**Mike Pavey,** Mayor
765-932-3735
**Ann Copley,** Clerk-Treasurer
765-932-2672

City of Rushville Indiana

R05-15-A-049

December 19, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: City of Rushville Community-Wide Assessment Grant Proposal

Dear Mrs. Cromwell:

The City of Rushville is pleased to submit an EPA Brownfields Community-Wide Assessment Grant application. Our primary goal is to provide a high quality of life for our residents. Obtaining this grant to assess potentially contaminated sites will bring us one step closer to achieving that goal. Once those sites have been assessed, we will be in a better position to apply for funds to provide clean-up and redevelopment. Subsequently, that clean-up and redevelopment will create much needed jobs.

We are a progressive community of hard-working individuals who embrace diversity and have a focus on the future. You will find our community has a rich heritage and strong sense of community pride. Rush County, its cities and towns, has been described many ways: safe and comfortable, welcoming, friendly, encouraging and positive, "Sweet Spot of the Midwest". But the most current description of "visionary and progressive" defines us best. We are determined to revitalize our community; this grant will provide resources to help do that.

You will see that we have preliminarily targeted some city sites as being potential brownfields areas. We have a plan/vision for each of those sites; those plans dovetail with the City's recently adopted 5-Year Comprehensive Plan. Several of the sites are at gateways to our City. It is imperative that we assess those more fully in order to begin redevelopment efforts. Currently, limited funds prevent us from moving forward - we really need the assistance of this EPA grant.

We urge your utmost consideration to our application and look forward to a favorable decision. We are ready to move forward with implementation of these proposed activities! Thank you.

Sincerely,

Mayor Mike Pavey
Mayor of Rushville

As requested, please find the following information regarding this grant application:

133 West First Street • Rushville, IN 46173
Fax 765-932-4355 • mayor@cityofrushville.in.gov • www.cityofrushville.in.gov

a. Applicant Identification: **The City of Rushville,** 133 West First Street, Rushville, IN 46173
b. Applicant DUNS Number: **048105332**
c. Funding Requested:
   i) **Assessment**
   ii) **Federal Funds Requested: $364,000**
   iii) **Contamination: Hazardous ($200,000) and Petroleum ($164,000)**
d. Location: **The City of Rushville**
e. **This is a Community-Wide Application**
f. Contacts:

i) Project Director: **John S. McCane, Executive Director, Rush County Economic & Community Development Corporation**; River Point Office Suites; 210 East US 52, Suite C; Rushville, Indiana 46173; johnmccane@rushedc.org; 765-938-3232; (fax) 765-932-1825

ii) Chief Executive: **Mayor Mike Pavey, City of Rushville**, 133 W. First Street, Rushville, Indiana 46173; mayor@cityofrushville.in.gov; 765-932-3735; (fax) 765-932-4355

iii) Chief Financial Officer: **Ann Copley, Rushville Clerk-Treasurer**, 133 W. First Street, Rushville, Indiana 46173; clerk@cityofrushville.in.gov; 765-932-2672; (fax) 765-932-4355

g. Date Submitted: **December 19, 2014**
h. Project Period: **October 2015 through September 2018**
i. Population: **6,386**

**V.B.1.a.-Targeted Community Description:**

Rushville is a small community of 6,300 in eastern Indiana, situated midway between the metropolitan centers of Indianapolis and Cincinnati. Founded in 1822, Rushville boasts a substantial industrial and cultural heritage. Historic sites like the Durbin Hotel - Wendell Wilkie's campaign headquarters in the 1940 presidential election - showcase Rushville's historic wealth and culture, still visible in the ornate civic buildings and small mansions in the downtown historic district. Rushville first became an industry presence with the drilling of several gas wells during the Indiana Gas Boom of the 1880s. Supplies of natural gas waned in the early 1900s, but access to major rivers and aquifers fuelled industrialization. Formerly crisscrossed by 3 railroads, the city was a natural home for many major businesses like lumber mills and food processing plants, and had the highest concentration of manufacturing jobs in the state. Factories producing auto parts, furniture, glass jars, and farm equipment contributed to the creation of a vibrant, bustling region.

Local industry waned in the late 20th century due to foreign competition, and the Great Recession hit Rush County manufacturers hard, resulting in the citizens of Rushville facing significant economic hardship. In 2000, the City's unemployment rate was 3.8% with 11% living in poverty, according to the U.S. Census Bureau. In 2012, unemployment tripled to 12% and poverty practically doubled with 20% of city residents living below the poverty line. **More than 80% of the 45 brownfields sites in our inventory are in our targeted areas which consist of census tract 9743 and the adjacent downtown district. 21 of those sites are associated with methamphetamine labs. The City's gateways,** neighborhoods such as tract 9743, the Downtown District are littered with highly visible brownfields; these sites negatively impact property values, drain tax revenues, detract from the quality of life for our residents, and create a barrier to redevelopment caused by the environmental unknowns. **We are targeting impoverished families, especially single mothers and their children, and seniors as our populations to benefit from the brownfields initiative.**

In 2012, poverty is magnified in tract 9743: **20.2% of the residents live in poverty** (36% higher than US); **32.3% of the children are in poverty** (55% higher than US); **44.2% of families are headed by single females** (47% higher than US); and, **11.6% seniors live in poverty** (23% higher than US rate). In 2012, **unemployment in this tract was 12.4%** (33% higher than the 2012 US rate of 9.3%) as opposed to the County which had an unemployment rate of 9.4%. The median household income in census tract 9743 is $38,713 - ***37% less than the national median income***.

**ii. Demographic Information**

The table below provides demographic information on our targeted communities as compared to the State and Nation.

| Community Demographics | *Tract 9743* | *Rushville* | *Rush Co* | *Indiana* | *USA* |
|---|---|---|---|---|---|
| **Population** | 3,570 | 6,386 | 17,349 | 6,485,530 | 308,745,538 |
| **Percent Minority** | 3.5% | 4.0% | 2.0% | 15.2% | 25.8% |
| **% 65 Years or Older** | **16.2%** | **17%** | **16.1%** | 13.1% | 13.3% |
| **Poverty Rate** | **20.2%** | **19.9%** | 14.8% | 14.7% | 14.9% |
| **Poverty<18yr** | **32.3%** | **24.6%** | 20.6% | 20.9% | 20.8% |
| **Families headed by Single Female Poverty** | **44.2%** | **40.9%** | **41.4%** | 32.5% | 30.1% |
| **% 65 Years or Older Poverty** | **11.6%** | **10.8%** | 7.1% | 7.4% | 9.4% |
| **Unemployment Rate (2000)** | 1.8% | **3.8%** | 2.5% | 3.3% | 3.7% |
| **Unemployment Rate (2012)** | **12.4%** | **12%** | 9.4% | 9.4% | 9.3% |
| **Unemployment Rate (Oct.2014)[2]** | | | 4.6% | 5.3% | 5.8% |
| **Median Household Income** | **$38,713** | **$35,505** | **$46,125** | $48,374 | $53,046 |

