

City of Logansport, IN

FY 2017 EPA Brownfields Assessment Grant

Community Engagement



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- What are Brownfields?
- Understanding the Grant Process
- Site Inventory and Prioritization
- Phase I & Phase II Environmental Site Assessments
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Introduction: How did we get here?

- The U.S. Environmental Protection Agency (EPA) awarded the City of Logansport and its Coalition Partners, Eel Township and Fulton Co. **\$600,000 in EPA Brownfield Assessment Grant** funding (May 2017)
- City and EPA complete initial paperwork and reach cooperative agreement (July 2017)
- City published an RFQ requesting qualified environmental engineering/consulting firms to assist the city with implementation of the grant (August 2017)
- BCA Environmental Consultants selected as contractor for Logansport's Brownfields Assessment Grant (September 2017)



Introduction: BCA/Logansport's History of Success



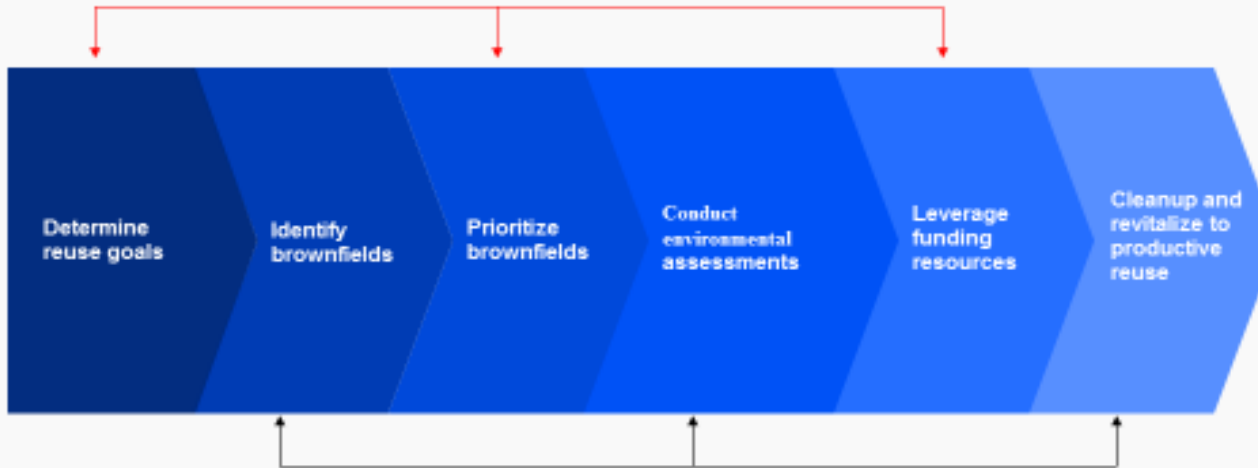
- BCA played similar role in FY2012 EPA Brownfields Assessment Grant
 - FY2012 grant funds spurred \$6.2M in committed, additional investment on the brownfield sites investigated
 - City and BCA efforts rewarded with 2017 EPA grant for Brownfields redevelopment based on FY12 grant deployment and success

Introduction: Why We Are Here



Elements of Brownfields Revitalization

Local Stakeholders



EPA's Grants and Tools



WHAT IS A BROWNFIELD?

The U.S. Environmental Protection Agency (EPA) defines a brownfield as “...property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”

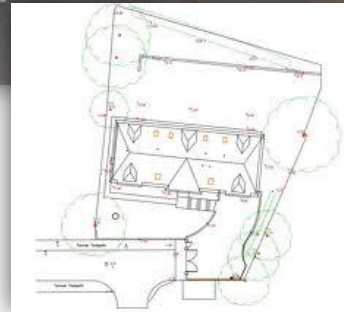
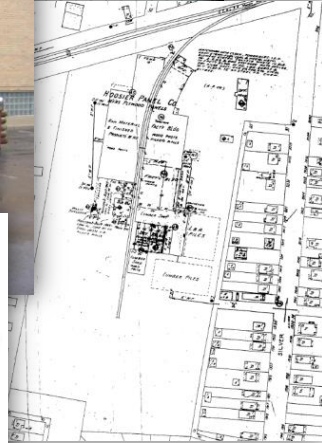
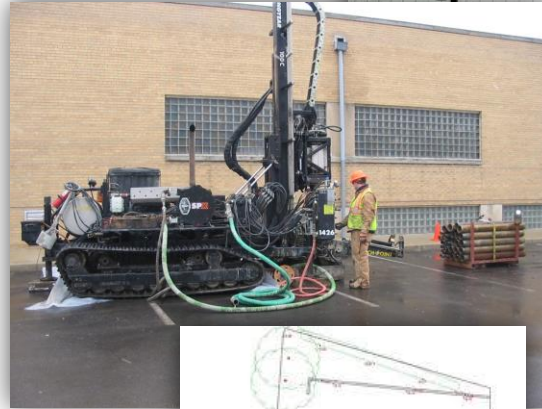


