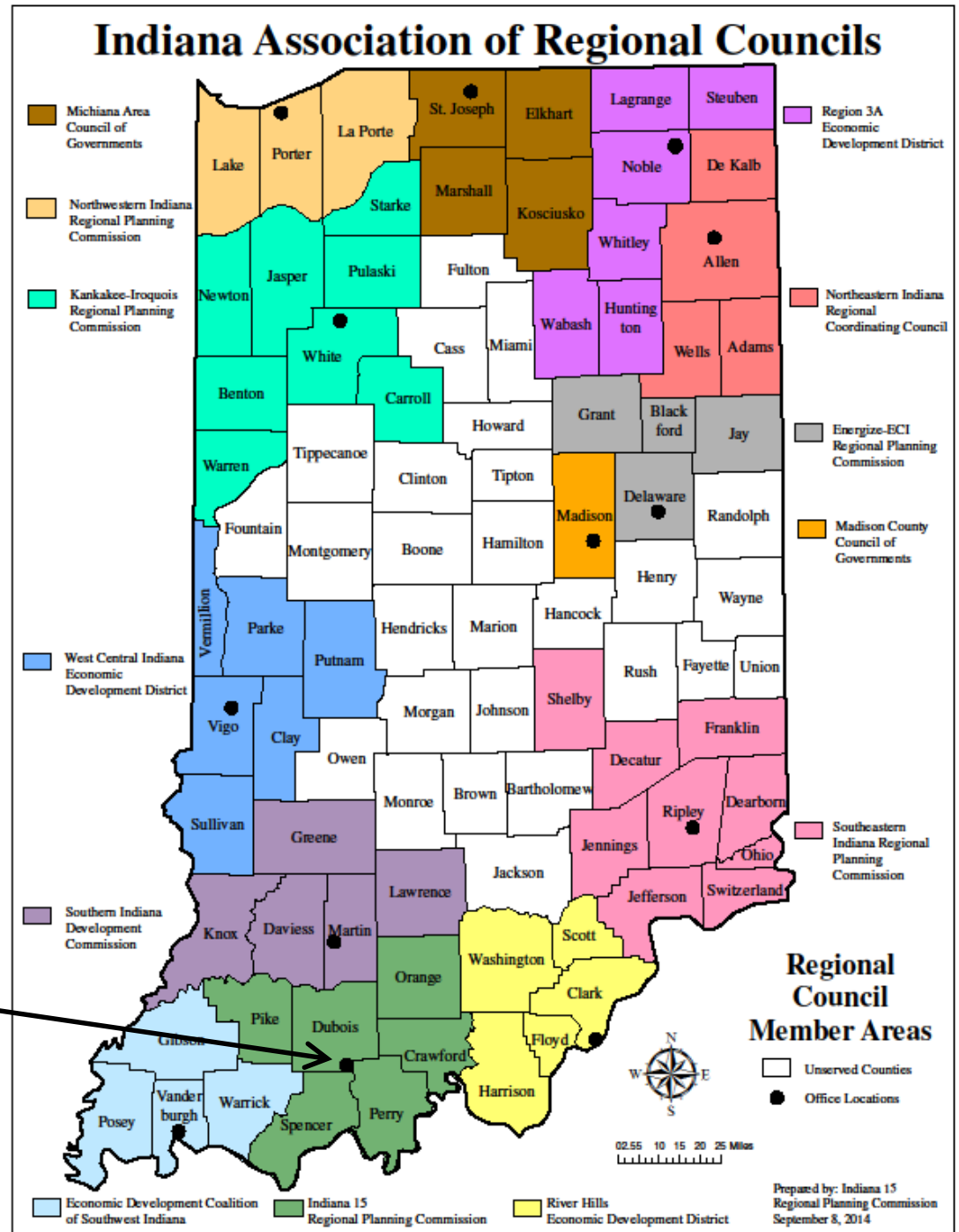


Indiana Code 36-7-7 establishes the statutory requirements, powers, duties, and organization of Regional Planning Commissions.

