NARRATIVE INFORMATION SHEET
Henry County, Indiana FY2022 EPA Brownfields Assessment Grant

1. **Applicant Identification:**
   Henry County, Indiana
   101 South Main Street
   New Castle, Indiana 47362

2. **Funding Requested:**
   a) Assessment Grant type: Community Wide
   b) Federal Funds Requested: $400,000 (hazardous substances and/or petroleum)

3. **Location:** Henry County, Indiana

4. **Target Area and Priority Sites/Property Information:**

   1. **East New Castle TA** (Census Tracts 9765 and 9766)
      a. Priority Site address: 2000 Troy Avenue

   2. **Spiceland TA**
      a. Priority Site addresses: 6341 S. State Road 3, 6605 S. State Road 3, and 6641 S. State Road 3

   3. **Middletown TA**
      a. Priority Site addresses: 465 Locust Street and 483 Locust Street

5. **Contacts:**

   a) **Project Director:**
      Mr. Corey Murphy, CEcD, President
      New Castle Henry County Economic Development Corporation
      100 South Main Street, Suite 203, New Castle, Indiana
      47362 Phone: (765) 521-7402, email: cmurphy@growinhenry.com

   b) **Chief Executive:**
      Mr. Ed Tarantino, President, Henry County Board of Commissioners
      101 South Main Street, New Castle, Indiana 47362
      Phone: (765) 529-4705; email: etarantino@henrycounty.in.gov
6. Population (Henry County and Communities in which Target Areas/Priority Sites are located):
   - Henry County: 47,972
   - New Castle: 17,396
   - Spiceland: 958
   - Middletown: 2,253

   *population estimate ([www.census.gov](http://www.census.gov)); July 1, 2019*
   *population estimate ([www.census.gov](http://www.census.gov)); 2020 Decennial Census*

7. Other Factors Checklist:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less. <em>Spiceland and Middletown, location of 2 Target Areas, are micro-communities.</em></td>
<td>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>n/a</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>n/a</td>
</tr>
<tr>
<td>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).</td>
<td>n/a</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>n/a</td>
</tr>
<tr>
<td>The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.</td>
<td>n/a</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority site(s) within the target area.</td>
<td>n/a</td>
</tr>
</tbody>
</table>

8. Letter from State or Tribal Environmental Authority: Attached
SUPPORT LETTER FROM INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
December 1, 2021

Mr. Ed Tarantino, President
Henry County Commissioners
101 S. Main Street
New Castle, Indiana 47362

Re: IDEM Acknowledgement Letter
U.S. EPA Brownfields Grant Proposal
Community-wide Assessment
Henry County, Indiana

Dear Mr. Tarantino:

This letter is provided in support of the Henry County proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Community-wide Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that Henry County is requesting $400,000 for hazardous substances and/or petroleum.

IDEM understands that this funding will be utilized to perform Phase I and Phase II Environmental Site Assessments and cleanup/redevelopment planning (e.g., Remediation Work Plans) as applicable for priority brownfield sites, as well as conduct grant-related community outreach activities. IDEM will facilitate environmental activities that support local end use plans which include community gateways throughout the county, mixed-used manufacturing, and retail/commercial entrepreneurship.

IDEM believes that Henry County has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and/or technical assistance offered by U.S. EPA (e.g., Henry County as grantee) and by the Indiana Brownfields Program (several sites enrolled in the Program). This Assessment grant funding will help Henry County in its efforts to address brownfields to facilitate economic recovery/growth from its strong manufacturing past (e.g., former home to Chrysler Motors; Firestone; Allegheny Ludlum; multiple clothing, furniture, piano, and casket companies; and automobile parts, foundries, and steel mills). Should an opportunity arise for Henry County to need petroleum eligibility determinations, liability interpretations, and/or cleanup assistance at any of the sites investigated with this grant funding, IDEM realizes that Henry County is committed to working with the
Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program for technical oversight of grant-funded site activities as applicable during the grant project period. The Indiana Brownfields Program and IDEM are committed to continuing their support of brownfield redevelopment within Henry County by providing technical assistance and program coordination.

Based on experience and the information submitted, IDEM considers Henry County an excellent candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana’s brownfield initiative. IDEM is pleased to assist and looks forward to continuing its partnership with Henry County and its communities. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program 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)
Corey Murphy, New Castle Henry County EDC
Christopher G. Shaw, SME
NARRATIVE/RANKING CRITERIA FOR ASSESSMENT GRANTS