U.S. EPA ASSESSMENT GRANT

- Awarded \$600,000 to the City of Logansport
- Addresses hazardous substances & petroleum impacted properties
- Grant Period: 10/1/17 through 9/30/20
- To be used to stimulate brownfields redevelopment

ACCOMPLISHMENTS

- Brownfield Inventory
- Phase I Environmental Site Assessments (ESAs)
- Phase II ESAs
- Cleanup Planning
- Leveraging





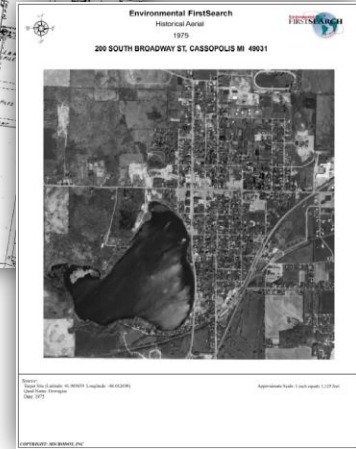
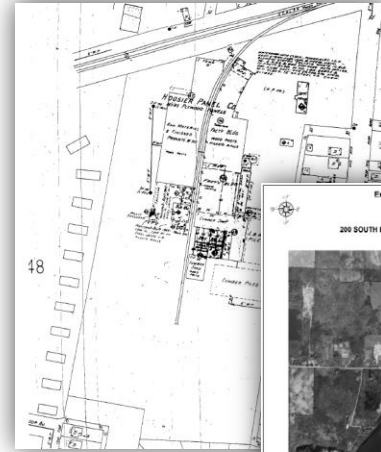
BROWNFIELD INVENTORY

- Focused on downtown and Market St. corridor in Logansport, and downtown Rochester
- Windshield survey method
- Input from City officials
- Properties appear to be vacant or underutilized
- Properties have real or perceived environmental conditions

ROW	EST NAME	STREET ADDRESS	OWNER	APPLICABLE ZONING	APPLICABLE PERMITS	USE	ENVIRONMENTAL ISSUES	ADDRESS CORRECTIONS	PHOTOS	REMARKS
1	Former Textbook Administration Manufacturing Facility	One Belmont St., Washington, IL	One 27 Logistics	OS 17-04-010 OS1-000-010		Industrial	Perceived impacts on the 16-0000-010	Eliminated Perceived Issues		Perceived and limited by ground. Additional investigations needed for liability insurance
2	Former Machine Manufacturing Company	Market Street	Operative	OS 17-04-010 OS1-000-010		Commercial	Perceived impacts on the 16-0000-010	Eliminated Perceived Issues		Perceived and limited by ground. Additional investigations needed for liability insurance
3	Former Motorbikes City Cleaners	408 E. Broadway	Perkins, Robert A	OS 17-04-010 OS1-000-010		Commercial / City Cleaners	Perceived impacts on the 16-0000-010	Eliminated VOC's		Investigation needed for liability insurance. Remedial conducted within Spring 2016. Additional Permit and Permit 2 needed to go on
11	Former C.B. Ross Building	408 North Street	C.B. Ross Real Estate, LLC	OS 17-04-010 OS1-000-010	OS 17-04-010 OS1-000-010	Commercial	Perceived impacts on the 16-0000-010	Eliminated VOC's, Metals		Investigation needed for ground leaching. Investigation earlier - soil and ground water
12	Former Stanley Postcard Cleaners (Dana's Store)	201 Front Street	200 Front St, LLC	OS 17-04-010 OS1-000-010		Commercial / City Cleaners	Perceived impacts on the 16-0000-010	Eliminated VOC's		Perceived and limited by ground. Additional investigations needed for liability insurance
13	Former Grand Emergency (Shelton Property)	326 N. Clark Street	Shelton's Shelton Properties, LLC	OS 17-04-010 OS1-000-010		Industrial / Other	Perceived impacts on the 16-0000-010	Eliminated VOC's		Perceived and limited by ground. Additional ongoing investigations needed for liability insurance
14	Former Gas Station	1122 Elm Avenue	Elmco, Tracy	OS 17-04-010 OS1-000-010		Commercial / Fuel	Perceived impacts on the 16-0000-010	Eliminated		Perceived and limited by ground
15	Former Industrial Building (Dana Warehouse)	402 S. 30th Street	Perkins, Tracy	OS 17-04-010 OS1-000-010		Industrial / Warehouse	None	Permitted Metals, VOC's		Perceived and limited by ground

