IV.D. Narrative Information Sheet

1. Applicant Identification:

   Town of Fortville
   714 E. Broadway Street
   Fortville, IN 46040

2. Funding Requested:

   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested:
      i. $305,700
      ii. We are not requesting a Site-specific Assessment Grant waiver of the $200,000 limit.

3. Location:

   a. Town of Fortville
   b. Hancock County
   c. Indiana

4. Target areas:

   • Broadway Street Corridor (BC) – bounded by W. Staat St. to the northwest, E. Ohio St. to the northeast, E. Park St. to the southeast, and N 300 W to the southwest (within Census Tract 4102.02), this 0.26 mi² area in the southeastern portion of Fortville is a congregation of vacant or underutilized commercial and industrial sites in close proximity to each other, located in low-income residential or mixed-use areas. Its high visibility due to its location along SR-36 and downtown Fortville make the BC a focal point of our community.
• Priority Sites:

  Garners Towing, 345 W. Broadway Street, Fortville, IN 46151
  Prestige Auto, 222 W. Broadway Street, Fortville, IN 46151
  eMotors, 414 W. Garden Street, Fortville, IN 46151
  709 W. Broadway Street, Fortville, IN 46151
  225 E. Broadway Street, Fortville, IN 46151

5. Contacts:

  a. Project Director:
     Mr. Adam Zaklikowski, AICP
     Planning & Building Director
     317-485-4044 ext. 105
     azak@fortvilleindiana.org
     714 E Broadway Street
     Fortville, IN 46040

  b. Chief Executive/Highest Ranking Elected Official:
     Mr. Frederick Fentz
     Town Council President
     317-626-2900
     ffentz@fortvilleindiana.org
     714 E Broadway Street
     Fortville, IN 46040


7. Other Factors:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page#</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>Pg. 1</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or</td>
<td></td>
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<td>United States territory.</td>
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<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the</td>
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<tr>
<td>priority site(s) is contiguous or partially contiguous to the body of water,</td>
<td></td>
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<tr>
<td>or would be contiguous or partially contiguous with a body of water but for a</td>
<td></td>
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<tr>
<td>street, road, or other public thoroughfare separating them).</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind,</td>
<td></td>
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<tr>
<td>solar, or geothermal energy.</td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>Pg. 3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-</td>
<td></td>
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<td>wide planning activities, as described in Section I.A., for priority</td>
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</table>
site(s) within the target area.

The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.

8. Letter from the Indiana Department of Environmental Management, Indiana Brownfields Program (attached).

9. Releasing Copies of Applications: Not Applicable
December 1, 2021

Mr. Adam M. Zaklikowski, AICP
Planning & Building Director
Planning & Zoning Department
714 E. Broadway Street
Fortville, Indiana 46040

Re: IDEM Acknowledgement Letter
U.S. EPA Brownfields Grant Proposal
Community-wide Assessment
Town of Fortville
Hancock County, Indiana

Dear Mr. Zaklikowski:

This letter is provided in support of the Town of Fortville (Town) 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 the Town is applying for $305,700.

It is IDEM's understanding that the Town will use this funding to expand its existing brownfields inventory and prioritize sites based on need, redevelopment potential, possible threats to human health and the environment, community environmental justice, and community input. IDEM supports additional intentions to conduct environmental assessment activities systematically for at least six industrial/commercial properties located within Census Tract 4102.02 (Broadway Street Corridor (BC)) as a disadvantaged target area in the community, including other possible sites identified in the updated brownfield inventory.

IDEM appreciates the Town's ambitious endeavors. IDEM believes that this assessment grant funding will help the Town of Fortville with its efforts to assess brownfields in the community to facilitate large-scale, mixed-use redevelopment plans (e.g., residential, commercial, artisan manufacturing, and/or recreational).
Should an opportunity arise for the Town to need petroleum eligibility determinations and/or cleanup/closure or liability assistance at any of the sites investigated with this grant funding, IDEM realizes that the Town plans to enroll sites for closure via the Indiana Brownfields Program or the IDEM Voluntary Remediation Program. IDEM and the Indiana Brownfields Program are committed to supporting brownfield redevelopment in Fortville by providing technical assistance and program coordination.

Based on the information submitted, IDEM considers the Town of Fortville a good candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment endeavors, which support Indiana’s brownfield initiative. IDEM is pleased to assist and looks forward to working with the Town of Fortville. 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)
Len Hinrichs, BCA Environmental Consultants, LLC
I Project Area Description & Plans for Revitalization, a. Target Area & Brownfields, i. Background & Description of Target Area: The Town of Fortville (Town) is a micro community with less than 10,000 residents located in Hancock County in central Indiana, 25 miles northeast of downtown Indianapolis via IN-36. Incorporated in 1865, Fortville (pop. 4,784 - US 2020 Decennial Census) is 15 minutes from I-465 and connection to I-69, I-70, I-65, and I-74 which provide direct access to Indianapolis, Chicago, Fort Wayne, Columbus, Louisville, and Cincinnati. Fortville is an historically small town situated at the fringe of Metro Indy. Early industry in Fortville centered around agricultural products including flax and flour mills, forestry, saw and planning mills, furniture. Later manufacturing included automotive products, metal fabrication, and transportation. Railroads bisected the Town to support the growing industry and commerce, developing separate neighborhoods and allowing residents to work and play near their homes. However, in the 1950’s, due to the growing Indianapolis metropolitan area and with the emergence of improved highways and transportation, Fortville transitioned to more of a bedroom community with residents commuting to Indianapolis to work. Like many Midwest industrial towns, our manufacturing base has declined since the 1960s. Of industries that survived, many moved to “greenfields” on the periphery of town or into the county leaving our downtown, our rail corridor, and our main “gateway” corridor (Broadway Street) in a state of decay. Historic neighborhoods in and around these corridors followed suit, leaving behind a community burdened with more than 25 brownfields, including old gas stations, drycleaners, industrial sites, and other commercial buildings, many of which have remained empty or vacant for many years. Much of our downtown core and Broadway Street Corridor remain depressed and unappealing to travelers, residents, and potential new business due to the many brownfields present. Despite that, we are a community in transition. We are adjacent to fast growing communities such as Fishers and McCordsville and we are seeing substantial spillover development, offering new opportunities for access, growth, connectivity, infrastructure investment, and residential neighborhood and downtown revitalization with a mix of public and private property investments. Ultimately, we see Fortville becoming a culinary destination with great restaurants and unique shopping experiences, and the path to that goal hinges on brownfield redevelopment. We’ve selected our Broadway Street Corridor as our target area where EPA Brownfield Assessment Grant funding will have the greatest impact and ability to capitalize on this opportunity.