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

(i) Background and Description of Target Area: Henry County, Indiana (the County) is applying for a $400,000 community-wide brownfields assessment grant. The County is located along the Interstate 70 (I-70) corridor, 45 miles east of Indianapolis, Indiana, 17 miles south of Muncie, Indiana, and 80 miles west of Dayton, Ohio. The County comprises 395 square miles with over 49,000 residents. The cities and towns in the County were founded in the late 1800’s, and due to its proximity to Indianapolis, Muncie, and Dayton, the County quickly grew into a leading manufacturing center. The County was once the proud home to Chrysler Motors (closed May 2009, 3,000 jobs lost); Firestone; Allegheny Ludlum (closed January 2012, 300 jobs lost); clothing, furniture, piano, and casket companies and parts suppliers; foundries; and steel mills. Over the last 35 years, these manufacturers have left the County. Not only were jobs lost, but also the heritage, pride and the identity of these hardworking communities. Hundreds of acres of vacant industrial plants dominate the landscape; the Indiana Department of Environmental Management (IDEM) has identified 110 sites with known environmental contamination within the County. Community leaders are struggling to clean up the environmental fallout, protect their residents, and create new jobs. Over the last 25 years the County economy has shrunk 10.5%, while Indiana’s grew by 7.3%, a 17.8% disparity; 26.9% of the jobs that existed in 1996 are gone and haven’t been replaced (cberdata.org).

The County’s goal is to support future growth through infill redevelopment and economic revitalization of older industrial areas and blighted downtowns in New Castle (the only city in the County) and Spiceland and the 16 other micro-communities in the County that cannot support a brownfields program on their own. Henry County is also part of a tri-county partnership with Delaware and Madison Counties that was awarded a 2013 U.S. Dept. of Commerce Economic Development Administration (EDA) grant to develop a Regional Economic Vision and Manufacturing Strategic Plan. This grant enabled the County to develop their 2018 Comprehensive Plan; the Plan will guide the County’s redevelopment strategy (Section 1.b.i) throughout the 3-year grant performance period.

The County previously used funds from their FY2015 and FY2020 U.S. EPA Assessment Grants to begin assessing brownfields across the County and has successfully stimulated several brownfields redevelopments. However, there are still hundreds of blighted and/or abandoned sites that need to be assessed and redeveloped.

The County’s objective is to focus grant funds on addressing brownfields in three target areas (TAs): Brownfields in the East New Castle TA (Census Tracts (CT) 9765 and 9766), located southeast of downtown New Castle, range from large junkyards to vacant, smaller manufacturing, printing, and transportation services. The East New Castle TA includes the most impoverished neighborhoods in New Castle. The Spiceland TA (CT 9768), population 825 (2015-2019 American Community Survey (ACS)), is along the entranceway into the town along State Road 3, south of the I-70 interchange and contains numerous blighted, vacant buildings historically used for auto repair and machining operations. The Middletown TA (CT 9758), population 4,586 (2015-2019 ACS), is comprised of three downtown blocks, adjacent to some of the County’s poorest residents and their attendant Environmental Justice issues due to potential risks to health. Like so many small towns throughout the County, Middletown began to experience the effects of depopulation in the 1980s and as a result, many downtown buildings became blighted and vacant.

(ii) Description of the Priority Brownfield Sites(s): The East New Castle TA contains numerous vacant former industrial brownfields. The priority site (2000 Troy Avenue) is comprised of two contiguous, vacant former manufacturing sites (approximately 5 acres) within the East Gateway Industrial Park. Past manufacturing uses likely resulted in the release of contaminants to soil and groundwater. Contaminants likely included volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs), and heavy metals. The
site was chosen as a priority site to continue the reinvestment in the EG Industrial Park with a competitive “shovel ready” setting and provide employment opportunities for underemployed/unemployed New Castle residents.

The **Spiceland TA** is littered with highly visible overgrown, vacant lots and vacant, blighted buildings on the primary gateway into Town. The **priority site** in this area is 3 contiguous, former auto repair / light industrial sites (6341 S. State Road 3, 6605 S. State Road 3, and 6641 S. State Road 3) near the **I-70 Interchange**. The buildings are in extreme disrepair and based on their ages (constructed prior to 1970), likely contain asbestos-containing materials. Contaminants from historical operations likely include VOCs, PAHs, and metals. The contiguous sites were chosen as a priority site because the planned community park/green space will provide a welcoming entrance way into the town from I-70 and also provide much needed "quality of life" amenities for residents.

The **Middletown TA** began to experience the effects of depopulation in the 1980s and as a result, many downtown buildings became vacant and blighted. The **priority site** consists of two contiguous properties in their **Downtown**, one a former dry cleaner (483 Locust Street) and one a former auto repair shop (465 Locust Street). Vapor intrusion and exposure threats from the priority site are direct Environmental Justice concerns to the adjoining low-income neighborhood, Head Start preschool, and community park. This site was chosen as a priority site to both assess potential health impacts and to stimulate new commercial development, bringing jobs and investment to downtown.