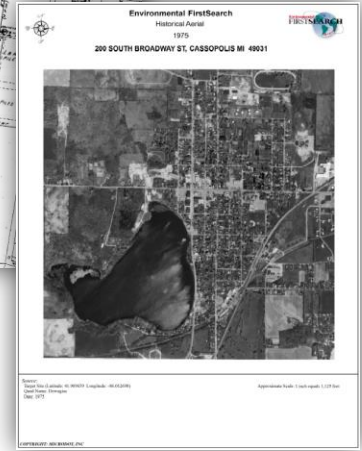
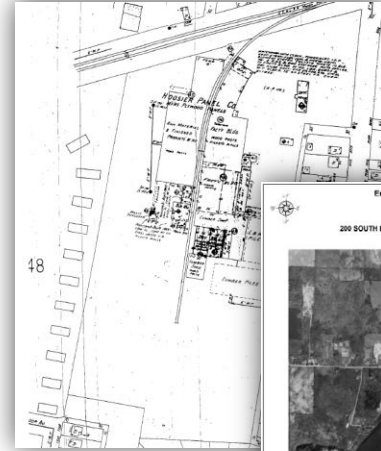
PHASE I ENVIRONMENTAL SITE ASSESSMENTS (ESAs)

DEFINITION: Phase I ESAs identify, to the extent feasible, Recognized Environmental Conditions (RECs) in connection with a property. It includes reviewing site records, visiting the site, and interviewing individuals with knowledge of the property. An environmental professional provides conclusions and an opinion regarding appropriate additional investigation. A Phase I ESA **does not** involve collection and laboratory analysis of environmental samples.



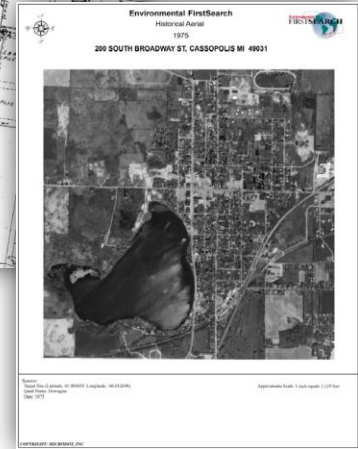
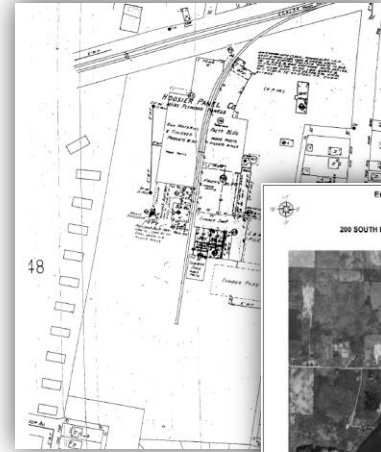
PHASE I ENVIRONMENTAL SITE ASSESSMENTS (ESAs)

- 12 Phase I ESAs completed under this grant
- 2 additional Phase I ESAs to be completed in September 2020



PHASE I ENVIRONMENTAL SITE ASSESSMENTS (ESAs)

- Jefferson School (Logansport)
- Elks Building (Logansport)
- 501 Main St (Rochester)
- 116 S. 6th St. (Logansport)
- Richardson's 608 Broadway (Logansport)
- 628 Main St. (Rochester)
- 730 Indiana St. (Rochester)
- 40 Industrial Blvd, Hartz Prop
- Logansport Mall
- 512 E. Main (Kewanna)
- 130 S. 6th St (Logansport)
- 1400 Wabash Ave (Rochester)
- 2516 E SR 14, former Topps (Rochester)
- Exide Battery (Logansport)





PHASE II ENVIRONMENTAL SITE ASSESSMENTS (ESAs)

DEFINITION: Phase II ESAs confirms (or refutes) and further evaluates the presence of suspected contamination. Commonly, a Phase II ESA is designed to analyze for the presence of contaminants associated with activities identified in the Phase I ESA as Recognized Environmental Conditions





PHASE II ENVIRONMENTAL SITE ASSESSMENTS (ESAs)

- 18 Phase II ESAs completed under this grant
- 1 additional Phase II ESA to be completed in September 2020