Broadway Street Corridor (BSC) - bounded by Staat St. to the northwest, Motel Dr. to the northeast, Broadway St. to the southeast, and CR N300W to the southwest (in census tract 4102.02), this 0.25 mi² area stretching through the central portion of Fortville along Route 36/Broadway St. and encompassing a portion of our downtown is a combination of low-income residential properties and vacant, derelict, or underutilized commercial/industrial properties. To date, we have identified more than 25 brownfield sites in our community, with 15 of them residing within the BSC target area alone. Its high visibility due to its location along the primary travel artery though our community (Route 36/Broadway St.) make the BSC the priority focal point for our revitalization efforts.

Our residents living among brownfields in the BSC target area experience low income (MHI in the BSC target area is one third of that in the US) and the number of women of child-bearing age (8% higher in the BSC than in the US) (2019 ACS). These financial challenges have perpetuated a cycle of low-quality jobs; insufficient owner-occupied housing; unhealthy nutritional choices; limited available park/recreational space; and minimal community walkability, resulting in significant social and economic constraints that making it difficult for our target area residents to prosper. We recognize the great redevelopment potential of our target area, and we are making a focused effort to invest in the BSC to address priority brownfields (1.a.ii) and leverage additional funding for these depressed areas of our community. Redeveloping the BSC will revitalize this portion of our community and reduce area crime, making it more attractive to new businesses, developers, visitors, and residents. Fortville was selected as a 2018 Stellar Designated “Health & Heritage” Region (details of the economic development benefits in IV.E.1.c.i).

1.a.ii. Description of the Priority Brownfield Site(s): Our priority sites (Table 1) offer the greatest opportunity to trigger successful reuse/resurgence in our target area. The historical/current uses of these sites, likely environmental issues, potential health effects to those exposed to these sites, and planned reuse are summarized below.
These sites are the Town’s highest priorities because they will meet immediate needs in our community, align with our revitalization plans, and redevelopment is imminent due to funding already committed (approximately $12M from private investors and the Town). The investment to redevelop downtown historic structures, residential/mixed-use commercial assets, and greenspace amenities on priority brownfield properties in the target area and others throughout Fortville (we have an existing inventory of over 25 brownfields) will serve as examples of success, triggering further investment. For example, the Garners Towing site in the BSC potentially impacts adjoining neighborhoods with historical petroleum, solvents, or other industrial chemical releases. The Town has plans to repurpose this site, removing the environmental and health threats, and transforming it into a much needed mixed-use commercial/residential development, connected to our growing parks system which residents and non-residents alike can utilize as specified in our Revitalization Plans below.

### 1.b. Revitalization of the Target Area, i. Reuse Strategy & Alignment with Revitalization Plans:

Our 2016 (Update) Envision Fortville Comprehensive Plan, 2017 Connect Fortville Thoroughfare Plan, 2018 Stellar Health & Heritage Regional Development Plan, and Fortville Master Trail Plan (Revitalization Plans) specify that the path for our community’s economic growth and development focuses on creating a vibrant, diverse, and thriving destination/gathering place, with quality employment and education, social equity, community health, cultural vitality, walkable/connected neighborhoods, and an enhanced role as a regional economic hub. Revitalization of BSC brownfields will help achieve these goals, by creating new community assets such as mixed-use development, new industry/commercial/business, and greenspace/trail amenities that will in turn, improve the lives of surrounding residents, encourage new residents and businesses, and allow us to develop our community in a methodical, logical way that capitalizes on existing assets and infrastructure.

Fortville is requesting $305,700 in grant funding, which is essential to complete environmental assessments of target area priority brownfields. The key to revitalization of our BSC target area and other portions of our community is brownfields reuse, for which this EPA brownfields grant is vital. Increasing our stock of owner-occupied, moderate-income housing and mixed-use commercial/residential properties near our downtown/commercial centers will alleviate our housing shortage and aligns with our goal to increase the walkability/connection of our downtown to area neighborhoods. Hancock County is working to create a multi-use trail system for bikes and pedestrians that will extend to Fortville, including routes connecting to Greenfield and nearby McCordsville. Portions of the trail system are already underway in Fortville, connecting our downtown to our Mt. Vernon School system. Revitalizing the former Gas Station (709 W. Broadway) in the BSC