### b. Revitalization of the Target Area

**Reuse Strategy and Alignment with Revitalization Plans:**

The County’s 2018 **Comprehensive Plan** (the Plan) details a cohesive vision for livable communities through creation of new job opportunities; reinvesting in older downtown areas to include shopping, dining and entertainment options; prioritization of redevelopment and infill development of brownfields over development of prime agricultural land; and development at I-70 interchanges that enhances the aesthetic of the larger community. New Castle also has a **Comprehensive Plan (New Castle CP)** that provides strategies to diversify the local economy, attract new high-quality business opportunities that create jobs and wealth for residents, and focus growth at strategic locations that are part of economic development strategies and/or initiatives. As micro-communities, Spiceland and Middletown (the other two communities in which TAs are located) do not have individual Comprehensive Plans but were active participants in formation of the County’s Plan. To support these Comprehensive Plans’ goals, the County will use grant funds to assess priority sites in the TAs as summarized below.

New Castle’s projected redevelopment for the **East New Castle TA** priority site is as a “shovel ready” site within the Industrial Park. This aligns with the County’s goals to prioritize infill development and create new job opportunities and New Castle’s goals to diversify the local economy and continue to create new job opportunities in the East Gateway Industrial Park.

**Spiceland**’s projected redevelopment of their priority site into a community park/greenspace aligns with the County’s and Town’s goal for development at I-70 interchanges that enhances the aesthetic of the larger community.

Middletown’s projected redevelopment of their **Downtown** priority site into new local retail shops aligns with the County’s and Town’s goals to reinvest in older downtown areas and creation of new job opportunities.

**Outcomes and Benefits of Reuse Strategy:**

The redevelopment of the priority sites will have the following outcomes and economic benefits.

**East New Castle TA:** Environmental risk reduction in this TA will enable New Castle to replace acres of derelict and underutilized industrial property with modern competitive “shovel ready” sites for new manufacturing or logistics businesses. The County anticipates that eventual redevelopment of the industrial sites will provide over $400K in additional annual revenue to the tax base. Additionally, redevelopment in the TA will minimize the communities’ exposure to hazardous substances and/or petroleum contamination.
Spiceland TA: Planned redevelopment in this area will provide much-needed opportunity for new greenspace and new and diversified commercial spaces. Redevelopment of the 3-acre priority site as green space / parkland will not result in additional jobs or revenue but will remove blight and help present the town as an attractive place to visit and build along the I-70 corridor.

Middletown TA: Redevelopment of the downtown area will create an estimated investment of $200K and generate an additional $14K in additional annual revenue to the local tax base in addition to minimization of exposure to hazardous substances. Retail grocery business attraction will be prioritized to make nutritious food accessible and affordable to its poorest residents.

c. Strategy for Leveraging Resources

(i) Resources Needed for Site Reuse: The County has identified the following additional key resources that can be used to support assessment, remediation, or reuse/redevelopment of priority sites and additional sites identified during the grant project. The New Castle Henry County EDC’s Enterprise Loan Fund is a program designed to support both retention and expansion of existing business as well as creation of new business opportunities in Henry County. These funds will be used to provide low-interest loans up to $70,000 to businesses to assist in redevelopment support for priority and nonpriority sites assessed throughout the County as part of the Assessment Grant. The Indiana Petroleum Orphan Site Initiative (POSI) provides funding for assessment and/or remediation for eligible brownfield sites. The City of New Castle and Henry County Redevelopment Commissions each have funds available for building renovation and construction. The New Castle Redevelopment Commission offers $15,000 façade grants for improvements to commercial property. The assessment grant will stimulate the availability of these funds by supporting assessment of brownfields, which will prepare the sites for the remediation and redevelopment activities to be funded by the Indiana POSI program, local redevelopment commissions, and CDBG dollars. Developers can also acquire loans and tax credits from the Indiana Housing and Community Development Authority (IHCPAD) for redevelopment of sites for residential use.

(ii) Use of Existing Infrastructure: The TAs and the priority sites, located in older, industrial urban areas, contain the required infrastructure to support most types of redevelopments and the revitalization plans discussed in Section 1.b.i. Directing grant funds to these priority sites and target areas will facilitate the use of existing infrastructure during redevelopment activities. No infrastructure improvements are anticipated to support the proposed redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need for Funding (i): The County’s decreasing population and stagnant tax revenues County-wide have triggered a loss of money available for community reinvestment, including the redevelopment of brownfield sites. In particular, communities throughout the County have experienced long-term funding challenges since 2010, when the State’s Constitutional Amendment to cap property tax rates went into effect. The County’s budget has decreased 65% since 2005. The City of New Castle, home to approximately 35% of the County’s residents, experienced a budget reduction of 29% in the same period. The cuts resulted in a reduction of a combined 47 full-time employees by the County and City. Neither the County, the City of New Castle, nor its micro-communities have the money to do more than operate and need outside funds to begin assessing and eventually cleaning up / redeveloping brownfields. The EPA assessment grant will provide funds not otherwise available to help begin site assessment and cleanup planning efforts. Additionally, the EPA assessment grant funds will directly improve the quality of life in the TAs by minimizing health risks and removing barriers to redevelopment.

