitigating hazardous/petroleum releases to the environment.</p> <p><u>iv. Outputs:</u> 7 cleanup planning documents.</p>

3b. Cost Estimates-3.b.i-3.b.iii: Development, Application of Cost Estimates, Funds allocated toward ESAs): Approximately 91% of the \$600,000 budget will go directly to contractual activities with 82% of the budget allotted to Phase I and Phase II activities. 72% of the budget is allocated towards Phase II activities alone. No administrative, equipment or supplies costs will be incurred.

Task 1 – Programmatic and Outreach: \$38,500

Personnel costs: 370 hrs. @ \$50.00/hour for procurement, tracking outputs, program reporting, financial tracking (100 hrs.); QEP and ECI monthly progress meetings and outreach activities outlined above (270 hrs.): **\$18,500**

Travel costs: 2 people to attend National Brownfield Conference: **\$4,000-** (\$2,000 per person: \$700 Airfare, 3 nights hotel \$700, 4 days per diem and incidentals \$600)

Contractual: \$16,000: (**\$2,400-**technical summaries for 12 quarterly reports); (**\$7,200-** attendance at monthly progress meetings (36 mtgs x \$200 ea.); and **\$6,400-**stakeholder meetings throughout term of grant

Task 2 - Site Inventory and Prioritization: \$4,500

Personnel: \$2,000-40 hrs.@ 50.00/hour for prioritization of sites, stakeholder interviews and meetings, project site visits throughout the grant term

Contractual: \$2,500- to assist in site selection and prioritization

Task 3 – Site Assessment: \$422,000

Personnel: \$8,000-160 hrs. @ \$50.00/hour to coordinate site access, contractor oversight, report review, stakeholder meetings regarding results throughout the grant term

Contractual: \$414,000

- 14 Phase I ESAs @ avg cost of \$4,000 = \$56,000
- 8 Phase II ESAs @ avg cost of \$40,000 = \$320,000
- 6 Haz Materials Surveys @ avg cost of \$6,000 = \$36,000
- 1 QAPP and updates = \$2,000

Task 4 – Cleanup Planning: \$35,000

Personnel: \$5,000-100 hrs. @ \$50.00/hour for contractor oversight, report review, and stakeholder meetings

Contractual costs: 6 cleanup plans @ avg cost of \$5,000 = **\$30,000**

ECI EPA Brownfields Assessment Budget Request FY2022-2025					
Program Tasks →	Programmatic, Outreach	Inventory	Phase I, Phase II	Cleanup Planning	Budget
Budget Categories					
Personnel-(non-admin) ²	\$18,500	\$2,000	\$8,000	\$5,000	\$33,500
Travel	\$4,000	\$0	\$0	\$0	\$4,000
Contractual	\$16,000	\$2,500	\$414,000	\$30,000	\$462,500
Total Direct Costs¹	\$38,500	\$4,500	\$422,000	\$35,000	\$500,000

¹No indirect costs will be incurred; ² In-kind ECI staff time will be contributed for amounts over those accounted for under personnel.

c. Measuring Environmental Results: ECI will diligently track, measure, and report on the success of the project utilizing ACRES and quarterly reports. Outputs including number of outreach meetings, assessment reports and number of cleanup plans will be tracked. Outputs, described in more detail in the budget section, will lead to specific outcomes, which will include the amount of funding leveraged, the number of acres of greenspace/park created or redeveloped, the number of acres assessed and redeveloped, the infrastructure investments leveraged and, the number of temporary and permanent jobs created. Outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, community outreach/meetings) will be reported in quarterly reports. ECI will evaluate the project progress semi-annually and, if goals are not being met or are off schedule, will discuss with the EPA Project Officer and the QEP to identify shortcomings and adjust the project accordingly.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability 4.a.i Organizational Capacity and 4.a.iii Key Staff: ECI unifies the region’s communities with economic and community development services such as grant application assistance and project management. Our guiding principles are in the Comprehensive Economic Development Strategy (CEDS), a document that defines the regional strategy to encourage economic development, create jobs, foster more stable and diversified economies, and improve the quality of life.