<table>
<thead>
<tr>
<th>Priority Site, Size, Proximity to Target Area Residents</th>
<th>Historic Use / Current Use &amp; Condition / Planned Reuse</th>
<th>Suspected Contaminants*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Garners Towing, 345 W. Broadway St. – 2.23 acres; 700 ft. from Head Start daycare center; adjoins low-income neighborhood</strong></td>
<td>Towing company; derelict vehicles / Underutilized / Commercial or mixed-use commercial-residential redevelopment</td>
<td>Petroleum, asbestos, metals, VOCs, PAHs</td>
</tr>
<tr>
<td><strong>eMotors, 414 W. Garden St. – 0.73 acre; adjoins low-income neighborhood</strong></td>
<td>Former gas station / Underutilized / Commercial or mixed-use commercial-residential redevelopment</td>
<td>Petroleum, asbestos, metals, VOCs, PAHs</td>
</tr>
<tr>
<td><strong>Prestige Auto, 222-228 W. Broadway St. – 1.23 acres; adjoins low-income neighborhood</strong></td>
<td>Former auto repair facility / Used auto sales (underutilized) / Commercial or mixed-use commercial-residential redevelopment</td>
<td>Petroleum, asbestos, metals, VOCs, PAHs</td>
</tr>
<tr>
<td><strong>Former Gas Station, 203 W. Broadway St. – 0.25 acre; 700 ft. from Head Start daycare center; adjoins low-income neighborhood</strong></td>
<td>Former gas station / Vacant building / Commercial or mixed-use commercial-residential redevelopment</td>
<td>Petroleum, asbestos, metals, VOCs, PAHs</td>
</tr>
<tr>
<td><strong>Former Gas Station, 709 W. Broadway St. – 1.84 acres; adjoins low-income neighborhood, rail line</strong></td>
<td>Former gas station / Vacant land / Commercial or possible greenspace-gateway to community</td>
<td>Petroleum, metals, VOCs, PAHs</td>
</tr>
</tbody>
</table>

*According to the Agency for Toxic Substances and Disease Registry (ATSDR), the contaminants listed in Table 1 pose a real threat to human health. Health threats include damage to skin, liver, kidneys, heart, spleen; nervous, respiratory, hormonal, blood, & immune systems; may also cause neurological damage, birth defects and cancer [www.atsdr.cdc.gov](http://www.atsdr.cdc.gov).
into potential greenspace/gateway into the community or commercial use, will connect our residents to our growing parks and trail system, with eventual tie into the already partly completed Pennsy Trail in Greenfield when finished. Other plans are underway to revitalize the eMotors, Prestige Auto, and Gas Station (203 W. Broadway) sites for which the Town has already invested in plans to redevelop into a mixed-use, residential-commercial properties to revitalize the BSC and provide much needed housing and new commercial businesses. The revitalization efforts for our priority sites will create needed jobs, affordable housing, and walkable greenspace within our target area, improving our residents’ quality of life and meet the vision outlined in our Revitalization Plans. Significant resources have already been pledged for the reuse of BSC properties (1.c.i), and with EPA funds to cover environmental assessment and planning costs, we will realize the outcomes and benefits outlined below.

1.b.ii Outcomes & Benefits of Reuse Strategy: Assessment and reuse of priority sites such as the former Gamers Towing site will remove environmental threats, eliminate blight, reduce crime, and stimulate private sector investment in surrounding properties. This in turn will be linked to successful reuse outcomes, creating equitable, affordable housing; improving the economic competitiveness of our target area; leveraging current and future investments; and creating unique, healthy, safe, and walkable neighborhoods, particularly in the BSC, where the largest number of our low-income, minority, and other sensitive populations reside, supporting environmental justice goals.

Reuse of brownfields will also generate higher tax revenue for the Town, and through increased investment, new jobs will be created, new residential units will be constructed, and property values will rise. **Reuse of all the priority sites listed, will create an estimated 150 construction jobs and 125 permanent jobs and will generate more than $335K in annual income tax revenue, according to projections.** Additionally, since these priority sites are in a designated Tax Increment Financing (TIF) district, incremental increases in property taxes retained for redevelopment purposes by the Town could generate up to $322K in annual incremental tax revenue which will be reinvested in the BSC.

During all phases of the revitalization process, we will promote/encourage the re-use of existing buildings and infrastructure, including implementing building codes that require or promote energy efficiency measures such as energy efficient lighting, low-flow showers/toilets, geothermal heating/cooling, etc. Residents will benefit from increased property values or may seek housing with energy efficiency and less maintenance costs. Addressing priority sites in the BSC will create affordable and sustainable housing, workforce development (new jobs), and remediate/reduce legacy pollution in areas with high concentrations of low-income residents. **EPA’s investment in brownfields in the BSC will help meet Justice40 goals by creating energy efficient, sustainable development, conserving and preserving greenfields, reducing carbon emissions by enhancing our trail network, encouraging green transportation, and turning idled brownfields into new hubs for the growth of our economy. These accomplishments will deliver justice to disadvantaged residents (due to low-income, high poverty, distressed neighborhoods, disproportionate exposure to environmental impacts from brownfields, etc.).**

1.c. Strategy for Leveraging Resources, i. Resources Needed for Site Reuse: Our Town has a history of leveraging investment in projects throughout the community. For example, a private developer is preparing to break ground on Madison Lofts, new 58-unit workforce housing apartment complex on a 6.3-acre former manufacturing site in the BSC. Total cost for the development will be $12M, with $600K of that from the Town. More investment is planned, focusing on the BSC. Fortville is eligible for and will pursue many different funding sources from the state and federal levels, as well as the private sector to support our revitalization goals as outlined below.