(ii) Threats to Sensitive Populations

Health or Welfare of Sensitive Populations: Poverty rates range from 15.1% in the County to 35.6 % in the New Castle TA to 9.7% in the Middletown TA to 9.8% in the Spiceland TA (2019 American Community Survey (ACS)). Similarly, the percentage of households in the TAs who relied on Food Stamps in 2019 ranged from 3.1% to 19% (2019 ACS), compared to the national rate of 11.7% and state rate of 9.8%. The U.S. EPA’s Environmental Justice Screening and
Mapping Tool (EJSCREEN) rates the County and the TAs as worse than 82% to 92% of the country with respect to lead paint exposure. The main health and welfare concerns are the ongoing disinvestment in the target areas and uncontrolled exposures to contaminated soil, groundwater, and soil gas and buildings containing hazardous materials. The target areas include impoverished residential neighborhoods. Impoverished groups in the target areas cannot afford to leave and bear the disproportionate impact of the numerous brownfields in the target areas.

Brownfields threats to the health and welfare of sensitive populations will be determined by completing grant-funded site assessments designed to identify the nature and extent of contamination. Threats will be subsequently reduced by development/implementation of cleanup plans that incorporate engineering and/or institutional controls to further limit exposures. The assessment and redevelopment of brownfields in the target areas will also reduce blight, thereby drawing residents and businesses back into these target areas, triggering additional reinvestment and redevelopment that will further improve the health and welfare of the community.

**Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Key indicators for cancer incidence and death rates, stroke incidence, and percentage of adults and children with asthma, along with comparison to Indiana and national incidence and rates for Henry County are presented below. Data is not available below the County level. Data is from the 2016 Henry County Health Needs Assessment.

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Henry County</th>
<th>Indiana</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>All cancer deaths¹</td>
<td>192.0</td>
<td>181.2</td>
<td>163.6</td>
</tr>
<tr>
<td>Lung cancer incidence¹</td>
<td>80.1</td>
<td>75.2</td>
<td>63.7</td>
</tr>
<tr>
<td>Lung cancer deaths¹</td>
<td>63.1</td>
<td>54.1</td>
<td>43.4</td>
</tr>
<tr>
<td>Colorectal cancer incidence¹</td>
<td>53.5</td>
<td>45.1</td>
<td>41.9</td>
</tr>
<tr>
<td>Colorectal cancer deaths¹</td>
<td>17.5</td>
<td>16.0</td>
<td>14.6</td>
</tr>
<tr>
<td>Stroke incidence¹</td>
<td>56.1</td>
<td>41.7</td>
<td>36.5</td>
</tr>
<tr>
<td>% Adults with asthma</td>
<td>18.7</td>
<td>15.3</td>
<td>16.4</td>
</tr>
<tr>
<td>% Children with asthma</td>
<td>13.2</td>
<td>12.9</td>
<td>7.1</td>
</tr>
</tbody>
</table>

¹ Cases per 100,000 population

As shown in the above table, all cancer deaths in the County, as well as lung and colorectal cancer incidence and deaths exceed both the Indiana and U.S. rates. Lung cancer incidence and deaths in the County are 26% and 45% higher, respectively, than the U.S. Stroke incidence is 34% higher than the state, and 54% higher than the U.S. The assessment grant will help identify brownfield sites that are directly contributing to greater than normal incidence of disease and adverse health conditions in the County’s sensitive populations and target those sites for cleanup and redevelopment.

**Promoting Environmental Justice:** County and local efforts to address the effects of a steady decrease in employment opportunities, income levels, and tax revenues are thwarted by the number of abandoned sites and brownfields. The presence of brownfields throughout the City and Towns creates areas of blight and decreases property values; median home values in the TAs range from $44.3K to $107.7K compared to the Indiana and U.S. median values of $141.7K and $217.5, respectively (2015-2019 ACS). While unemployment numbers in the TAs have improved since 2010, they are still generally higher than national (4.8%) and state (5.3%) averages. The unemployment rates range from 2.9% in the Middletown TA to 5.4% in the Spiceland TA to 7.1% in the New Castle TA (2015-2019 ACS). Although unemployment is down, the types of jobs people do have, pay less. Median household income in the TAs as well as the County is virtually unchanged from 2010 to 2019 (2015-2019 ACS). Exposure threats from brownfields in the target areas are not fully known, and the grant-funded assessment and subsequent redevelopment of these sites will reduce sensitive populations' exposures by
removing and/or controlling sources of contamination in the target areas. This will reduce their cumulative exposure risks, lessen the disproportionate environmental impact historic industrial/commercial operations have had on these sensitive populations, promote environmental justice, and provide a mechanism to begin to improve property values and contribute to economic growth.