Indiana 15 Regional Planning Commission was established in 1973.

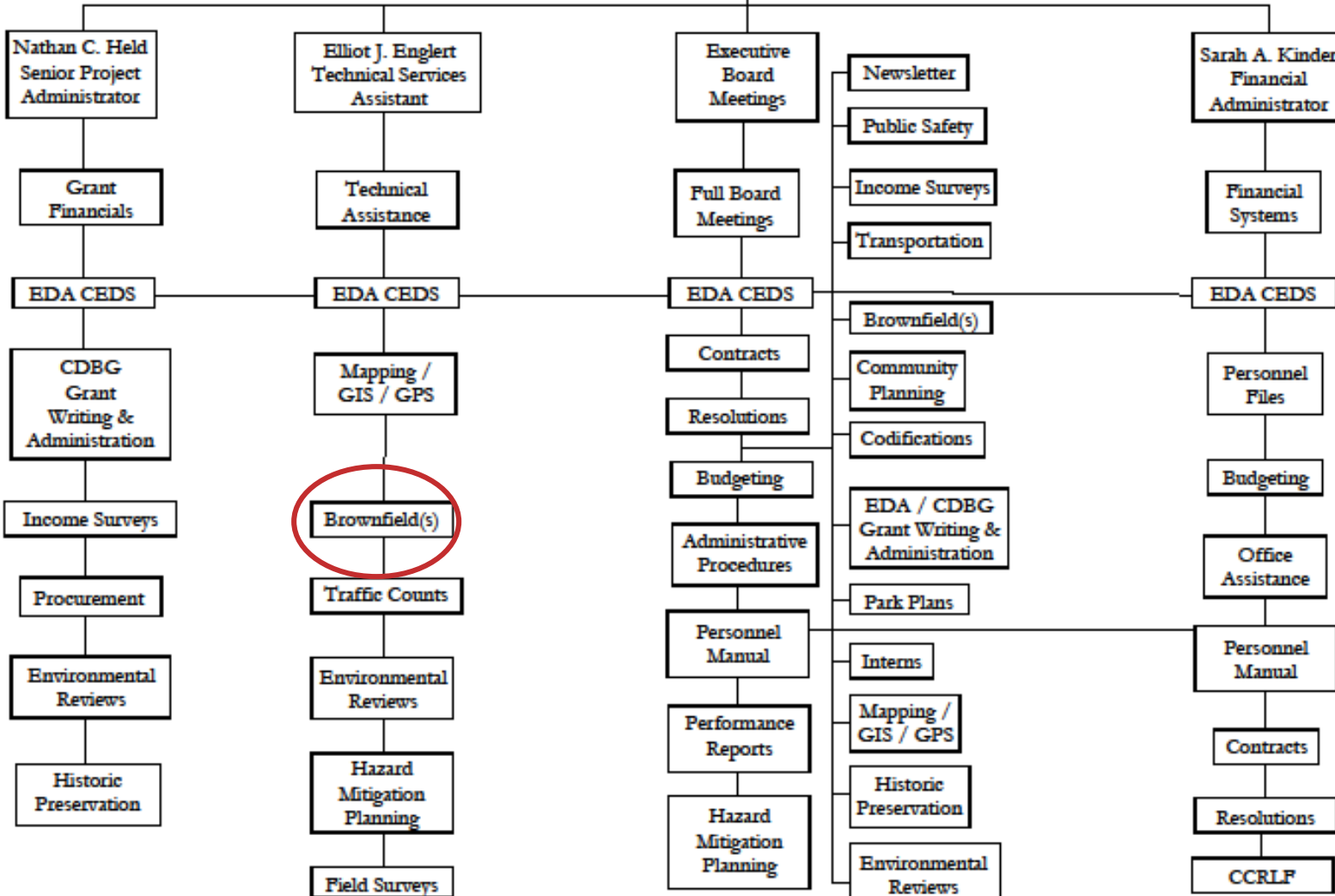


# Indiana 15 Regional Planning Commission

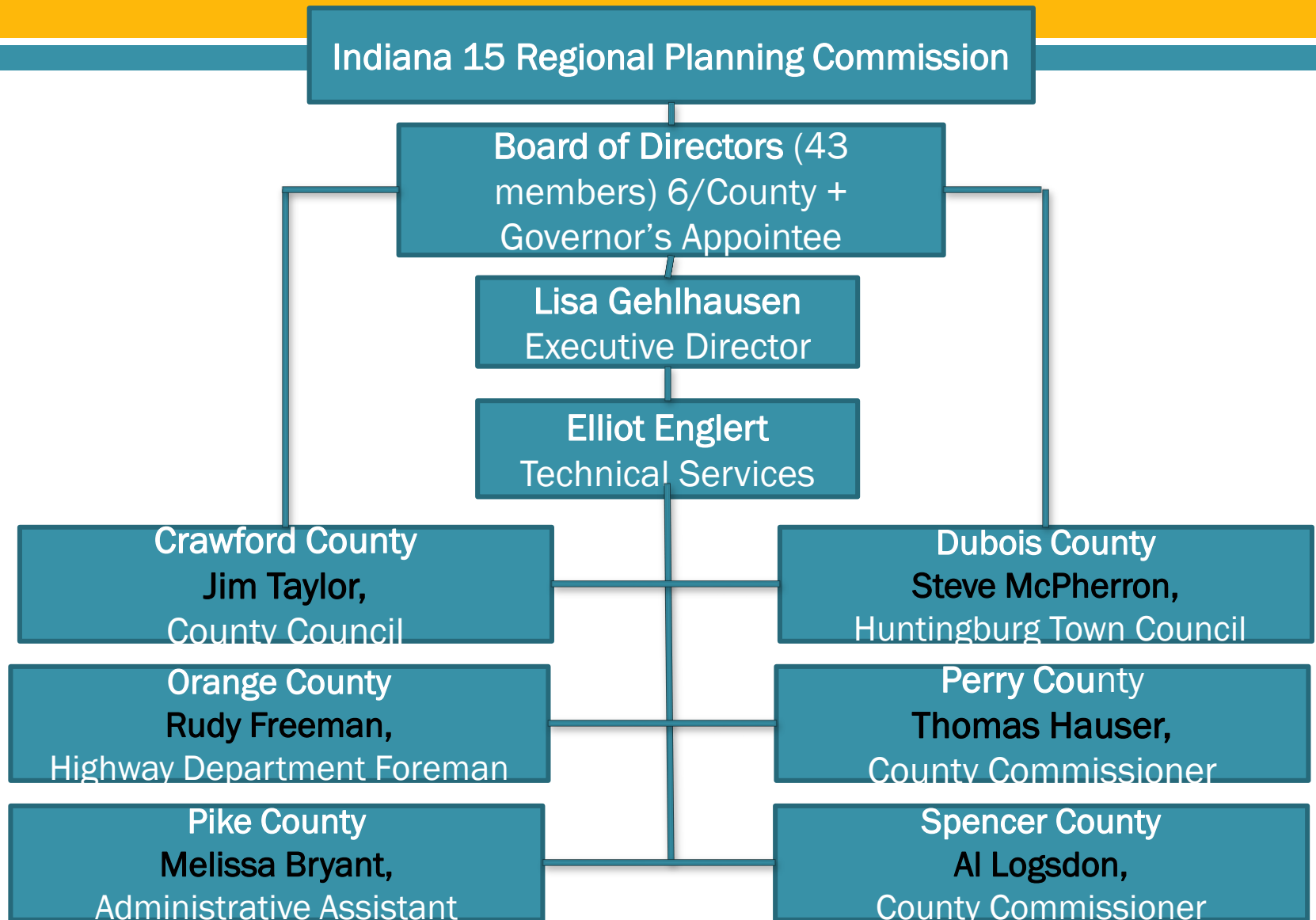
Board of Directors

Lisa R. Gehlhausen  
Executive Director

- EDA - Economic Development Administration
- CEDS - Comprehensive Economic Development Strategy
- CDBG - Community Development Block Grants
- RLF - Revolving Loan Funds
- GIS - Geographic Information Systems
- GPS - Global Positioning System