- **Private Funding** – see above
- **Stellar Designation Funds** - funds for economic development projects (e.g. Infrastructure improvements & site development ($10.35M))
- **Stellar Designation Local Match Commitment** - match for projects in or near the BSC target area ($575K)
- **Stellar Endowment Fund** – community collaboration funds from private donations for economic development projects ($250K)
- **Tax Increment Financing (TIF)** -- Property tax revenue used as a subsidy for redevelopment,
involves a range of federal and state programs that are crucial for environmental assessments.

- **EPA** - Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) to further the brownfield reuse goals of the Town ($300K-$1M)
- **Federal Highway Administration** - Infrastructure improvements like streets & pedestrian/bicycle pathways (Est. $5M+)
- **Indiana Economic Development Corp.** - Tax credits & other incentives to help communities create a climate where pressures from taxes, investment costs, & red tape are lower (Est. $1M+)
- **Indiana Brownfields Program** - Low-interest/partially forgivable loans for brownfield investigation and cleanup through the EPA-funded Revolving Loan Fund (Est. $1M)
- **Indiana Finance Authority** - SRF funding generated from an interest rate discount on wastewater improvement project loans. The savings realized through the rate reduction can be used to remediate brownfield sites ($500K+)
- **Indiana Brownfields Program (IBP)**: Petroleum Orphan Site Initiative (POSI) funding may be used to complete the investigation of sites identified and partially assessed in this Grant and other sites in the target area (Est. $75K)
- **Indiana Office of Community and Rural Affairs** – Main Street Revitalization Program (Est. $500K); Blight Clearance Program for demolition of unsafe structures ($500K)
- **Excess Liability Trust Fund** - State insurance funding for investigating and remediating eligible petroleum contaminated sites with underground storage tanks (up to $2M)
- **Liability Insurance Funding** - Indiana courts have ruled that historical general liability policies must cover assessment and remediation costs on sites known to be contaminated. Using EPA Assessment Grant funding to demonstrate the presence of contamination will help trigger viable liability insurance policies to fund cleanup of environmental damages. The Town will make efforts to apply this funding source to all eligible sites, including privately and municipally owned property (often $1-3M/site). Insurance coupled with EPA assessment funding has been used on brownfields in many communities in Indiana, commonly leveraging hundreds of thousands, or even millions in assessment and cleanup funding.

A detailed funding plan will be developed for brownfield sites/areas as assessment projects progress, and each site will have a unique funding plan due to individual status and eligibility.

**1.c.ii. Use of Existing Infrastructure:** Our Revitalization Plans’ land use goals emphasize the build-out of existing parcels, and rehabilitation and infill development in our town’s traditional core neighborhoods before additional land is considered for development. Modern utility infrastructure is present throughout our target area (3-phase electricity, natural gas, city water and sewer, telephone and fiber optic service), providing connectivity to new development. It is robust enough to handle the added capacity required by any planned reuse and will utilize existing services and other infrastructure (roads, curb cuts, on/off-street parking, & nearby utilities) to attract new investment in area brownfields, reducing site reuse costs. With revitalization ranging from residential to industrial, existing infrastructure will allow for easy access for commercial/industrial development, enabling residents the opportunity to work and live in the same neighborhood, creating a walkable community. Traditional transportation infrastructure will be complemented by pedestrian connectivity, bicycle improvements, and universal accessibility. All priority sites adjoin or are near IN-36, and revitalization will link them directly with interstates I-465, I-70, I-69, I-65, and I-74, as well as other parts of the Town, and other communities. Additional funding for roads, trails, or other infrastructure necessary for planned reuse will be sought from the US DOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant program, the recently enacted Infrastructure and Jobs Act, local funds (when available), and CDBG funds.

**2. Community Need and Community Engagement, a. Community Need, i. The Community’s Need for Funding:** Fortville needs US EPA’s financial assistance because we do not have the necessary funds for environmental assessments in our general budget ($2.5M for 2022) to address brownfields anywhere in our community, let alone in our target area. Residents in the BSC target area suffer from low income. MHI in the BSC target area is one third of that in the US and the number of women of child-bearing age is 8% higher than in the US (all stats from 2019 ACS unless otherwise noted). Our priority
brownfield sites add to the financial burden of target area residents by suppressing residential property values and further straining the municipal budget through a reduced tax base, and the resulting drain of jobs and talent adds substantially to the economic challenges facing our town, diminishing local income and property tax revenues and increasing poverty in our BSC target area.

With a budget currently only able to provide essential services and much-needed infrastructure maintenance, we lack the discretionary funds necessary to complete the proactive assessment and planning activities that this grant will provide, including clarifying environmental issues on brownfield sites, encouraging developers to seek out and invest in them, and eliminating the risk to the health and wellbeing of our residents and environment. Ultimately, this EPA grant will allow Fortville to fulfill our revitalization needs for our target area, creating unique, healthy, safe, and walkable neighborhoods.

2.a.ii. Threats to Sensitive Populations, (1) Health or Welfare of Sensitive Populations: Our community’s most sensitive populations (low-income residents and women of childbearing age) live in and around the BSC target area (Table 2 below).