b. Community Engagement

(i) Project Involvement and (ii) Project Roles: The partners listed below represent over 20 entities who will be engaged in eligible grant activities. The County has long collaborated with these partners, including during the FY2015 and FY2020 Assessment Grants, to assist communities.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of contact (name, email &amp; phone)</th>
<th>Specific role in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developers, Real Estate Professionals</td>
<td>Susan Neal, ERA Integrity Real Estate, <a href="mailto:susan@susanfalckneal.com">susan@susanfalckneal.com</a>, 765.524.5585</td>
<td>Assist in redevelopment efforts by marketing priority and other assessed sites to companies and businesses.</td>
</tr>
<tr>
<td></td>
<td>Matt Huffman, Tucker Real Estate, <a href="mailto:matthew.huffamn@talktotucker.com">matthew.huffamn@talktotucker.com</a>, 765.524.4985</td>
<td></td>
</tr>
<tr>
<td>Community Foundations and Organizations</td>
<td>Beverly Matthews, Henry County Community Foundation, <a href="mailto:Beverly@henrycountycf.org">Beverly@henrycountycf.org</a>, 765.529.2235.</td>
<td>Provide networks to communicate site selection, cleanup and redevelopment activities to local residents. During cleanup / redevelopment activities, help identify and leverage other funding programs.</td>
</tr>
<tr>
<td></td>
<td>Cathy Hamilton, Hope Initiative, <a href="mailto:cathy@cathyhamiltonassociates.com">cathy@cathyhamiltonassociates.com</a>, 765.465.4200</td>
<td></td>
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<td></td>
<td>Jeff Ray, Friends of the Big Blue River and Healthy Communities of Henry County, <a href="mailto:jaray56@gmail.com">jaray56@gmail.com</a></td>
<td></td>
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<tr>
<td>New Castle-Henry County Chamber of Commerce</td>
<td>Shaun DeFault, New Castle Henry County Chamber of Commerce, <a href="mailto:info@nchcchamber.com">info@nchcchamber.com</a>, 765.529.5210</td>
<td>Inform existing and potential businesses of the availability of grant funds, and future cleanup and redevelopment potential of assessed brownfield sites.</td>
</tr>
<tr>
<td>New Castle Henry County EDC</td>
<td>Penny York, Special Projects, <a href="mailto:pyork@growinhenry.com">pyork@growinhenry.com</a>, 765.521.7402</td>
<td>Identify sites to be selected for assessment; help identify and leverage other funding programs.</td>
</tr>
</tbody>
</table>

(iii) Incorporating Community Input: During formation of the County’s Comprehensive Plan, numerous workshops were held that included over 100 business leaders, community leaders and residents. New Castle also conducted multiple community-input events as part of their Comprehensive Plan initiative. The County will build on this approach for community involvement in the grant project. The main stakeholders will be residents/property owners, community/citizens groups, nearby business organizations, and the lenders and developers
conducted or supporting the actual work. As with the FY2015 and FY2020 Assessment Grants, the plan to involve stakeholders will include three primary efforts:

1) The County will **announce the Grant award** in a press release to the local newspaper and in an ad placed on local radio stations and the local Public Access Television station to reach residents at all education and access levels. The announcement will also be posted on the County website and social media (Facebook and Twitter) pages. Key community organizations (Section 2.b.i) will be given information to distribute and place on their websites.

2) The County will host an **initial outreach and “kick-off” meeting** to acquaint key community organizations, environmental organizations, educational institutions, and the media with the grant project. The County will ask stakeholders to identify additional brownfields they feel are impacting their health and welfare. These sites will be added to the County’s list of potential sites for funding. Meeting outcomes will be distributed through the County website and community social media pages and a newsletter.

3) The County will **continue communication with stakeholders**. Additional public meetings and presentations will be coordinated by the County as requested by community organizations. At the close of the project, the County will hold a final public meeting to share project outcomes. Presentation materials and minutes will be archived and placed on the County’s website and social media pages. Social media, community websites and newsletters will be used to reach out to and gather input from the general public. In the event of social distancing and/or restrictions due to COVID-19, the coalition 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. All presentation materials used throughout the project will be archived and will be available at New Castle Henry County Economic development’s office.

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

**a. Description of Tasks/Activities and Outputs:** The County will use the grant to assess over 20 sites (see Task 3 below), including priority sites in the TAs and other high-risk and developable sites (i.e., non-priority sites) identified during the 3-year performance period and support cleanup and redevelopment of these brownfields. The following four tasks will be implemented to accomplish this plan.