Data from 2012 US Census American Community Survey unless noted otherwise; [2] Bureau of Labor Statistics

## iii. Brownfields

**We have identified over 30 commercial and industrial brownfield sites in the City** ranging in size from less than 0.5 acres up to approximately 6 acres; approximately 80% of those sites are located in census tract 9743 and the downtown district. The industrial corridor contains former manufacturing sites, lumber and coal yards, and chemical and petroleum processing/storage sites. The downtown district is full of deteriorating commercial buildings and housing. Many of the brownfields sites on the inventory were identified during the Partner's for Progress' 2013 Dream Walk, when more than 50 Rushville residents walked the city and provided input on a revitalization plan that reflects the city's heritage. The table below describes brownfields in tract 9743 as well as their potential contaminants and health effects.

| Neighborhood and Downtown Brownfields Sites |
|---|
| **The Point** (0.25 acres) - A former gas station at a busy gateway into the City. **Potential for USTs causing petroleum releases** on-site that could contaminate soils/groundwater and vapor intrusion to nearby homes and businesses. Exposure to petroleum contaminants can impair bone marrow, blood, immune system. **Lead, another concern for historic gas stations,** can affect a child's mental/physical growth, and cause premature birth: Reuse: Commercial |
| **Hog Barn** (0.5 acres) - This blighted site sits at one of the gateways to Rushville and adjacent to both the downtown district and residential areas. The city received multiple complaints from residents about sloppy operating procedures at this location. **Untreated water and runoff from slaughterhouses can contain nitrates, nitrogen, phosphorous, and ammonia, contaminating soil.** Due to the age of the building, there is a risk that it may **contain asbestos, toxic mold, and lead paint.** Reuse: Transportation upgrade to divert congestion. |
| **Durbin Hotel** - This historic but dilapidated apartment building in a prime location in the midst of the downtown district. **The age/deterioration of this building could lead to releases of friable asbestos/lead paint dust.** Inhalation of asbestos fibers is known to cause cancer. Lead, another concern, can affect a child's mental/physical growth, and cause premature birth. There is **potential for polychlorinated biphenyls (PCBs)** to be released from old electrical equipment. Proposed redevelopment is low-income and senior housing. |
| **Former Kerr McGee Factory** (0.71 acres) - This former chemical manufacturing facility is located along the Flatrock River and a major gateway into the City. **Possible contaminants to soil, groundwater, and nearby River are include a highly toxic chemical pesticide, creosote formaldehyde emissions, pentachlorophenol, solvents, ammonium copper, and arsenic.** Exposure can cause convulsions, kidney or liver failure, nausea, abnormal heart rhythm, damage to blood vessels, fetal toxicity, neural toxicity, and birth defects. Solvent spills can contaminate soil and groundwater, or cause vapor intrusion into nearby homes. Proposed redevelopment is a city public works campus. |
| **Grain Elevator** (2.49 acres) - This former grain elevator in the midst of a neighborhood near downtown Rushville is currently abandoned. Feed mills are often contaminated with cadmium and lead, as well as petroleum hydrocarbons and VOCs that could contaminate soil/groundwater and cause vapor intrusion to nearby homes. Exposure to these substances can affect childhood development, the nervous system, the digestive system, the respiratory system, the immune system, skin, liver, and/or kidneys. Many of these contaminants are known carcinogens. Proposed reuse: organic grain storage elevator. |
| **Princess Theatre** - This historic but dilapidated and underused property is in the midst of the downtown district. Because of the building's age and condition, **potential concerns include lead-based paint, old electrical equipment PCBs and friable asbestos, all of which are known or suspected carcinogens.** Reuse: City hall and performing arts center. |

## iv. Cumulative Environmental Issues

Like many older communities, one of the most pressing environmental issues Rushville faces is water quality problems caused by combined sewer overflows (CSOs). Combined sewers are an antiquated system that channels both stormwater runoff and sewage into the same set of pipes. According to the US EPA, effluent from CSOs "contain not only stormwater but also untreated human and industrial waste, toxic materials, and debris." Rushville's CSO events discharge raw sewage and 'floatables' directly into Flatrock River in southern Rushville. Due to aging wastewater treatment infrastructure, CSO events can also cause

sewer backups which damage the basements of homes and businesses and elevate individual exposure to contaminants.

Flatrock River may also receive pollutant releases from Confined Feeding Operations (CFO) or Concentrated Animal Feeding Operations (CAFOs). The Center for Disease Control (CDC) reports these are a source of potential contaminants such as nitrogen and phosphorus, E. coli, growth hormones, antibiotics, animal blood, or leachate from corn feed. Rush County is one of only 14 Indiana counties with over 50 CFO/CAFOs according to IDEM.

Rushville's Flatrock River is on the IDEM List of Impaired Water Bodies due to excessive levels of mercury and E. coli. These impacts could be caused by CSO or CFO/CAFO releases, however, waterway impairments could also be from impacts of brownfields in our City.

### V.B.1.b. Impacts to Targeted Community

According to County Health Rankings and Roadmaps, a ranking and research system developed by the Robert Wood Johnson Foundation, Rush County is ranked as one of the 20 least healthy counties (out of 92) in Indiana. The table below displays the health concerns in our area. According to the National Cancer Institute State Cancer Profile, Rush County has a higher incidence rate than Indiana for several top cancer sites listed by the Centers for Disease Control and Prevention. Rush County's mortality rate for cancer is 22% higher than the US with incidence of **Lung cancer** much higher than the US. Female-related incidences of cancers are very alarming. **Incidences of Uterine cancer are nearly twice the national rate**. Another health issue in our area is the low fertility rate. Fertility is a basic measure of health, and Rush County's fertility rate is only 89% of the State's rate. Contaminants such as metals, solvents, and petroleum byproducts—all commonly found on brownfield sites similar to the ones listed above—can impact reproductive organs and/or fetal health.

| Rush County Health Data | Rates (per 100,000 population) | | |
|---|---|---|---|
| | **Rush Co.** | **State** | **US** |
| Cancer: Mortality | **211.1** | 190.1 | 173.8 |
| Lung Cancer: Incidence | **82.2** | 76.5 | 64.9 |
| Colon Cancer: Incidence | **43.5** | 46.3 | 43.3 |
| Uterine Cancer: Incidence | **45.9** | 26.4 | 25 |
| Fertility Rate | **57.7** | 65.1 | 64.1 |
| 2013 Teen Birth Rate (per 1,000) | **46.0** | 37.5 | 20[3] |
| Data from National Cancer Institute State Cancer Profiles | | | |

Residents of Rushville face other health risks much more significant than those encountered by their fellow Hoosiers. 21 separate meth labs have been identified in the City by law enforcement with 19 of those still requiring cleanup (Rush County Board of Health). Hazardous materials including flammable solvents, acids, strong caustics, combustible metals, lithium, and anhydrous ammonia are used in the drug manufacturing process which also produces byproducts such as phosphine gas. Long-term exposure to very low levels of phosphine can result in anemia, bronchitis, gastrointestinal effects, and visual, speech and motor problems. Illegal drug activity takes a toll on neighborhoods, particularly in tract 9743. According to the National Institutes of Health, research has shown that adolescents from single-parent households are more prone to delinquent behaviors, including drug and alcohol abuse; there is an increasing risk of children dropping out of school, disconnecting from the labor force, and becoming teen parents. Our county's teen birth rate is over twice the US goals established in Healthy People 2020. 44.2% of the families in tract 9743 are headed by a single mom and, the vicious cycle of poverty continues.