The ECI project team will be led by **Mr. William Walters**, Executive Director of the ECI for the past 8 years. Bill has extensive experience in public administration as a Town Council Member and Public Works/Transportation operations. Bill holds certifications as an Indiana Certified Grant Administrator

and is a 2013 Graduate of Ball State University's Indiana Economic Development Course. He will be responsible for directing and promoting the grant project, engaging the community, and overseeing implementation of this EPA Brownfields Grant Initiative. **Mr. Brad Bookout**, Project Manager, will provide the day-to-day duties associated with all grant tasks. He has been with ECI for over 11 years and provided project management for the FY2011 EPA Brownfields grants, numerous projects funded by the IBP for assessment and remediation of brownfield sites and has maintained an inventory of brownfields sites for Muncie and Delaware County. As Director of the Delaware County Redevelopment Commission, he has managed seventeen TIF districts, and overseen projects associated with redevelopment such as rail spurs, water/sewer, and road projects. He has implemented both U.S. Economic Development Administration and U.S. Department of Agriculture grants. **Ms. Angela Moyer** will provide financial tracking and management support for the EPA grant. She has 27 years of experience working for Delaware County administering state and federal transportation grants.

4.a.ii. Organizational Structure: ECI will collaborate with the City of Muncie, Delaware County and Muncie's Environmental Justice Steering Committee to form the decision-making body for the EPA Grant during the 3-year performance period. Muncie and Delaware County are strategically involved with site selection/prioritization, community outreach and involvement. ECI, as well as the City and County, is guided by the key elements described in the 2020 Muncie-Delaware County Comprehensive Plan (Section 1.b.) with the focus on maintaining and creating partnerships to leverage the EPA grant resources. ECI will ensure compliance to the CA, as well as be responsible for financial tracking, outreach to stakeholders and liability management. The City, County, TA stakeholders, and Community Partners will provide input on site selection/prioritization, land assembly, and other regional economic impacts throughout the performance period. ECI has served the region for 11 years and secured a \$609,000 EPA Brownfields Coalition Grant in FY2011. ECI has also secured \$2.6 MM grants for infrastructure, community development, public safety, and brownfields projects in the past two years.

4.a.iii Acquiring Additional Resources- ECI will retain an environmental consultant to manage technical grant activities and conduct environmental assessment tasks. ECI has a procurement process in place and has managed the procurement of contractors for multiple state and federal grant projects, including EPA assessment grants. The process complies with federal procurement regulations and includes guidance to attract and utilize disadvantaged, minority- and women-owned businesses, as possible. Once the CA is approved, ECI will prepare the project Request for Qualifications and will direct and oversee the procurement process. The selected consultant(s) will have managed U.S. EPA Assessment Grants and IBP/IDEM projects and be familiar with all programmatic requirements.

4.b. Past Performance and Accomplishments *4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments-* ECI received a FY2011 EPA Brownfields Coalition Assessment Grant for Hazardous Substances and Petroleum on behalf of our multi-County coalition. Outputs for the \$609,000 grant included Region wide Public Involvement (36 Meetings), 29 Phase I ESAs, 24 Phase II ESAs, and 8 Cleanup Plans resulting in 4 Closure Letters from the IDEM. Due to development occurring in 2 years following the end of the grant term in 2014, ACRES is not updated with the following: a total of \$23.5 MM leveraged in construction/rehabilitation/cleanup for grant sites creating 121 temporary jobs and 75 permanent jobs. All outreach meetings were recorded in quarterly reports.