# Organization of the Brownfields Coalition



# Past Successes:

## Community Wide Assessment Grant

- ☞ After multiple attempts we were awarded an EPA Community-Wide Assessment Grant for the FY 2008.
- ☞ A Brownfields Committee was created with one member from each county from our Board of Directors.
- ☞ Committee members focused on gathering and prioritizing sites eligible for conducting Phase 1 and Phase 2 Environmental Site Assessments
- ☞ Contracted with ATC Associates via Qualifications Based Selection for Environmental Professionals
- ☞ 16 properties were assessed by the end of the grant period September 30, 2011. This Included:
  - 16 Phase 1's
  - 12 Phase 2's
  - 5 Remedial Action Plans.

# FY 2008 Assessment Grant Financials

Total Project Budget: \$460,000.00

## ∞ EPA

- \$200,000.00 Hazardous Substances
- \$200,000.00 Petroleum

## ∞ Indiana Brownfields Program (15%)

- \$60,000.00



# Tasks – Where the Money Went

- ☞ 1. Program Development & Community Outreach
  - Indiana 15 RPC \$30,000
- ☞ 2. Inventory and Prioritization
  - Indiana 15 RPC \$6,000
- ☞ 3. Up to 20 Phase I Environmental Site Assessments (ESA's)
  - Contractual \$55,000
- ☞ 4. Up to 12 Phase II ESA's
  - Contractual \$334,000
- ☞ 5. Up to 12 Remedial Action Plans, 3 Human Health Risk Assessment
  - Contractual \$35,000

# Current Successes

## What the Assessment Activities have Produced:

- ☞ **Core Building/Katter's Cleaners**-Partnered with a local housing authority used the two adjacent properties as a senior housing and green space.
- ☞ **Jean's Junction**-Old Gas Station awarded a FY 2010 Cleanup Grant. 3 UST's removed and 1700 Tons of petroleum contaminated soil. End-use/development being discussed.
- ☞ **United Energy Petroleum Refinery**- Awarded a FY 2011 Cleanup Grant to clean up petroleum contaminated soil on Parcel A. Due to extent of contamination, cleanup assistance is being sought by EPA Emergency Response operating under CERCLA-Removal.

# Current Successes

## What the Assessment Activities have Produced:

- ☞ **Core Building**-Former abandoned nursing home – Reused as 17 unit apartment reserved for low-mod income
- ☞ **Katter's Cleaners**- Former Dry Cleaners. Building removed and replaced with green space.

Before from back alley

After from front street





# Core Building



Before



After



# Current Successes

## Accomplishments of the Assessment Activities: Jean's Junction

- ☞ County Acquired Old Gas Station LUST. Indiana 15 applied for FY2010 Cleanup Grant on behalf of the County.
- ☞ County was awarded \$200,000 + 20% required match provided by Pike County as in-kind services. The county removed concrete slab and provided backfill material to meet match.