<table>
<thead>
<tr>
<th>Table 2</th>
<th>US</th>
<th>IN</th>
<th>Fortville</th>
<th>BSC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Household Income *</td>
<td>$62,843</td>
<td>$56,303</td>
<td>$44,898</td>
<td>$20,508</td>
</tr>
<tr>
<td>% Women of Childbearing Age **</td>
<td>59.2%</td>
<td>58.8%</td>
<td>58.6%</td>
<td>63.6%</td>
</tr>
</tbody>
</table>

Note: All stats from 2019 ACS. * Last 12 months ** Ages 10-54

Brownfield sites are often unsecured and trespassers, including children, risk exposure to toxic chemicals, asbestos, and unsafe structures, causing soil and groundwater contamination. Contaminants such as metals, petroleum, VOCs, PAHs, glycols, lead paint, and asbestos are potentially causing harm to our sensitive populations including children and women who are pregnant or who may become pregnant. 64% of houses in the BSC are older than 1980, making them much more likely to contain lead-based paint, a significant threat to young children and pregnant women. For example, the former Prestige Auto site, adjoining a low-income neighborhood, is potentially impacted with petroleum, asbestos, metals, VOCs, PAHs, and other contaminants that are known to cause kidney disease and various cancers which are experienced by Fortville residents at higher rates than Indiana and the US (2.a.ii(2)). The proximity of the large number of brownfields to low-income neighborhoods in our BSC drives down housing values, suppresses commercial investment, and limits residents’ access to adequate employment, resulting in a disadvantage for target area residents with no relief in sight.

An infusion of funding from this EPA grant will provide needed capital for the assessment of these blighted properties, clearing the way for remediation and revitalization of the BSC to include much needed affordable housing, increased greenspace, and connectivity through our growing trail system. The resulting resurgence of commerce will support new and revitalized local retail businesses which in turn will boost local employment with quality diversified jobs. Redeveloping our brownfields will increase tax revenues which will directly benefit Fortville’s underserved and sensitive populations, including removal of blight, reduction in exposure to toxic chemicals, lower crime, provide safer neighborhoods, and access to better public services, ultimately improving the health of our community.

2.a.ii(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Contaminants from target area priority sites (1.a.ii) are affecting our residents’ health. Many of the priority sites are believed to be impacted by VOCs, PAHs, petroleum, metals, asbestos, lead paint, etc. Studies on the health effects of exposure to these contaminants has been linked to higher incidences of cancer, thyroid conditions, kidney disease, and liver issues. As Table 3 below shows, Hancock County has extremely high incidences of kidney disease and cancers, and chronic lower respiratory disease, potentially linked to impact from nearby brownfields. Though not available at the municipal level, this data is believed to be representative of our target area due to the large number of economically vulnerable people living in them.

<table>
<thead>
<tr>
<th>State County Rank</th>
<th>Disease/Health Condition</th>
<th>Hancock County Rate</th>
<th>Indiana Rate</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd</td>
<td>Kidney Disease Deaths</td>
<td>27.9</td>
<td>17.1</td>
<td>63% higher</td>
</tr>
<tr>
<td>20th</td>
<td>Breast Cancer (Females)</td>
<td>128.5</td>
<td>121.7</td>
<td>6% higher</td>
</tr>
</tbody>
</table>
Per the Urban Institute/Center on Society and Health (2015), Children living in poverty are 4 times more likely to be in poor or fair health than children in high-income households, experiencing higher rates of asthma, heart conditions, hearing problems, digestive disorders, and elevated blood lead levels. There are over 132 Fortville properties with environmental records on the Indiana Department of Environmental Management’s Database, the cumulative effects of which likely contribute to the adverse health conditions impacting our residents.

**Removal of the sources of environmental contaminants present at brownfields in our target area will reduce the exposure of our disadvantaged populations to these materials and in turn, reduce the disproportionate incidences of disease and other poor health outcomes that these residents are currently experiencing.**

*2.a.ii(3) Promoting Environmental Justice:* The public health impact from our target area brownfields and industrial operations, and their proximity to our sensitive populations, including low-income and minority residents, has disproportionately exposed them to environmental pollutants, resulting in an inability to maintain their health and wellbeing. EPA’s EJScreen tool indicates that BSC residents are in the 73rd percentile for Ozone; 71st percentile for Wastewater Discharge Exposure; 68th percentile for Traffic Proximity & Volume; and 56th percentile for Lead Paint Exposure compared to the US. Contaminants such as nitrogen oxides, carbon monoxide, and particulates in the air from congested highway traffic, and nearby heavy urban industry, have affected residents’ health. The extremely low income in the BSC is significant when compared to US, State, and Town figures (2.a.i). In addition, a large portion of Fortville’s small but growing minority population are concentrated in the BSC, putting them at higher risk from the effects of contaminants from years of industrial activity. Per the Urban Institute/Center on Society and Health (2015), reduced access to and ability to pay for healthcare means that low-income and minority patients are less likely to receive adequate health care services, are more likely to experience negative health effects from exposure to brownfield contaminants, become sick more frequently and more quickly, and die at younger ages on average than those in more affluent communities. As such, it is easy to see that our impoverished and minority residents are at a distinct disadvantage, resulting in significant environmental justice concerns.

Brownfield assessment, cleanup, and reuse strategies will improve the welfare of our sensitive populations in the BSC by eliminating the health risks they pose, and this EPA grant will play a crucial role, reducing threats by funding environmental investigation work needed to trigger stalled cleanup and redevelopment on priority sites. New jobs in the target area will create gainful employment for residents, reducing poverty and improving the state of our housing by redeveloping some sites as low-income residential, such as the eMotors site. Repurposing the Gas Station (709 W Broadway) will add greenspace as a gateway pocket park to freshen the appearance of the southwestern entry into the community. Grant funds will assess lead-based paint, spurring other federal programs (e.g. CDBG) to help fund lead-based paint abatement and other residential improvement. Increased employment, higher wages, and new development on brownfield properties will create a sense of pride and ownership of the neighborhood, incentivizing investment in other area properties. New tax revenue will be generated and reinvested in the community. **Health indicators such as kidney disease deaths, increased cancer and lower respiratory disease (2.a.ii(2)) will no longer be influenced by environmental impacts caused by target area brownfields. This will be accomplished in areas where low income and minority populations are concentrated, supporting environmental justice for all of Fortville residents.**