40% of Tract 9743 housing units were built before 1939 (US Census). Due to the age and potential disrepair of the housing, residents may be exposed to releases of friable asbestos and/or lead based paint. These issues raise significant health and environmental justice concerns, especially given the elevated cancer rate in Rush County and our more vulnerable populations of children and seniors. Cities with multiple

brownfields tend to have multiple public health issues. Because of lower educational attainment levels (4.8% of residents in this tract have a bachelor's degree-compared to 17.9% US), residents may not be competitive in the labor force and receive benefits from full-time employment. A lack of jobs contributes to a high poverty rate, leaving residents with limited resources and access to medical care.

**V.B.1.c.i. Economic Conditions**

The city's unemployment rate of 12% in 2012 was 22% higher than the county, state and US rates. In 2013 Rushville's certified budget was 4.5% lower than in 2012. **Recent property tax caps imposed by the state play a crucial role in this decrease; the caps reduced property taxes levied by nearly 14% in 2012, cutting the city's revenue by more than 38%.** Since the recent national economic recession, Rushville has been slow to recover.

Our budget is also stretched by investments in ongoing infrastructure projects that will secure our economic future and set the stage for our gateway revitalization; over $17 M million dollars has been reserved for these projects (2010 through 2016). The City is focusing on growth and upgrading our infrastructure to improve the quality of life for our residents as well as attract businesses and jobs. Extensive improvements to our combined sewer system and wastewater treatment plant ($8 M) will significantly reduce the city's longstanding sewage overflow problem. Other locally funded infrastructure commitments include the North Industrial Park, $2.8 M, the 16th Street Extension Project, $2.4 M, and Highway 52 improvements $4 M. Brownfields redevelopment is a pivotal part of our economic strategy that cannot be funded by the City at this time.

**ii. Economic Effects of Brownfields**

**Census tract 9743 show signs of severe economic stress**. According to the US Department of Housing and Urban Development, **19% of the homes in this tract are at risk of foreclosure** and **41% of our population rent their place of residence.** The unemployment rate for the tract is 30% higher than the national average and the household median income is $15,000 below the national median. The high percentage of low-income residents in tract 9743 includes 32% children under the age of 18. Living proximal to clusters of brownfield sites exposes these residents to the increased presence of unsecured and unsafe properties. Many of these households are single moms supporting their children who may be part of the 43% workforce forced to travel out of county for work (US Census). Travel out of the county for work increases the costs of fuel, loss of time with their families, and less time to pursue higher education which ultimately affects their ability to earn higher wages. While the presence of brownfields is not the direct cause of the poverty described above, the blight imposed by the amount of brownfields sites in this neighborhood creates an economically and socially disadvantaged area in the heart of our city. It discourages new employers from investing in Rushville, making it difficult for residents to earn a living, creating a domino effect of disinvestment and disrepair.

Homes recently sold in Tract 9743 near the Grain Elevator and Former Kerr McGee Site have an average list price of less than $10,000, compared to the median list price of $85,900 for the entire City. Most of these brownfield properties appear abandoned and derelict, and some are tax delinquent. Abandonment not only causes tax revenue loss but attracts crime and detracts from the City's ability to draw new business. This will be vital as we implement our Downtown Revitalization Plan in the coming months.

**V.B.2.a.i. Project Description**

**The City of Rushville requests $364,000 EPA Community Wide Brownfields Assessment funding for both hazardous and petroleum products.** This grant will fund community outreach, an updated inventory, 14 Phase I Environmental Site Assessments (ESAs), a Quality Assurance Project Plan

(QAPP), 9 Phase II ESAs, and 6 Remedial Action Plans (RAPs). Rushville's Comprehensive Plan has incorporated the brownfields initiative as one of its prime economic development and quality of life strategies. **We anticipate these activities will expedite redevelopment of underutilized industrial and commercial properties, create local jobs, and revitalize downtown** Rushville.. The initiative mirrors our goals to advance economic development with a focus on improving quality of life for residents and increasing community pride and confidence.

The Brownfields Initiative initially began in 2010 under the Eastern Indiana Development District (EIDD) Brownfields Coalition of four counties including Rush. In 2012, the EIDD was awarded $540,000 for an EPA brownfields assessment grant **but was unable to receive the grant due to dissolution of the organization** caused by employee fraud and embezzlement. In 2013, the City submitted an unsuccessful application to the EPA for a Brownfields Coalition Assessment Grant with Rush County and the town of Carthage. We received a positive and encouraging debrief from the EPA; however, determined the project needed to be focused on the City due to the greater need in this community. **Since that time, the City has updated our inventory, and has begun tackling brownfields sites such as the Princess Theatre and the former grain elevator**. However**, even more important to the process is the finalization of our City's Comprehensive Plan as well as a Downtown Revitalization Plan in 2014.** The primary theme of the Comprehensive Plan is how the city can invest in areas which are currently underdeveloped or underutilized to foster an environment which makes people want to move to Rushville or to start a new business here. The Rushville Downtown Revitalization Plan is intended to provide a springboard of development initiatives, physical improvements, and market directions for the Downtown area. This Plan provides a neighborhood assessment and a strategy to achieve the goal of restoring vitality to Downtown Rushville. The development goals for the neighborhood specific brownfield sites mirror these plans and visions.

| Projected Redevelopment Plans for Targeted City Sites and City Plan Excerpts |
|---|
| **The Point -**The former gas station is located on a busy gateway into Rushville and is ripe for commercial development once environmental barriers are eliminated. *Comprehensive Plan:* "Encourage infill development through a system of promoting and incentivizing new residential and commercial development within existing buildings and on underutilized parcels of land". |
| **Hog Barn –** Once due diligence is conducted and environmental barriers removed, the Indiana Department of Transportation can acquire this property to **make improvements to this dangerous intersection to reduce congestion**, improve safety and provide continuity of commerce and regional travel for a State highway. *Comprehensive Plan:* "Relieve downtown congestion along the SR 3/Main Street corridor" |
| **Durbin Hotel and Princess Theatre**- The Durbin will be renovated for **affordable housing** and the Princess Theatre will be renovated as a **City Hall with a learning center and performance and cultural center.** *Rushville Downtown Revitalization Plan:* "Promote preservation of the Durbin Hotel (Specifically, support proposal to preserve the building through conversion into Campaign Quarters, affordable rental housing); Increase availability of affordable and quality rental housing. Promote preservation of the Princess Theatre / Masonic Lodge. (Specifically, support proposal to preserve the building through conversion into new City Hall)" |
| **Former Kerr McGee Factory:** Once due diligence is conducted and environmental barriers removed, the City can purchase this property to consolidate City Services into a **Public Works Campus** that includes Street Department, animal shelter, Parks, and Public Works; *Comprehensive Plan:* "Develop an inventory of underutilized buildings and vacant land within the city. Evaluate and prioritize these sites for redevelopment potential; encourage more efficient local government services" |
| **Former Grain Elevator**: Once environmental barriers are removed, this property has been proposed as an Organic Feed Mill providing storage for nearby Organic Farming businesses. ; *Comprehensive Plan:* "Develop an inventory of underutilized buildings and vacant land within the city. Evaluate and prioritize these sites for redevelopment potential". |