<table>
<thead>
<tr>
<th>Task 1 – Programmatic and Outreach</th>
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<tbody>
<tr>
<td><strong>i. Project Implementation</strong></td>
</tr>
<tr>
<td>• The Work Plan will be prepared.</td>
</tr>
<tr>
<td>• The Cooperative Agreement (CA) will be executed.</td>
</tr>
<tr>
<td>• A Qualified Environmental Professional(s) (QEP) will be retained in compliance with applicable federal procurement regulations.</td>
</tr>
<tr>
<td>• Quarterly reports will be submitted to the U.S. EPA; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be updated; and final project closeout documentation will be submitted.</td>
</tr>
<tr>
<td>• Staff will attend brownfields training programs.</td>
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<tr>
<td>• A project “kick-off” meeting will be hosted by the County.</td>
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<tr>
<td>• Community outreach activities including notifying the impacted residents about assessments at priority and other sites will continue.</td>
</tr>
<tr>
<td>• Assistance will be requested from the County health department as appropriate throughout the performance period to understand and prioritize health risks at brownfield sites identified for assessment.</td>
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</table>

In-kind County staff time for document preparation and travel will be contributed for amounts over those accounted for in 3.b.

<table>
<thead>
<tr>
<th>ii. Anticipated Schedule</th>
</tr>
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<tbody>
<tr>
<td>• The Work Plan will be prepared within one month of receiving notification of the grant award.</td>
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<tr>
<td>• The CA will be executed within three months of award.</td>
</tr>
</tbody>
</table>
- A QEP will be retained within three months of award.
- Quarterly reports will be submitted within 30 days of the end of the quarterly reporting period and ACRES will be updated as priority and non-priority sites are assessed. ACRES will subsequently be updated with cleanup and/or redevelopment information during and/or after the performance period. Final project closeout documentation will be submitted as required once the performance period ends.
- Staff will attend brownfields training programs as available during the grant period.
- A “kick-off” meeting will be held within 1 month of receiving notification of the award.
- Community outreach activities will continue throughout the performance period.

### iii. Task/Activity Lead

The County will be responsible for day-to-day programmatic oversight and outreach activities throughout the performance period.

### iv. Outputs

Work Plan, CA, quarterly reports (12); ACRES updates; final project closeout documentation; staff training; (estimated 36) public meetings and development of outreach materials.

#### Task 2 – Site Inventory

**i. Project Implementation**

- Additional (non-priority) sites will be evaluated for assessment based on the following: 1) sites identified as an imminent threat to public health or the environment; 2) high-opportunity brownfields that will help the County achieve its brownfields program goals; and 3) brownfields identified as high-priority by communities within the County.
- Non-priority sites will be added to the inventory.

In-kind County staff time and travel will be contributed for amounts over those accounted for in 3.b.

**ii. Anticipated Schedule**

- The prioritization system will be developed within three months of grant award.
- Non-priority sites will be added to the inventory throughout the 3-year performance period.

#### iii. Task/Activity Lead

The County will be the lead and work with the QEP(s) to update/maintain existing inventory of brownfield sites.

#### iv. Outputs

Updated brownfields inventory and prioritization.

#### Task 3 – Site Assessment

**i. Project Implementation**

- Priority sites (and additional sites identified during the performance period) will be evaluated through performance of Phase I and/or Phase II assessments, conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and other ASTM standards/practices. Health & Safety Plans (HASPs) will be prepared prior to each assessment.
- The selected QEP(s) will prepare a Quality Assurance Project Plan (QAPP) and submit it to the U.S. EPA for approval.
- Assessments on both priority and other sites following securing site access will continue.
- The County and QEP(s) will meet to ensure required site access has been secured, individual assessments are progressing, and the overall project schedule is met.

In-kind staff time will be contributed for site access and assessment scheduling coordination.

**ii. Anticipated Schedule**

- Phase I and/or Phase II assessments will continue throughout the performance period.
- Assessments will begin once the selected QEP(s) receives U.S. EPA approval of their Quality Assurance Project Plan (QAPP) (this depends on EPA timing but is anticipated to be accomplished within three months of QEP selection).
- Assessments on both priority and other sites following securing site access will continue throughout the performance period.
• The County and QEP(s) will meet monthly to ensure required site access have been secured, individual projects are progressing, and the overall project schedule is met.

### iii. Task/Activity Lead
The QEP(s) will lead this task. The QEPs have the specific educational and experience required for complying with All Appropriate Inquiry.

### iv. Outputs
Outputs include 1 QAPP and an anticipated 25 Phase I, HMA, and Phase II ESA reports.

### Task 4 – Cleanup Planning

#### i. Project Implementation
- Cleanup/ redevelopment planning as required by various state of Indiana programs for sites (both priority and additional sites that are 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.

#### ii. Anticipated Schedule
Anticipated by January 2024. Cleanup planning will be conducted at priority sites and other sites following completion of the associated assessment activities and will continue throughout the performance period.

#### iii. Task/Activity Lead
The QEP(s) will lead this task. The QEPs have the specific educational and experience required for complying with All Appropriate Inquiry.

#### iv. Outputs
Outputs include at least 6 cleanup planning documents.

### b. Cost Estimates:
Over 95% of the total budget ($384,000) will go directly to site assessment and cleanup planning activities and none to direct administrative costs or indirect costs. No expenses will be incurred for equipment or fringe benefits. Costs are based on the County’s experience with the FY2020 Assessment Grant.