**2.b. Community Engagement, i. Project Involvement & ii. Project Roles:** Several project partners have pledged supporting roles for our brownfields program and grant (Table 4). This diverse assemblage of community groups can engage the community and the general public at a grassroots level. They have regional influence and local ties, maximizing the benefits they bring to the project.
2. b. iii. Incorporating Community Input: Fortville has a culture of community involvement that we will maintain throughout this grant. A total of 6-9 public meetings will be held during the 3-year grant to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost or in-kind methods) ensuring that the entire community has an opportunity to provide input. When social distancing or other restrictions limit in-person community meetings due to COVID-19 or other causes, we will follow existing recommendations/guidance including EPA’s Office of Land and Emergency Management, Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). The community will be updated on progress throughout the grant and will have the opportunity to share input through comment opportunities on Town and community partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input without access to digital resources. The Town has multi-lingual personnel available to advertise meetings, interpret presentations, or translate documents in Spanish or other languages as needed. We have already begun engaging target area residents, business owners, not for profits, churches, and other community advocates to solicit their input regarding our brownfield project and will continue to do so during the grant period. A public meeting will be held in the first two quarters of the grant period to discuss the goals of the grant, initial planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize the engagement of these stakeholders. Regional developers will be contacted through the Town Planning & Zoning Department, Plan Commission, and Northern Hancock Area Chamber of Commerce to bring awareness of the redevelopment opportunities priority sites offer. When developers are identified, they will be invited to attend public meetings to describe their plans for reuse. As a project progresses, we will involve target area stakeholders in the decision-making process regarding site prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. As stakeholder input is received, we will evaluate it against our development goals and available resources, adopting input that feasibly meets these criteria.

3. Task Descriptions, Cost Estimates, & Measuring Progress, a. Description of Tasks/Activities & Outputs: The Town will begin grant-related activities immediately upon award confirmation, working to prepare a Work Plan approved by the EPA Project Manager. After the Cooperative Agreement period
begins, Fortville and its QEP will complete the following tasks:

**Task/Activity 1: Program Management, Training Support, Brownfield Inventory/Prioritization**

   i.  **Project Implementation:** Town staff will travel to regional and national brownfields conferences/meetings, participate in calls, meetings, and correspondence between the Town, QEP, EPA, etc. to manage the grant’s Cooperative Agreement. We will complete Quarterly, DBE, Annual reports, and ACRES database entries. We will carefully track contractor costs, comparing to budget, expenditures, and project progress, to ensure that grant funds will be utilized within the prescribed 3-year project period. The Town, with QEP support, will update its existing brownfield inventory to use as a tool to help accomplish reuse goals. Inventoried sites are prioritized based on the following criteria, in no particular order: 1) reuse potential, 2) potential for environmental or human health impact and environmental justice, and 3) community input.

   ii.  **Anticipated Project Schedule:** QEP selected through a competitive bidding process (compliant with federal procurement regulations - 2 CFR 200.317 - 200.326) before Cooperative Agreement period begins; correspondence will occur at least monthly (more frequently as specific project activities require) throughout the grant period; update and prioritize brownfield inventory the first 2 quarters, then as necessary for the remainder of the grant period; ACRES updates will be conducted at least quarterly throughout the grant period.

   iii.  **Task/activity Leads:** Fortville & QEP

   iv.  **Output(s):** Travel - Town staff to regional/national brownfields conferences/meetings; prioritized inventory; project performance reports; Quarterly, Annual, and DBE Reports; ACRES Entries; calls, meetings, and correspondence between Town, QEP, EPA to manage the grant’s Cooperative Agreement.

**Task/Activity 2: Environmental Investigation**

   i.  **Project Implementation:** Prior to applying for site eligibility under the grant, an access agreement will be prepared and executed for each site being considered. Eligibility determinations will be completed under this task and the QEP will complete Phase I ESAs activities on sites selected by the Town. All Phase I ESAs will be conducted by/in accordance with the applicable ASTM standard (anticipated E1527-21) and the All Appropriate Inquiry (AAI) rule. Areas of focus will include those already determined in the inventories as priority sites listed in Table 1; The QEP will prepare a Quality Assurance Project Plan (QAPP) as well as Sampling & Analysis Plans/Health & Safety Plans (SAPs/HASPs) for EPA approval. Once approved, the QEP, directed by the Town, will complete Phase II ESAs based on environmental conditions identified in the preceding Phase I ESAs.

   ii.  **Anticipated Project Schedule:** Obtain site access, request eligibility determinations, and finalize site access to initial sites for investigation-early 2nd Quarter of Grant period; Begin Phase I ESAs-2nd Quarter of Grant period; Submit QAPP to EPA for review/approval & begin Phase II ESAs-3rd Quarter of Grant period; all Phase I ESAs completed-end of 11th Quarter of Grant period; all Phase II ESAs completed, and final contractor invoices submitted 45 days before end of grant period.

   iii.  **Task/activity Lead(s):** Fortville & QEP

   iv.  **Outputs:** 10 Phase I ESAs; QAPP, SAPs/HASPs, estimated 6-8 Phase II ESAs.