Before



After



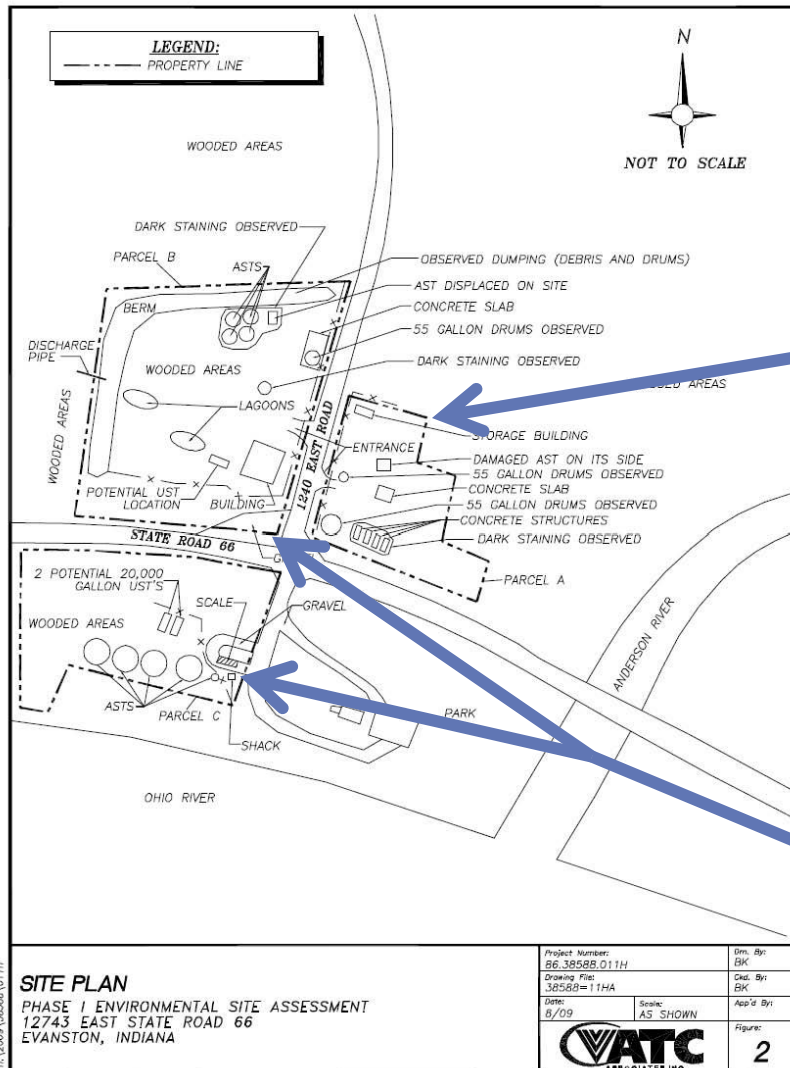
# Jean's Junction-Remediation



# Current Successes

## Assessment Activities Accomplishments:

- ☞ United Energy Petroleum Refinery-County Acquired property in 2002.
- ☞ Indiana 15 applied on behalf of Spencer County and was awarded a FY 2011 Cleanup Grant to the County to clean up petroleum contaminated soil on Parcel A. Also \$200,000 + 20% match
- ☞ Remediation completed fall 2013, remediation monitoring almost complete.
- ☞ EPA Emergency Response Section cleaned up Parcel B and C concurrently. At no local cost!



HAL 2009110808011H

# United Energy Former Petroleum Refinery



# Current Successes

- Old Birdseye High school- Indiana Finance Authority-Office of Community and Rural Affairs partnership to raze building and reuse property as park/greenspace.
- Shown here Heating oil underground storage tank pulled during Phase 2 process to assess soil underneath. Luckily no evidence of leaking/contamination of soil/groundwater.

## Birdseye lands grant to raze old eyesore

By BOB POWELL  
Special Staff Writer

BIRDSEYE — Birdseye Town Council members got much news in mid-July Monday by demolishing an abandoned old school and gymnasium on Birdseye's west side that has been deteriorating for most of the last four decades.

During an emergency meeting, Councilman Jerry Allsolt was named acting president so he can preside over town matters while hospitalized. President Edmund Wiseman tries to mount a recovery from a heart attack suffered Aug. 11.

The council then signed an agreement with the Indiana Office of Community and Rural Affairs accepting a \$482,000 disaster recovery grant. Those funds, plus \$100,000 in a local match, will be used for razing the 8-acre site for uses that could include a walking

path, horseshoe pit, playground or tennis courts.