Redeveloping local brownfield properties will improve quality of life by removing blight and promoting a vibrant community with a diverse economy. Jobs will be brought to the community as vacant commercial and industrial sites are redeveloped into productive properties that contribute goods, services, and opportunities to the community. Rush County residents will be prepared to fill these jobs, as Rush County is participating in the Work Ready Communities program and our residents are eligible for training

scholarships through the Manufacturing Matters program. Both programs are designed to educate the workforce to enable citizens to get high quality jobs in the manufacturing and technology sectors. Manufacturing Matters provides scholarships to individuals to earn a nationally recognized credential and six college credits.

Upon notification of funding, the City will publish press releases to our local newspaper "The Rushville Republican", our partners, and "Inside Indiana Business," an electronic statewide business journal. The Mayor will also relay the good news in his weekly radio address and ask for input on sites and ideas on redevelopment. Pertinent updates to the brownfields project will also be released through the local venues which are tried and true methods of getting the word out to City residents. Input from the community at large and our residents will be sought through the local media and community meetings requesting input for additional brownfields sites and reuse scenarios. The City will draft a Workplan with outcomes and outputs for the project and negotiate the Cooperative Agreement with the EPA. The City will issue a Request for Qualifications and select a highly competent environmental consultant in compliance with federal procurement requirements (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500) within 30 days of funding notification. We intend to select a consultant experienced with the EPA and Indiana Brownfields programs, the capacity to complete the project in three years, and a proven track record with successful U.S. EPA grants and other incentives. The City will also work with the community to select sites for assessment, and will prioritize selected sites with their input.

Once funds are made available, the City will set up electronic funds transfer through the federal ASAP system, submit program and financial quarterly updates, and enter property profile data into the Assessment, Cleanup and Redevelopment Exchange System (ACRES). Simultaneously, the consultant will be expected to prepare the Quality Assurance Project Plan (QAPP) for submittal to the EPA for approval, submit eligibility requests for identified sites to either the Indiana Brownfields Program (IBP) for petroleum sites or EPA for hazardous materials. Once site eligibility if approved, the City can begin conducting the **14 Phase I Assessments** which could begin as early as October 2015. All Phase I ESAs will be conducted in compliance with All Appropriate Inquiry and the ASTM E1527-13 Standard. For sites prioritized to receive a Phase II, a Sampling and Analysis plan and a Health and Safety Plan will be submitted to EPA for approval. **9 Phase II investigations will be conducted in accordance with the QAPP** and begin by spring 2015. Upon completion of the Phase II, **6 Remedial Action Plans** (RAPs) and/or Analysis of Brownfields Cleanup Alternatives (ABCA) will be developed immediately for prioritized sites requiring remediation integrating the Health department and IBP recommendations for cleanup or site re-use restrictions. Our experience has shown that many projects can be closed through the IBP after Phase II work takes place. The City has and will continue to coordinate its brownfield efforts with the IBP to approve cleanup plans, liability limiting letters for prospective purchasers, and deed restrictions (if needed). Assessments that reveal imminent threat to public health or safety will be provided immediately to the appropriate health departments and Indiana Department of Environmental Management.

**V.B.2.a.ii. Project Timing**

Project timing is outlined below and is based upon information from other EPA grantees.

| **Key Activities** | **Timing: October 1, 2015 through September 30, 2018** |
|---|---|
| CA grant workplan to EPA (G) | June 2015 through August 2015; drawdown of funds can occur on October 1, 2015 |
| Outreach and Inventory (G/C) | In process and throughout term of grant; prioritize projects Oct. 2015 |
| Procurement of Consultant (G) | In compliance with federal procurement guidelines, complete Sept. 2015 |
| QAPP (G/C) | Pre-QAPP conference call with EPA by Oct. 2015-Approved QAPP by Dec. 2015 |
| Site Access (G) | *Prior* to submittal of eligibility requests (Oct. 2015 through EOT) |
| Eligibility requests (G/C), Phase I (C), ACRES data entry (G/C) | Eligibility requests to EPA or IBP October 2015; Phase Is can begin upon approval of requests and ACRES reporting begins (Nov. 2015); All activities through July 2018 |

| | |
|---|---|
| Phase II (C) | Upon approval of the QAPP and completion of the Phase I, Phase II activities can begin once the Sampling & Analysis and Health and Safety Plans have been approved by the EPA (Feb. 2016) and continue through EOT. |
| Cleanup Plans (C) | Phase II data used for cleanup planning-can begin April 2016 through EOT) |
| Quarterly, MBE/WBE, and Final Reporting (G and C) | Quarterly-Dec. 2015 through Sept. 2018; MBE/DBE annual reports begin October 2016 through EOT; final report due Nov. 2018 |
| **(CA=Cooperative Agreement) (G = grantee) (C = Consultant) (EOT=End of Grant Term: September 30, 2018)** | |

**iii. Site Selection**:

Sites will be selected and prioritized based upon input from the community through community meetings, our partners in community-based organizations, and our social media campaign. We are confident that our community partners such the Partner's for Progress, the Chamber of Commerce and the Girl Scouts will provide us with sites as well as potential redevelopment vision for each site. The Brownfields site selection team includes members from the Partners for Progress, the Fire Department, the Rush County Economic and Community Development Corporation and the Mayor. Final decisions on sites selected for assessment will be based on our ability to gain access to the site, job creation/redevelopment potential, community interest in the site, level of blight within the community and potential for health-threatening contamination. The Mayor will work directly with property owners to gain site access. If conditions of these properties pose an imminent threat to health and welfare, we will contact the City's Fire Department, Rush County Health Department, or the Indiana Department of Environmental Management to immediately address violations and/or releases.

**V.B.2.b.i. Task Description and Budget Table:** The City of Rushville requests **$364,000** ($200,000 hazardous substance/$164,000 petroleum) of EPA brownfields funds to conduct a comprehensive outreach program, update our existing inventory with prioritized brownfields, develop a QAPP, conduct at least 14 Phase I ESAs, 9 Phase IIs, and 6 cleanup plans. Over 93% of requested funds are committed to contractual activities with **71% committed to Phase II activities. Other anticipated outputs include**: a QAPP; an updated prioritized inventory, and a community wide outreach program that will include a focused outreach to census tract 9753 residents. The project will include government partners, a wide variety of community partners (described in Section 3), developers, and our residents who have created a community culture of volunteerism and want to see our City grow and prosper.