4.b.i.(2) Compliance with Grant Requirements- ECI successfully negotiated the CA with the U.S. EPA and received approval of its Quality Assurance Project Plan (QAPP) and associated QAPP updates; all Sampling and Analysis Plans (SAPs) and Health and Safety Plans required for the Phase II activities completed using the Grant funds. Over 75% of the total budget was spent on Phase I/II assessment activities. ECI complied with the Work Plan and associated schedules, terms, and conditions, submitted timely quarterly, MBE/WBE and final reports, entered required data into the ACRES database. \$19,172 remained in the budget due to ineligibility of identified petroleum sites and delayed site access for one project.

THRESHOLD CRITERIA

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ECI REGIONAL PLANNING DISTRICT FY 2022 U.S. EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION

THRESHOLD CRITERIA

1. Applicant Eligibility:

ECI Regional Planning District (ECI) is a quasigovernmental entity created in 2009 by State Statute (IC 36-7-7). Documentation is attached.

2. Community Involvement:

Partner Name	Point of contact	Specific role in the project
Muncie EJ Steering Committee: Coordinates with City officials to address EJ concerns of TA residents	Richard Ivy, Muncie Dep. Mayor, rivy@cityofmuncie.com , 765-747-4853 ext. 323	Assist ECI and City as conduit for outreach, additional sites, grant status, cleanup plans, redevelopment plans for TA neighborhoods.
Delaware County Health Dept.: Monitors public health risks; responds to public health threats	Jammie Bane, Administrator jbane@co.delaware.in.us 765.587-0660	Assist ECI with outreach, site selection, and assist with providing residents with information regarding public health impacts.
Muncie-Delaware Co. Economic Development Alliance: Supports/markets business growth	Traci Lutton, Vice President tlutton@muncie.com 765.751.9126	Inform/Market sites to businesses/developers; identify funding for future cleanup, redevelopment of assessed brownfields.
Muncie TA Neighborhood Organizations: Resident-driven goal setting, neighborhood plans, coordination with city, universities, and nonprofit organizations	Eddie Chappell, Industry NH, Xoledog2@gmail.com 765.744.2145 Bruce Rector, McKinley NH, [REDACTED] 765-212-4969 Frank Scott, Whitely NH, [REDACTED] 765.288.1892	Assist ECI as conduit for outreach, additional sites, grant status, cleanup plans, redevelopment activities for Muncie neighborhoods; post quarterly reports for neighborhood review and comments

ECI, along with Muncie and Delaware County, began planning outreach activities for the grant in January 2021 with the Technical Assistance to Brownfields (TAB) program staff from Kansas State University. Two virtual outreach forums (Zoom platform) with Muncie’s EJ Committee took place in early Fall. ECI, City, and EJ Committee members spoke to provide overview of brownfields, resources, overview of community-wide grants, and input on sites for the inventory. The interactive platform allowed for questions, comments, and input from participants. Several sites were nominated and are on ECI inventory. Neighborhood recordings are available at the ECI and City websites.

In the event of social distancing and/or restrictions due to COVID-19, ECI will continue to use the social distancing and virtual platforms (such as Zoom) to provide updates on grant progress on a bi-annual basis and request input from stakeholders using their individual networks. The quarterly EPA progress reports will be disseminated using ECI, County, and City websites, our partners’ websites, and newsletters, as well as online news sources because these are widely read online. ECI and the City will work with the EJ Committee and individual Neighborhood Associations to develop a pipeline for resident input and concerns to share with ECI. Individual neighborhoods can identify sensitive populations and non-English speaking residents for development of outreach materials. Six ECI Board members represent rural communities in the County and will be engaged at monthly board meetings to solicit non-priority sites, provide input, and receive updates. All input will be considered with responses developed by ECI members with assistance from neighborhood representatives and the health department if needed.

3. **Named Contractors and Subrecipients:** N/A
4. **Expenditure of Assessment Grant Funds:** ECI does not have an Active Assessment Grant. Their FY2011 U.S. EPA Coalition Assessment grant expired on August 31, 2014.