Monday's action initiated a process that will give Birdseye until March 23, 2014, to complete the project and close out the grant. Officials expect to be done far in advance of that date.

The site, southwest of West Third and Division streets, includes a century-old high school that was abandoned in 1971 and an elementary school and gymnasium that was built in 1957 and abandoned in 1975.

Roger Quante of DeLand and bought the property in 1974 as a storage site, but the unsound walls, floors and roof have bowed, crumbled and collapsed in a point where few pieces of glass remain unbroken. The council obtained an option in late 2010 to buy the property from Quante for \$18,000.

The town council president Larry Wehr attended Monday's

emergency meeting, and, before it concluded, he and Clark Treasurer Dennis King were making arrangements to hand a check over to Quante for the property. The purchase option had been conditional on the town getting grant funding.

Wehr spent a decade working to get the school demolished and Wiseman said earlier this year that he had taken over the council job after Wehr left on the project to the finish line.

The DuPont County Health Department tried to demolish the structure in 1998 but found it could not because the building was not a dwelling. In 2000, a lawsuit was filed by the Indiana State Attorney General's Office over non-compliance with orders from the Indiana Fire Marshal's Office to secure the property and eliminate such uses. That lawsuit was dismissed when Quante complied

with the fire marshal's orders. There also had been multiple attempts at securing other grant funding for demolition over the years.

Recent environmental studies found that hazardous materials remain inside the building, despite work to remove asbestos in the 1990s.

Midwestern Engineers of Leigoness has been chosen to write up plans and specifications for clearing the site. Midwestern Vice President Michael Mathias has said the asbestos-laden material will be removed and disposed of in a permitted facility as part of the process. A formal contract between Midwestern and the town is expected to be signed next month.

Birdseye Council members agreed Monday to pay the Indiana 15 Regional Planning Council \$100,000 from the \$2,920,000 grant to

conduct an environmental review and administer the grant contract.

"We've been working many years on this," Region 15 Executive Director Lisa Reitheusen told council members and residents at Monday's meeting. "It's exciting to be where we're at."

In about a month, a fully executed grant agreement with state officials' signatures in place will come back to the town. Then there will be a pre-bid meeting to explain the job, followed by the acceptance of a bid from the lowest and most responsible bidder.

After one more pre-construction conference, Birdseye can issue a notice to proceed.

"I think you have done well," Gehlhausen said as he and 100 others put their signatures on grant documents. "Congratulations."

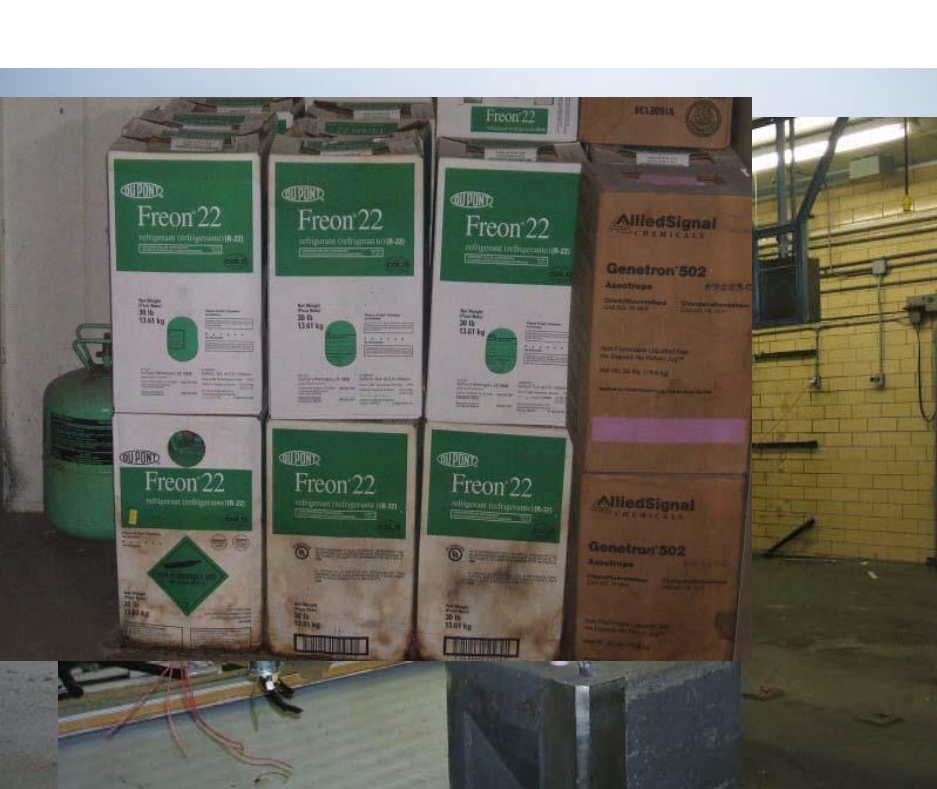
Contact Bob Powell at: bpowell@theold.com.