**Task 1: Programmatic Activities and Outreach:** The **$30,500 budget** ($16,000 hazardous/$14,500 petroleum) includes $8,500 programmatic costs and community engagement, travel and supplies at $6,000 and contractual at $16,000. Personnel: $8,500 (170 hours at $50/hr): ($5,000 hazardous; $3,500 petroleum): the City will:

- Oversee the Cooperative Agreement, quarterly reports, accounting/financial reporting system
- Participate in brownfields/economic development workshops, conferences
- Advertise RFQ, ensure procurement meets Federal requirements, review proposals, select qualified Environmental Consultant; oversee consultant contract terms/consultant activities
- Track outputs/outcomes; apply for local, State, and Federal leveraging funds; seek funding partners
- Provide coordination/support/record for 4 public meetings, 12 stakeholder meetings; draft media releases, FAQ sheets, presentations for outreach; update website; coordinate/maintain outreach and services that our partners have offered to this initiative

Travel: $4,000: ($2,000 hazardous; $2,000 petroleum): Travel (airfare, lodging, per diem) to the EPA regional or State brownfields workshops/conferences ($3,300); other training opportunities ($700)

Contractual: $16,000: ($8,000 hazardous; $8,000 petroleum): Costs include drafting technical summaries for quarterly and final reports, attendance/presentations at public, stakeholder and property owner meetings, development of presentation materials and handouts.

**Task 2: Inventory and Prioritization:** The **$5,200 budget** ($3,000 hazardous/$2,200 petroleum) includes personnel costs ($2,000) and contractual cost ($3,200) as described below:
Personnel: $2,000 (40 hours at $50/hr): ($1,000 hazardous; $1,000 petroleum): tour community, inspect sites and meet with stakeholders, collect eligibility data for sites; maintain inventory, input data into EPA's ACRES and our GIS database.
Contractual: $3,200: ($2,000 hazardous; $1,200 petroleum): Costs include collecting technical data for eligibility requests, input data into EPA's ACRES and setting up and maintenance of the Brownfield Inventory Tool (BIT) created by EPA Technical Assistance to Brownfields program.

**Task 3: Phase I and II Environmental Site Assessments (ESAs):** The **$304,300 budget** ($169,000 hazardous/$135,300 petroleum) includes personnel costs ($7,000) and contractual costs ($297,300) to conduct 14 Phase I ESAs in compliance with All Appropriate Inquiry & E1527-13 Standard Practice for Environmental Site Assessments, or the ASTM E2247-08 Forestland and Rural Property, and 9 Phase II ESAs in compliance with ASTM and State guidance;
Personnel: $7,000 (140 hours at $50/hr): ($7,000 hazardous; $7,000 petroleum): costs include arranging site access, contractor oversight, report review, and discussion of findings with stakeholders.
Contractual: $297,300: ($165,500 hazardous; $131,800 petroleum):

- $6,000 - Consultant will draft Quality Assurance Project Plan ($3,000 haz./$3,000 petro)
- $39,200 - Conduct up to 14 Phase I ESAs at average cost of $2,800 each (8 hazardous ESAs for $22,400 and 6 petroleum ESAs for $16,800)
- $252,100 - Conduct 9 Phase II ESAs (5 hazardous at average cost of $28,020 and 4 petroleum at average cost of $28,000 each, totaling $140,100 for hazardous & $112,000 for petroleum)

***Leveraging: $6,000 commitment from the City will fund additional Phase I and Phase II activities***

**Task 4: Cleanup Planning:** The **$24,000 budget** is all contractual with $12,000 for hazardous/$12,000 for petroleum to develop six remedial action plans (3 hazardous/3 petroleum). Cleanup Plans will include an evaluation of remediation approaches or systems that incorporate greener cleanup measures.

**V.B.2.b.ii. Budget Table**:

| EPA Brownfields Assessment Budget Request FY2014-2017 | | | | | |
|---|---|---|---|---|---|
| **Program Tasks:** | **Task 1: Programmatic& Outreach** | **Task 2: Inventory, Prioritization** | **Task 3: Phase I, Phase II** | **Task 4: Cleanup Planning** | **Budget** |
| **Hazardous Budget** | | | | | |
| Personnel(non-administrative) | $5,000 | $1,000 | $3,500 | | $9,500 |
| Travel | $2,000 | | | | $2,000 |
| Supplies | $1,000 | | | | $1,000 |
| Contractual | $8,000 | $2,000 | $165,500 | $12,000 | $187,500 |
| **Total Hazardous** | **$16,000** | **$3,000** | **$169,000** | **$12,000** | **$200,000** |
| **Petroleum Budget** | | | | | |
| Personnel (non-administrative) | $3,500 | $1,000 | $3,500 | | $8,000 |
| Travel | $2,000 | | | | $2,000 |
| Supplies | $1,000 | | | | $1,000 |
| Contractual | $8,000 | $1,200 | $131,800 | $12,000 | $153,000 |
| **Total Petroleum** | **$12,500** | **$2,200** | **$135,300** | **$12,000** | **$164,000** |
| **Total EPA Budget Requested** | **$30,500** | **$5,200** | **$304,300** | **$24,000** | **$364,000** |

### V.B.2.c. Ability to Leverage

**The City will commit $6,000 to this initiative** for additional Phase I and Phase II activities. Contingent upon award of tax credits, Southern Indiana Housing and Community Development Corporation will **leverage $8.1 Million towards the redevelopment of the Former Durbin Hotel** site to "Campaign Quarters" a LEED Gold certified affordable housing project for seniors. Additional leveraging resources include recently awarded **Blight Elimination Program (BEP) funds ($230,000)**. BEP funds are drawn from the Hardest Hit Funds allocated to Indiana. As brownfields cleanup and redevelopment take place, BEP activities will stabilize the neighborhoods setting the stage for business attraction and other reuse that might otherwise be deterred by a neighborhood filled with vacant and blighted properties. (Documentation is Attachment E). The Table below outlines Federal and State programs that support brownfield redevelopment that can be used to leverage activities in this EPA Brownfields initiative.