**Task/Activity 3: Clean-up Planning:**

   i.  **Project Implementation:** The QEP, directed by the Town, will prepare site specific clean-up plans/documents including: Analysis of Brownfield Cleanup Alternatives, remediation plans, site closure letter requests, and clean-up funding development (1.c.i).

   ii.  **Anticipated Project Schedule:** Prepared after Phase I and II ESAs are complete, contamination is present, and if cleanup is necessary. Task 3 activities will continue throughout the grant period.

   iii.  **Task/activity Lead(s):** Fortville & QEP

   iv.  **Output(s):** 5-10 cleanup planning documents

**Task/Activity 4: Community Outreach & Involvement:**

   i.  **Project Implementation:** 6-9 public meetings will be held during the grant period to update the community on ESA progress and seek public input/involvement. Print and mail material for project/site information and marketing documents may also be funded under this task. The Town will complete this task, assisted by the QEP, who will manage the technical aspects of the community outreach program, and will attend/participate in outreach events. Social media outlets and other online media will be developed/maintained, particularly during the COVID-19 pandemic, and outreach efforts will inform the
public on the progress of brownfield investigation/cleanup planning activities and provide marketing resources for future development.

ii. Anticipated Project Schedule: 2-3 public meetings planned per year with the 1st planned for the 2nd Quarter of the grant period.

iii. Task/activity Lead(s): Fortville & QEP

iv. Output(s): 6-9 public meetings; supplies: printed flyers, advertising, postage, etc.

We will work diligently to assure startup activities are completed per the schedule above. Fortville will allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the 3-year Cooperative Agreement contract. Because there is an extremely high demand for assessments and site access has already been obtained for some of the highest priority sites in 1.a.ii, it is likely that funds will be spent prior to the end date. We are proactively communicating with representatives of privately-owned brownfields to gain access and resolve issues in anticipation of this grant funding as well as non-grant funded assessment activities. Such communication initiates the process for eventual property transfer and reuse, and create a positive dialog between property owners, local government, and impacted citizens.

3.b. Cost Estimates: The costs outlined in Table 5 were developed anticipating tasks necessary to efficiently identify, characterize, and plan for the remediation of the priority sites listed in Table 1. The Town will allocate $247,500 to Phase I and II ESAs (or 81% of total grant funding assigned to ESAs).

<table>
<thead>
<tr>
<th>Table 5</th>
<th>Budget Categories</th>
<th>1. Program Mgmt, Training Support, Inv / Prioritization</th>
<th>2. Phase I / II ESAs</th>
<th>3. Clean-up / Reuse Planning</th>
<th>4. Community Outreach &amp; Involvement</th>
<th>Budget Category Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel</td>
<td></td>
<td>$3,000</td>
<td></td>
<td>$200</td>
<td>$12,700</td>
<td>$305,700</td>
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<tr>
<td>Supplies</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Contractual</td>
<td></td>
<td>$12,300</td>
<td>$247,500</td>
<td>$30,000</td>
<td>$12,900</td>
<td></td>
</tr>
<tr>
<td>TOTAL BUDGET</td>
<td></td>
<td>$15,300</td>
<td>$247,500</td>
<td>$30,000</td>
<td>$12,900</td>
<td>$305,700</td>
</tr>
</tbody>
</table>

1Table 5 only includes budget categories with costs. 2 In accordance with Federal, State, and local procurement regulations.

Grant tasks will be completed at the anticipated costs per unit with the following outputs/outcomes:

1. Program Management & Training Support, Inventory/Prioritization: $15,300 – Travel: Attend National Brownfield Conf.: airfare x 2 @ $1,000, 2 rooms, 3 nights lodging @ $1,400, meals @ $450, ground transportation @ $150 = $3,000, Contractual: total $12,300, includes approximately 100 hrs. $77/hr. = $7,700 for inventory, and approximately 60 hours $77/hr. = $4,600 for program management.

2. Env. Investigation: $247,500 – Contractual: 10 Phase I ESAs at an average cost of $3,750 each = $37,500, & 6-8 Phase II ESAs at an estimated cost of $25,000-$45,000 (depending on site complexity/environmental conditions) = $210,000 (@ $30,000 average cost). Though our budget will support 10 Phase I’s and 6-8 Phase II ESAs, we understand that large sites may need more investment requiring us to realign the budget during the grant period. Areas of focus will include those already determined in the inventories as priority sites listed in 1.a.ii.

3. Clean-up & Reuse Planning: $30,000 – Contractual: 5-10 ABCAs/clean-up plans expected to cost $3,000-$6,000 each = $30,000.

4. Community Outreach & Involvement: $12,900 – Supplies: printed flyers, advertising, grant fact sheets, outreach visual aids, advertising, postage, etc. = $200, Contractual: approx. 165 hours at an estimated $77/hr. = $12,700.

3c. Measuring Environmental Results: We will track, measure, and evaluate progress through meeting minutes, Quarterly and Annual Financial Reports, quarterly review/analysis of grant performance, ACRES entries, and completion of Work Plan tasks. If planned outputs/outcomes are not achieved or milestones/project schedule outlined in 3.a are not being met, we will create a corrective action plan to identify deficiencies and make appropriate adjustments to achieve anticipated outputs on schedule. The Assessment Grant will also have the following measurable outcomes: sites/acreage assessed, jobs created/retained, redevelopment complete, number of parcels cleaned up/redeveloped, acreage made ready for greenspace/recreation, and leveraged monies. These and other statistics will be included in Quarterly Reports and ACRES submittals as data becomes available, which will allow the EPA to better
evaluate and highlight the grant program success. At the close of the grant, the Town will provide a final report to the EPA and our residents summarizing project outputs and outcomes. After evaluation of sites is done, it is the Town’s best interest that redevelopment happens, and as such, close monitoring of subsequent actions will be done diligently. Outputs and outcomes following the close of the grant will be uploaded to EPA’s ACRES page for continued monitoring of the program’s success.