PHASE II ENVIRONMENTAL SITE ASSESSMENTS (ESAs)



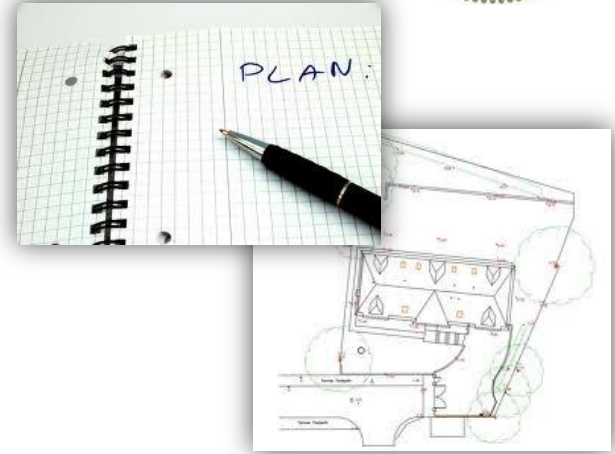
- Melbourne Warehouse (Logansport)
- Former Sunshine Cleaners (Logansport)
- Elks Building Asbestos Inspection (Logansport)
- 501 Main St Asbestos Inspection (Rochester)
- 501 Main St Phase II ESA (Rochester)
- Jefferson School Phase II ESA (Logansport)
- Elks Building Phase II ESA (Logansport)
- Trelleborg Phase II ESA (Logansport)
- Richardson's Phase II ESA (Logansport) 116 S. 6th St -
Phase II ESA (Logansport)
- 701 E. Broadway - Phase II ESA (Logansport)
- 628 Main St. (Rochester)
- 730 Indiana St. Fine Finishes (Rochester)
- Mall Asbestos Inspection (Logansport)
- Trelleborg Petroleum Supplemental Phase II
(Logansport)
- Melbourne Warehouse (Logansport)
- 130 S. 6th St Phase II (Logansport)
- 1400 Wabash Ave Phase II (Rochester)

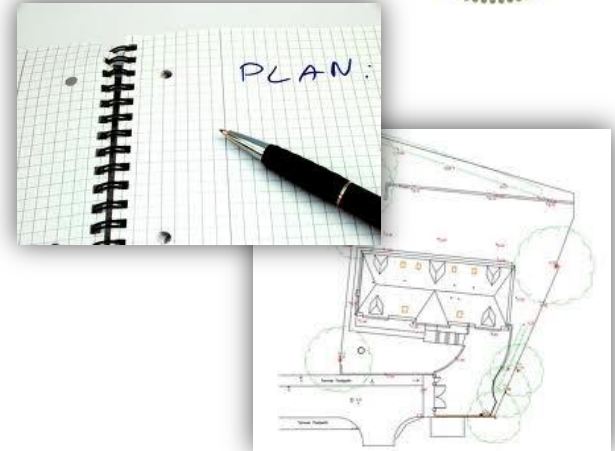




CLEANUP PLANNING

DEFINITION: Cleanup planning occurs after the full extent of environmental impacts is defined. At this point, a plan to remediate the environmental impacts is developed which will meet or exceed regulatory requirements and enable the brownfield site to be redeveloped.





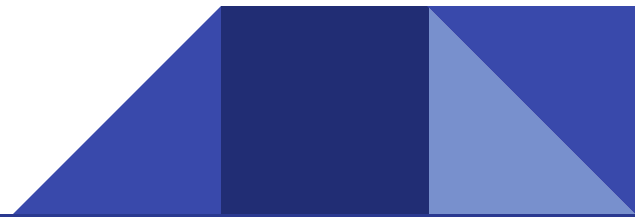
CLEANUP PLANNING

- Cleanup planning was conducted on 2 sites
- Additional cleanup planning was conducted on several sites using non-grant funding
- Several sites investigated did not require cleanup planning before redevelopment



LEVERAGED ACCOMPLISHMENTS & NEXT STEPS

The EPA Brownfields Assessment Grant program is designed to provide funding to stimulate additional investment and redevelopment of properties that may otherwise remain vacant and/or underutilized.





LEVERAGED ACCOMPLISHMENTS & NEXT STEPS

- \$29.7M has been leveraged through additional investigation and redevelopment funding to date with the \$600K in grant funding received from the EPA. Additional leveraged dollars are anticipated.
- The City of Logansport has been selected for another \$600K Brownfields Assessment Grant. Work on this grant is scheduled to begin 10/1/2020 and will continue until 9/30/2023