| Program Name | Amount | Program Description | Application to brownfields |
|---|---|---|---|
| **Indiana Finance Authority: Indiana Brownfields program (IBP)** | | | |
| Tax Waiver –Brownfields | Back taxes $ | Petition to Dept. of Local Government Finance for waiver of delinquent tax | Waives payment of back taxes to facilitate brownfields redevelopment |
| Petroleum Orphan Sites Initiative | Project specific | Corrective action at brownfield sites with UST's and petroleum releases | Cleanup of petroleum brownfields sites |
| **US Environmental Protection Agency** | | | |
| Brownfields Cleanup Grants/Revolving Loan Funds/Area Wide plan | $200,000/ $1,000,000/ $200,000 | Outreach and Cleanup activities to address hazardous substances/petroleum contamination; Redevelopment planning | Community Involvement/Remediation of Brownfields Sites/Area Wide planning |
| US EPA Technical Assistance to Brownfields (TAB) | Technical Assistance/ Visioning | Kansas State University provides technical assistance and support to Brownfields Communities (at no cost) | Community Outreach/ Training, Visioning for Site reuse, Greener Cleanup Strategies for cleanup plans |
| **Indiana Department of Natural Resources (per project site)** | | | |
| Historic Preservation and Archaeology | $500,000 (annual) | Helps to promote historic preservation and archaeology in Indiana | Rehabilitation of historic structures |
| **Indiana Office of Community and Rural Affairs (Community Development Block Grant funding)** | | | |
| Main Street Revitalization Grant | $400,00 | Funds long-term community development for low income and blighted areas | redevelop downtown areas/ develop community or senior centers on former brownfield sites |
| Comprehensive Site Redevelopment | $750,000 | OCRA partnership with Indiana Brownfields Program-funds cleanup | Cleanup/Demolition of brownfields sites |
| **Economic Development Administration** | | | |
| Technical Assistance | $50,000 | Funds to attract new industry; diversify local economies; generate/retain long-term, private-sector jobs and investment | Studies, planning and assistance to advance local economic development |
| **Public works** | **$3.5 M** | Revitalization, expansion, and upgrades physical infrastructure, skills training facilities, industrial parks, brownfield redevelopment sites | Infrastructure expansion/upgrades required for brownfields redevelopment |

### V.B.3.a.i. Community Involvement Plan

The first concern in our community involvement plan is to ensure that we involve and include all possible citizens. Following the initial awards announcement, the City will publish press releases to our local newspaper "The Rushville Republican", our project partners, the City's Facebook page and "Inside Indiana Business," an electronic statewide business journal. The Mayor will also relay the good news in his weekly radio address and ask for input on sites and ideas on redevelopment. As assessment, cleanup and redevelopment planning is initiated for each site, we will discuss the city's plans and request feedback

from residents. Public meetings have previously been a successful tactic in Rushville; they were used to great effect during the writing of the city's comprehensive plan, and the city plans to utilize them throughout the brownfields assessment process by holding at least biannual community meetings. As a result, brownfield issues, goals, and action plans have been identified in the development of the 2014 Comprehensive plan and the Downtown revitalization plan.

As meetings are scheduled, the City will distribute fliers about the project to community support and nonprofit organizations, such as the Health Department, the Interlocal Community Action Program, local food banks, and the Booker T. Washington Community Center (which focus on serving our low-income population) as well as to our partner organizations. They will reach out to the residents they serve by distributing these fliers at meetings, displaying information on their public bulletin boards, sending out information via email or social media, or directly inviting their members and the population they serve to the city's public meetings. This will ensure that as many of our citizens as possible have the opportunity to provide input on site selection. Translators and translated documents will be made available upon request and assistance will also be available to those whose physical disabilities would otherwise prohibit them from participating in project-related meetings, including sign language interpreters.

The Rushville Optimist Club, the Rushville Rotary Club, the Rush County Chamber of Commerce, the Rush County Historical Society, Partners for Progress, and the Rush County Girl Scouts have all pledged their support to the project. This broad base of community organizations will ensure effective involvement and communication as we work to involve the community in the brownfields initiative.

**V.B.3.a.i. Community Progress**

Pertinent updates relating to assessment, cleanup, and reuse planning will be relayed in the same mediums as above. We are targeting impoverished families, especially single mothers and their children, and seniors as our populations to benefit from the brownfields initiative. As described above, we plan to make regular announcements communicating project progress both through Facebook, our local newspaper, and updates to our community partners. The City will provide updates to our partners as well as Community Services and Nonprofits that provide food, health assistance, child care as well as services such as a Women's Health clinic, Head Start program, Weatherization and Housing assistance to low income residents. The Rotary Club's membership consists largely of an older population, the Optimist Club serves disadvantaged citizens, the Rush County Girl Scouts ensure the often difficult to procure involvement of our younger citizens, and the Chamber of Commerce works closely with potential developers and employers. Mayor Mike Pavey broadcasts a weekly radio spot "Minutes with the Mayor" that reaches many senior residents. This multi-pronged approach ensures that our targeted population as well as the entire community has the opportunity to be involved in the project.

**V.B.3.b.i. Local/State Environmental Authority**

**The Indiana Brownfields Program (IBP)** performs environmental technical oversight and review for all brownfields projects receiving financial or legal assistance (including US EPA grants). IBP utilizes the IDEM Remediation Closure Guide (RCG), to achieve a balance between environmental protection and economic development. Following the RCG allows the opportunity for a site to achieve risk-based closure or make a seamless transition to or from IDEM remediation programs. The city and the county have successfully worked closely with the IBP and the IDEM on brownfields sites in the past.
The IBP, which has brownfield oversight for the State, will **review/approve petroleum eligibility requests** for this initiative. The IDEM has cleanup authority for the State and will work in concert with the IBP to **approve cleanup plans, liability limiting letters** for prospective purchasers, and **deed**

**restrictions** (if needed) to promote redevelopment. Through IBP, we can also seek IDEM assistance if a site poses an imminent environmental threat to residents or the environment.

**V.B.3.b. Partnerships with Government Agencies:** The Rush County Health Department has pledged to assist us in disseminating information regarding environmental health concerns relating to brownfields. Their letter of support is included in Attachment D. We already have a strong partnership with this agency through their free senior health screenings, held once monthly. **Please see the Table in Section V.B.2.c for detailed information about the roles our Government Agencies will play and leveraging funds that the City will pursue. The EPA and the Indiana Brownfields Program** will be significant partners in providing funding and technical assistance as we build our capacity and seek to establish a City brownfields program. The **Indiana Department of Natural Resources** is a significant resource for historic preservation as well recreational trails and parks. The **Indiana Office of Community and Rural Affairs** provides resources to shape rural communities' visions for community and economic development as they grapple with brownfields. They fund infrastructure construction, downtown revitalization, community facilities projects, and clearance and redevelopment funding. The **Economic Development Administration**, which provides funding and technical assistance to our distressed communities to revitalize, expand, and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment. Other State partners include the **Indiana Department of Transportation** provides funds for safe, efficient means of transportation and enhancements such as lighting, sidewalks, pedestrian and bicycle infrastructure, making our communities livable and walkable and the **Indiana Housing and Community Development Authority** that creates housing opportunities by facilitating tax credits for affordable housing projects.