4. Programmatic Capability & Past Performance, a. Programmatic Capacity, i. Organization Capacity, ii. Organizational Structure & iii. Description of Key Staff: The Town’s Office of Planning & Zoning will manage this grant. These offices have previously managed many other economic development resources valued at well over $20M over the past 10 years. They, along with other town staff, have the technical, financial, and administrative ability in place to implement this grant project successfully. Adam Zaklikowski, Planning and Building Director will serve as the Town’s Project Manager. Mr. Zaklikowski has been with the Town since 2017 and manages the Town’s grant programs. He is an AICP Certified Planner and has been in municipal planning for 15 years. Mr. Zaklikowski will be assisted by Mr. Joe Renner, Town Manager, who has been with the Town since 2004. Both Zaklikowski and Renner will aggressively use their previous brownfield redevelopment and small business growth experience to seek redevelopment opportunities for those sites without secured redevelopment contracts. Ms. Melissa Glazier, Clerk-Treasurer will serve as the Grant Financial Manager and will be responsible for accounting and financial reporting. She has provided these services on many other grant and loan programs benefiting the Town since 2017. In the unlikely event that a member of the team leaves their job prior to the completion of grant tasks, the depth of the Town’s team will allow for a seamless transition to other experienced members.

4a.iv. Acquiring Additional Resources: Town staff has a history of working cooperatively with state and federal environmental agencies and the Town will select a QEP/consulting firm experienced in administering EPA Brownfields Grants and working with Indiana Department of Environmental Management/Indiana Brownfields Program (IDEM/IBP). The team and execution plan outlined above will ensure timely and successful expenditure of funds within the prescribed 3-year project period. This team will be supported by other town departments including planning, finance, utilities, engineering, legal department, and Town Council. As appropriate, we will utilize visioning sessions and other assistance/advice offered by the Technical Assistance for Brownfields (Region 5 TAB program) to maximize the incorporation of community input.

4b. Past Performance & Accomplishments, ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose & Accomplishments: The Town has never received an EPA Brownfields grant. However, we have received other federal and non-federal assistance agreements as indicated in Table 6 below.

Table 6 – Past Federally/Non-Federally Funded Assistance Agreements

<table>
<thead>
<tr>
<th>Awarding Agency</th>
<th>Project Description</th>
<th>$ Received</th>
<th>Accomplishments/Outputs/Outcomes/Measures of Success</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.S. EPA State Revolving Fund Loan (RLF)</td>
<td>Wastewater Improvement Project</td>
<td>$2.38M</td>
<td>Successfully separated storm/sanitary sewer to prevent sewage discharges into area surface waters</td>
</tr>
<tr>
<td>US Dept. of Transportation (DOT)</td>
<td>Main Street Infrastructure Improvements</td>
<td>$2M</td>
<td>Improved drainage; new paving; sidewalk improvements, landscaping on 1,000 feet of Main St. in Downtown</td>
</tr>
<tr>
<td>US Dept. of Transportation (DOT)</td>
<td>Michigan Street Infrastructure Improvements</td>
<td>$150K</td>
<td>New crosswalks, signage, signals, lighting along 0.5 mile stretch of Michigan St. in Downtown</td>
</tr>
<tr>
<td>US Dept. of Transportation (DOT)</td>
<td>Urban Trail Construction</td>
<td>$6M</td>
<td>Design and create paved 2-mile walk-bike trail connecting downtown to Mt. Vernon Schools. (in design phase)</td>
</tr>
</tbody>
</table>

4b.iii(2) Compliance with Grant Requirements: All funding assistance agreement terms and conditions for completed projects were met, including reporting the length of street & infrastructure improvements; financial reports; quarterly progress reports; and final reports. The Town was fully compliant with the terms and conditions of these grant programs. 100% of the DOT and RLF grants have been/will be expended. All grant accomplishments, goals, and outputs/outcomes (indicated in Table 6) were achieved, all reports were completed in a timely manner, and no corrective measures were needed.
III.B. Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility
The Town of Fortville meets the definition of a Local Government under 2 CFR 200.64 and is a political subdivision of Indiana. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

III.B.2 Community Involvement
Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community’s Brownfields program’s success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions and solutions. 6 to 9 outreach events (2-3 per yr.) will be held throughout the grant period to maintain stakeholder engagement and continue to gather public input on site selection and prioritization, assessment needs, cleanup decisions, mitigation measures from cleanup/redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost or in-kind methods) ensuring that the entire community has an opportunity to provide input. When social distancing or other restrictions limit in-person community meetings due to COVID-19 or other causes, we will follow existing recommendations/guidance including EPA’s Office of Land and Emergency Management Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). See Section IV.E.2.b. of the Narrative/Ranking Criteria for further information.

III.B.3 Named Contractors and Subrecipients
The Town of Fortville has not procured/named any contractors or subrecipients.

III.B.4 Expenditure of Assessment Grant Funds
This criterion is not applicable as Town of Fortville is not a current EPA Brownfields Assessment Grant recipient.

III.C. Additional Threshold Criteria for Site-Specific Proposals Only
This criterion is not applicable for a U.S. EPA Community-wide Brownfields Assessment Grant application.

III.D. Additional Threshold Criteria for Community-wide Assessment Grants for States and Tribes Only
This criterion is not applicable because Fortville is a local unit of government, not a State or Tribe.