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.
Organization of the Brownfields Coalition

Indiana 15 Regional Planning Commission

Board of Directors (43 members) 6/County + Governor’s Appointee

Lisa Gehlhausen
Executive Director

Elliot Englert
Technical Services

Crawford County
Jim Taylor, County Council

Orange County
Rudy Freeman, Highway Department Foreman

Pike County
Melissa Bryant, Administrative Assistant

Dubois County
Steve McPherron, Huntingburg Town Council

Perry County
Thomas Hauser, County Commissioner

Spencer County
Al Logsdon, County Commissioner
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.
Total Project Budget: $460,000.00

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

- Indiana Brownfields Program (15%)
  - $60,000.00
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 (ESAs)
   - 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
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.
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
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.
Jean’s Junction-Remediation
Assessment Activities Accomplishments:

- **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!
United Energy Former Petroleum Refinery
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
**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.
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.
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

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

- Storm damaged firehouse
- Abandoned Particleboard Factory
- Drums onsite of a 1900’s era Chair Manufacturer
- Former County Jail
Thanks for Attending

Lisa Gehlhausen, Executive Director
Indiana 15 Regional Planning Commission
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