**V.b.3.c. Partnerships with Community Organizations**

| **Community Organization Descriptions and Roles** | |
|---|---|
| ***Partner*** | ***Role*** |
| **Partners for Progress**<br>*A nonprofit organization dedicated to improving Rush Co. communities.* | They will work to **identify the needs of neighborhoods** affected by brownfields sites, **communicate project benefits** to residents and property owners, **aid in visioning activities** similar to the Rushville Dream Walk. |
| **Chamber of Commerce**<br>*The chambers advocates on behalf of the business community.* | The chamber will **educate potential developers** about the benefits of developing brownfields sites, **market** such **sites** to potential buyers (especially entrepreneurs), and **perform community outreach** (website) |
| **Rush County Historical Society**<br>*The historical society promotes historic preservation in Rush Co.* | The society will offer their historical expertise to **develop a list of historic buildings** that could be included on the brownfields inventory, and **provide a platform for discussing brownfields properties** at their meetings. |
| **Rushville Rotary Club**<br>*The Rotary Club works to meet the economic needs of Rushville.* | The rotary club commits to working with the brownfields team to **identify brownfields** and **assist with redevelopment ideas and business plans for reuse.** |
| **Girl Scouts of Central Indiana**<br>*The Girl Scouts works to build girls into competent leaders.* | The Scouts have pledged to **develop an inventory of brownfields** in Rushville, **create a brownfields map** of the county, and present the inventory and map to the mayor of Rushville. |
| **WorkOne Rush County**<br>*A nonprofit agency that provides job training and placement services.* | WorkOne commits to facilitating job training and job placement tied to the redevelopment of brownfields in Rushville. |
| **Interlocal Community Action Program, Inc. (ICAP)**<br>*A nonprofit agency that assists low-income residents.* | This agency works with a variety of programs to assist low-income residents. ICAP commits to educating the programs they work with as well as ICAP members about the brownfield redevelopment and the many benefits the community will experience as a result of this initiative. |
| **Rush County Senior Citizens Services,** | This organization commits to promoting the brownfield initiative to its members by stressing the benefits of brownfield redevelopment in local |

| | |
|---|---|
| *A nonprofit organization that provides services to senior citizens.* | neighborhoods. |

### V.b.3.c.ii Letters of Commitment – Please see Attachment D

### V.b.4.a. Health and/or Welfare Benefits

The City is working diligently to improve the quality of life for our residents and setting the stage for attraction of businesses and jobs. Our City is adversely affected by a combination of chronic health conditions, poverty and the low availability of higher paying jobs. With this initiative, the Brownfields Coalition is tackling the issues of poverty, unemployment, and quality of life by removing sources of contamination and blight related to our brownfields. Eventual remediation of these sites will limit exposure to carcinogenic, mutagenic and teratogenic substances, particularly to vulnerable populations (children, pregnant women, seniors).

| HEALTH, WELFARE AND ENVIRONMENTAL BENEFITS FOR NEIGHBORHOOD SITES |
|---|
| **The Point** former gas station: Potential for petroleum, lead: assessment of soil and groundwater contamination associated with releases from USTs. Cleanup planning will address soil/groundwater/vapor intrusion, inhalation, and direct contact concerns for nearby residences/businesses. Eventual cleanup will remove source and future impacts to health. *Future redevelopment as commercial site will create local jobs.* |
| **Hog Barn** (0.5 acres) – Eventual closure of this facility will remove blight and potentially contaminated runoff to nearby properties. Potentially contaminated soil assessed, building materials assessed for asbestos. Cleanup planning will provide demolition specifications for asbestos abatement; soil remediation if required; cleanup will remove direct contacts from friable asbestos. *Transportation upgrade to divert congestion making the intersection safer for pedestrians and drivers.* |
| **Durbin Hotel, Princess Theatre** - Potential for friable asbestos, lead paint, mold, PCBs: assessment will identify asbestos containing materials, lead based paint, mold and potential PCB releases. Cleanup planning will address disposal of PCB waste, rehab specifications for asbestos, lead paint, and mold. *With cleanup, the historical Durbin hotel can be converted to affordable senior housing which will lower the cost of living for Seniors; the historical Princess theatre will be converted to City Hall, performing arts and education center which will increase educational attainment, employability . Both will revitalize the Downtown District and create jobs.* |
| **Former Kerr McGee Factory** – Potential for chlorinated solvents, pesticide, metals, and hazardous wastes: soil/groundwater contamination will be assessed; cleanup planning will address soil/groundwater cleanup, vapor intrusion, inhalation, hazardous waste removal and direct contact concerns for neighbors. With cleanup, removal of sources of contamination, hazardous waste, and future impacts to health, pollution source to Flatrock River will be eliminated. *The redevelopment as a public works campus will ensure government efficiency and resident access to services.* |
| **Grain Elevator** – Potential for petroleum products, metals: assessment of soil and groundwater contamination associated with contaminant releases. Cleanup planning will address soil/groundwater/vapor intrusion, inhalation, and direct contact concerns for nearby residences. Eventual cleanup will remove source and future impacts to health of nearby residents. The redevelopment as an organic grain storage elevator will facilitate property upkeep, create jobs. |

### V.B.4.a.ii. Environmental Benefits

This grant will allow the City to assess more brownfields, continue identifying risks to residents including the potential exposure pathways, and take steps to remediate or mitigate risks. Removing or mitigating potential contaminants at our sites will lead to a healthier environment. Demolishing deteriorating structures with barren grounds will decrease localized particulate matter and improve air quality. As new development occurs, stormwater management will eliminate run-off from these sites reducing CSO events. Because brownfields are located in impoverished areas, we will also begin to alleviate environmental justice concerns in our targeted communities. Please see the table in the previous section for anticipated environmental benefits associated with assessment of our targeted sites.

### V.B.4.b i. Planning Policies, and Other Tools

The 2014 Comprehensive Plan and the Downtown Revitalization Plan focus on urban development, historic preservation, housing, economic stimulation, better transportation options, land use, and infrastructure improvements. Rushville, surrounded by fertile farmland, has few locations with suburban-style developments. City officials are actively working to maintain high urban density, minimize sprawl, and protect Rushville's heritage with preservation-based in-fill community development. The city's Comprehensive plan focuses on redeveloping neighborhoods (especially core neighborhoods like those in tract 9743 and Rushville's historic district. Revitalizing older, more traditional neighborhoods has a host of benefits: more affordable housing and infrastructure, more private reinvestment, a stronger sense of place. To foster this type of development, the city is beginning to implement programs such as small-scale neighborhood improvement grants and homeowner assistance programs to help revitalize Rushville neighborhoods. The Downtown Revitalization plan targets historic preservation as well provides action items to strategy to achieve the goal of restoring vitality to Downtown Rushville.

Rushville makes an effort to be friendly to small, local business, with free consulting and mentoring from CPAs, attorneys, and other entrepreneurs through the city's Young Entrepreneurs program. The Economic and Community Development Corporation offers small business loans through a revolving loan fund, and the city (working closely with East Central Small Business Development Center) offers educational business seminars. In a bid to attract larger businesses and spark economic growth, the city has recently begun work on the $2.8 million North Industrial Park project.

The city is also actively working to use land wisely, improve its infrastructure, and increase transportation captions. Our Rails to Trails is part of the city's bid to increase downtown connectivity via a multiuse pedestrian trail network. In recent years, the city has turned several flood plains into parks and other green spaces, making land that could not be otherwise developed a major community asset. Several of the trails the city is working to develop connect the park system to downtown or downtown to the new industrial park.