#### Task 1 – Programmatic and Outreach:
- Personnel costs: 100 hours at average rate of $50/hour = $5,000 for updating and maintaining brownfields information.
- Travel costs: $3,000 for one person’s attendance at two U.S. EPA Brownfields Conferences: $2,400 ($1,200 per conference: $400 Airfare, 3 nights hotel $600, 4 days per diem and incidentals $200) and one other brownfields training program ($600 per program: $100 mileage, 2 nights hotel $400, 2 days per diem and incidentals $100).
- Supplies: $500 for paper, printing, etc. to produce project information and outreach materials.
- Contractual: $5,000 for QEP assistance on quarterly reports, updating and maintaining ACRES, monthly progress meetings, conducting community involvement and outreach meetings.

#### Task 2 - Site Inventory and Prioritization:
- Contractual: $2,500 to assist in site selection and prioritization.

#### Task 3 – Site Assessment:
- Contractual:
  - 12 Phase I ESAs (hazardous substances or petroleum) at average cost of $4,000 = $48,000
  - 8 Phase II ESAs (hazardous substances or petroleum) at average cost of $35,000 = $280,000
  - 5 Hazardous Materials Assessments (hazardous substances) at average cost of $6,000 = $30,000
  - 1 QAPP = $2,000

#### Task 4 – Cleanup Planning:
- Contractual costs: 6 cleanup and reuse plans (hazardous substances or petroleum) at average cost of $4,000 = $24,000.
### Budget Categories

<table>
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<th>Budget Categories</th>
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<th>Task 3</th>
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1 No indirect costs will be incurred.

### Measuring Environmental Results

The County will track, measure and report the following outputs: the number of completed Phase I and Phase II assessments and public meetings and the following outcomes: acres of land assessed; land remediated and redeveloped; acres of parks and greenspace preserved or created; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged in ACRES. The actual outputs will be compared to the estimated number of outputs listed in Section 3.a. The County will document outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, community outreach/meetings) in quarterly reports. The County will evaluate the project progress semi-annually and, if goals are not being met, will meet with local stakeholders and the QEP(s) to discuss the shortcomings and adjust the project approach.

### PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

#### a. Programmatic Capability

**Organizational Structure** (ii) and (iii) Description of Key Staff:

The County will be the grantee and the EDC will manage the grant on behalf of the County. The EDC will also market assessed brownfields and assist developers with site selection. The County will execute the Cooperative Agreement (CA) and ensure compliance to the CA, as well as be responsible for financial tracking, outreach to stakeholders and liability management. Community Partners will provide input on site prioritization, land assembly, and other regional economic impacts throughout the performance period.

The County and EDC will be supported by Project Partners and the QEP (the Project Team). The project team will act as an advisory committee and provide guidance on how best to utilize grant funds and leverage additional funding to promote viable revitalization. Monthly project team meetings will ensure individual projects are progressing and the project schedule is being met to complete within the 3-year performance period.

The project team will be led by Mr. Ed Tarantino, President of the County Board of Commissioners and will include community partners to support administration, community outreach and marketing of the program. As with the FY2015 and FY2020 Assessment Grants, Mr. Corey Murphy, President of the New Castle Henry County Economic Development Corporation (EDC; the Economic Development lead for the County), will be the Project Director. Mr. Murphy has over 25 years of experience managing federal and state grants, taking the lead on developing economic development plans, and finding public and private leveraging dollars for redevelopment projects. Ms. Penny York, Special Projects Coordinator for EDC, has extensive experience administering State of Indiana and Department of Energy grants. Ms. York will use her network of community contacts in the County to generate community outreach opportunities relating to brownfield assessment. County Planning Commission Director Mr. Tom Green has experience working with...
site selectors, developers, and community members and will provide outreach to these stakeholders, as appropriate, at Planning Commission meetings. Ms. Debra Walker, County Auditor, will provide financial tracking and documentation to meet grant reporting requirements. County Attorney Mr. Joel Harvey will assist the County and potential developers with liability management issues, as well as assist in the site selection process, allocation of funds, and programmatic mechanisms for executing the grant project.

**(iv) Acquiring Additional Resources:** The County has managed the procurement of contractors for multiple state and federal grant projects. The process complies with federal procurement regulations (40 CFR §31.36) and includes guidance to attract and utilize minority- and women-owned businesses, as possible. The County will use their established procurement process to retain a highly competent QEP to assist in managing and tracking the activities funded by the grant. The QEP will be experienced in all aspects of U.S. EPA Assessment Grant management and will have demonstrated extensive experience with, and understanding of, the Indiana Voluntary Cleanup Program (VCP) and U.S. EPA Assessment Grant programs, and will have managed at least three successful brownfields redevelopment projects where multiple brownfields redevelopment financing incentives were leveraged.