MARK R. STEPHENSON



# Current Successes

- Orleans White Castle- Clearance Project complete through IFA-OCRA to raze building and reuse property as fire station. Application for reuse may be resubmitted a second time.



# Current Successes

- ☞ **Jasper Wood Products-** Property formerly owned by Dubois County. Sold to an emerging new business and is now a thriving recycle center providing household recyclable pick-up service to small area communities.





# Current Projects-Under Development

- ☞ **Pike County Main Street Gas Station-** Previously privately owned but tax delinquent, County initiated acquirement. Clearance Project awarded Summer 2014 through IFA-OCRA to raze building. Reuse plans are pending.



# Current Brownfields Coalition Assessment Grant

- ✉ **Awarded FY 2013 Assessment Grant for Coalitions – Required much pre-application planning**
  - Involving Brownfields Coalition
  - Promoting public awareness
  - Hosted a TAB workshop September 5, 2012.
  - Gathered letters of support (Communities, Organizations, State)
  - Prepared proposed budget
  - Gathered demographic, socioeconomic and health data of target communities
  - Learning from feedback of denied FY 2012 application.

# FY 2013 EPA Assessments Underway



Storm  
damaged  
firehouse

© 2013 Pictometry (03/09/2013)



Abandoned  
Particleboard  
Factory



Drums onsite  
of a 1900's  
era Chair  
Manufacturer

Sample of  
photos from 4  
different sites  
currently  
under Phase I  
and Phase II  
Investigations



Former County Jail

ind15rpc.org

INDIANA 15  
REGIONAL PLANNING COMMISSION



Serving the Counties of Crawford, Dubois, Orange,  
Perry, Pike and Spencer  
In Community And Economic Development Since 1973

**MISSION**

In all our efforts, through all our activities,  
this Commission shall further empower our communities  
to provide a better quality of life  
through community and economic development  
while sustaining the integrity  
of our cultural and natural resources.

Indiana 15 Regional Planning Commission is a multi-county governmental agency as enabled by Indiana Code 36-7-7, and has served the counties of Crawford, Dubois, and Orange since 1973 when originally named Patoka Lake Regional Planning Commission. Perry and Spencer joined the Commission shortly thereafter in 1974 with the Commission renaming itself at that time to reflect the state-wide regionalization of labor force areas. Pike County later joined the Commission in 1993.

Indiana 15 is partially funded through annual county per-capita fees and an annual federal planning grant as an Economic Development District of the U.S. Department of Commerce - [Economic Development Administration](#). The balance of the annual cost of operations of Indiana 15 is funded through professional, fee-for-service contracts with participating local governments and not-for-profit corporations for administrative, planning and technical services within the six-county region.

Throughout its 25 years of service, Indiana 15 has been involved with a multitude of community and economic development projects bringing millions of dollars into the regional economy. For

Thanks for Attending

Lisa Gehlhausen, Executive Director

Indiana 15 Regional Planning Commission

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[www.ind15rpc.org](http://www.ind15rpc.org)