**b. Past Performance and Accomplishments**

(i) **Has Previously Received an EPA Brownfields Grant**

The County was the recipient of a FY2015 and FY2020 Brownfields Coalition Assessment Grant for hazardous substances and petroleum.

(1) **Accomplishments:** The FY2015 Outputs included a brownfields inventory, community outreach meetings, 23 Phase I ESAs, 7 Phase II ESAs, 2 Hazardous Materials Reports, 1 UST Closure Report, and 2 State Closure Letters. Two success stories are presented below.

- Foam Rubber Products (FRP) has conducted operations in New Castle for several years. FRP needed space in which to expand and were considering leaving New Castle to find that space. Using assessment grant funding, the adjoining vacant industrial building was evaluated. As a result of the assessments, FRP purchased the adjoining site and remained a key employer in the City. Besides adding 50 new manufacturing jobs, 125 manufacturing jobs were retained.

- Three blighted, vacant commercial buildings in downtown New Castle were assessed using grant funding. The assessments helped leverage $126K in Indiana Petroleum Orphan Site Initiative funds to remove 2 USTs from one of the sites, and $15K and $25K façade grants to renovate the façade on the other two buildings. Local entrepreneurs purchased the buildings and have tenants in all three.

The FY2020 Brownfields Assessment Grant has continued the success of the FY2015 grant. Approximately 73% of awarded funds were drawn down by October 1, 2021. Outputs to date include an updated brownfields inventory, community outreach meetings, 13 Phase I ESAs, 5 Phase II ESAs, 2 UST Closure Reports, and we are awaiting 3 State Closure Letters. The **FY2020 grant has leveraged over 1.3 Million dollars of private investment** to date.

(2) **Compliance with Grant Requirements:** The FY2015 assessment grant, which closed September 30, 2019, was managed in compliance with grant requirements as is the current FY2020 assessment grant. The County developed Work Plans and successfully executed the CAs with the U.S. EPA for each grant. The County conducted and continues to conduct community engagement programs, compliance with financial status reporting requirements, and successfully updated ACRES throughout the performance period and continues to update ACRES with cleanup, investment and redevelopment data as appropriate. An assessment project begun near the end of the FY2015 performance period ended abruptly. The County was pursuing petroleum determination related to a UST identified on the site during the Phase I ESA. The developer elected not to participate further in the assessment process due to changes in market conditions. As a result, $15,335.03 was not expended by the close of the grant.

The FY2020 grant started in October 2020 and will end in September 2023. As of October 1, 2021, the County had drawn down $291,795.02 (~73% of the grant funds). The $108,204.98 remaining will be spent by July 2020 on multiple sites in Henry County.
RESPONSES TO THRESHOLD CRITERIA
1. Applicant Eligibility: Henry County, Indiana, the applicant for this assessment grant is a General Purpose Unit of Local Government.

2. Community Involvement: During formation of the County’s Comprehensive Plan, numerous workshops were held that included over 100 business leaders, community leaders and residents. The County will build on this approach for community involvement in the grant project. The main stakeholders will be residents/property owners, community/citizens groups, business organizations, and the lenders and developers conducting or supporting the actual work. The plan to involve stakeholders will include three primary efforts:

1) The County will announce the Grant award in a press release to the local newspaper and in an ad placed on local radio stations and the local Public Access Television station to reach residents at all education and access levels. The announcement will also be posted on the County’s website and social media (Facebook and Twitter) pages. Key community organizations (Section 2.b.i) will be given information to distribute and place on their websites.

2) The County will host an initial outreach and “kick-off” meeting to acquaint key community organizations, environmental organizations, educational institutions, and the media with the grant project. The County will ask stakeholders to identify additional brownfields they feel are impacting their health and welfare. These sites will be added to the County’s list of potential sites for funding. Meeting outcomes will be distributed through the County’s websites and community social media pages and a newsletter.

3) The County will continue communication with stakeholders. Additional public meetings and presentations will be coordinated by the County as requested by community organizations. At the close of the project, the County will hold a final public meeting to share project outcomes. Presentation materials and minutes will be archived and placed on the county’s website and social media pages. Social media, community websites and newsletters will be used to reach out to and gather input from the general public.

3. Named Contractors and Subrecipients: Not applicable.

4. Expenditure of Assessment Grant Funds: Henry County is part of an existing Assessment Grant Coalition (BF00E02878) that had drawn down ~73% of funds prior to October 1, 2021. See attached ASAP.gov Account Balance Inquiry.
### Account Balance Inquiry

**Date:** 11/01/2021  
**Time:** 10:55 AM

**ALC/Region:** 68128933  
**Agency Short Name:** RTP-Grants  
**Account ID:** BF00E02878  
**Recipient ID:** 1841141  
**Requestor ID:** 1841141  
**Account Status:** All  
**As of Date:** Oct 1, 2021

**Recipients:**

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**Totals:**

|              |            |              | $400,000.00               | -$291,795.02           | $108,204.98              |