As part of infrastructure improvement within the city, certain sites have been marked as priorities for acquisition and redevelopment to help relieve congestion in key downtown areas. Additionally, the city has made $8 million dollars' worth of CSO improvements and more than $5 million in other utility infrastructure upgrades to increase efficiency and decrease environmental impacts.

### 4.b.ii. Integrating Equitable Development or Livability Principles

In selecting possible assessment sites and making future plans, Rushville has utilized the Livability Principles adopted by the Partnership for Sustainable Communities (the EPA, the DOT, and HUD) as a guide. Many of the city's efforts already align with these principles. Rushville's commitment to ongoing creation of multiuse pedestrian trails connecting downtown with recreational and industrial areas **provides more transportation choices**. Reinvesting in core historical neighborhoods by providing homeowner assistance funds for urgent home repairs and offering $1k and $2k grants for neighborhood association projects **invests in communities and neighborhoods** by building on existing infrastructure and strengthening community pride and sense of place.
One of the sites listed in the grant application, the Durbin Hotel, is the site of a projected redevelopment project which would **promote equitable, affordable housing** in Rushville. The proposed plan involves renovation of this historic property into low-income senior housing in downtown Rushville. Rushville is working to **enhance economic competitiveness** by taking steps

to build both big business (the North Industrial Park) and small local business (mentoring, small business loans, and business seminars).
Be focusing on infill development and historic preservation, Rushville **supports its existing communities**. Brownfields cleanup projects like the renovation of the Durbin Hotel reduce urban sprawl, serving the farming community, and increase equitable housing opportunities for low-income residents.
In the past, Rushville has sought grants for community development with great success, receiving funds to restore downtown buildings, improve infrastructure, and build economically attractive amenities. The Riverside Amphitheater, a recent project funded almost entirely by grants and donations, has hosted a free concert series for Rushville residents and visitors. It received Ball State's Primacy of Place Award. Through **coordinating policies and leveraging investments** like those used to make the Amphitheater possible, the city can improve its situation in ways that would not otherwise have been possible given the city's limited funds.

**V.B.4.c.i. Economic Benefits or Non-Economic benefits**
**i. Economic Benefits:** The brownfields sites in Rushville are full of redevelopment potential and economic opportunity. Most of the identified sites are commercial or industrial; their revitalization makes way for new employers and makes Rushville more attractive to businesses, creating jobs for our residents. More businesses mean more tax revenue. More tax revenue means ongoing reinvestment in the local community and an increasingly vibrant local economy.

When the Durbin Hotel is successfully redeveloped, if it employs four people, (according to the Ball State Center for Business and Economic Research) it would create $189,185 in annual production direct output, generate $14,302 in total taxes for state and local government, and have a sales impact of $238,093 in the county. The impacts of building certain kinds of affordable rental housing are on par with the impacts of comparable market-rate units and could create 20 temporary jobs during renovation. If the Princess Theatre is renovated into a theatre and café, it will employ 10 individuals. Its annual production direct output would be $321,266; its sales impact in the county would be $421,115. It would bring in $25,757 total in taxes for state and local government. If the grain elevator is put back into operation as an organic grain elevator, it will have $422,293 annual production direct output, and $548,111 sales impact in the county. It would pay state and local governments a total of $11,247 annually in taxes. (http://brownfield.cberdata.org/)

As the brownfields sites are assessed and remediated, there are benefits beyond an increased tax base and an infusion of money into the local economy. The decrease of urban blight increases property marketability and raises property values, further encouraging new business.

**V.B.4.c.ii. Job creation potential**

Rushville's regional Work One center provides job placement, career training, and educational opportunities to region residents. In addition to on-site resume building and job search services, they offer online training courses that include environmental safety. They will facilitate training for new jobs affiliated with brownfields redevelopment. Please see Attachment D for their letter of commitment. The city also participates in two regional economic initiatives, Work Ready Communities and Manufacturing Matters, which aim to shrink the gap between education and opportunity in the workforce. Work Ready Communities assesses the skills and potential of a community's workforce to helps them improve on their weaknesses and capitalize on their

strengths. Manufacturing Matters offers scholarships for training programs that prepare individuals for high-quality jobs in advanced manufacturing and related technologies.

**V.B.5.a. Programmatic Capability**

The City has a brownfields team in place actively creating opportunities for redevelopment within the City. **Mayor Mike Pavey**, Mayor of Rushville, will be the project lead, providing guidance and insight, and working with property owners throughout the City to gain site access. He has been an integral part of Rushville for two decades, serving in various roles within the City since 1994. **Mr. John McCane,** the economic lead for the City, will provide direction and assistance as the project manager for the proposed EPA Assessment project. He will manage the day-to-day activities associated with the grant, including communication with the EPA and Indiana Department of Environmental Management. Mr. McCane is the Executive Director for the Rush County Economic and Community Development Corporation (ECDC) and the former Mayor of Rushville. The financial officer for the project will be **Clerk-Treasurer Ann Copley**, who has served the City as Clerk-Treasurer since 1998, assuring the City's competitiveness in applying for grants, managing and investing the City's funds, and providing annual financial reports to the Indiana State Board of Accounts.

The City will hire an experienced, qualified consultant to manage the technical portions of the project and will follow Federal procurement guidelines to procure those services. In the event of employee turnover, the project team will find and train a replacement with previous experience in redevelopment and city visioning to ensure successful continuity. The team will be in constant communication with one another, so if one member of the team can no longer participate, another will be able to handle his or her duties until a replacement is trained.

**V.B.5.b. Audit Findings:** The City does not have any adverse audit findings.

**V.B.5.c.ii. Past Performance and Accomplishments**: This Coalition has not received an EPA Brownfield Grant in the past but is confident in our past grant management experience. Please see the table below for examples of successful recent grant management. Grant projects include economic development, downtown revitalization, community planning, and road improvements.

| Funding Agency | Project | Grant $ | Program Compliance | Outputs and Outcomes |
|---|---|---|---|---|
| Indiana Housing and Community Development Authority (IHCDA) | Housing Grant 2013 | 373,500 | Inspection and Fund Management | Construction & improvements for aging and disabled persons |
| US Department of Agriculture | Small business revolving loan 2011 | 74,520 | Fund management | Dollars to aid to small business development |
| IHCDA | Repair & Improvements 2012 | 33,525 | Inspection and fund management | Funds for repairs and improvements to Senior Center |
| US Department of Commerce | Public Works Assistance 2012 | 1,661,575 | Engineering | Funds for construction of an industrial park that will ultimately create jobs in the City |
| US Department of Transportation | Rushville 16th Street Extension | 1.9MM | Meet DOT reporting & compliance standards | Funds for road work that extended16th Street and improve traffic flows |

# Appendix 3
# Assessment Other Factors Checklist

Name of Applicant: City of Rushville

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| | **Other Factor** | **Page #** |
|---|---|---|
| x | Community population is 10,000 or less. | 1 |
| | Federally recognized Indian tribe. | |
| | United States territory. | |
| | Applicant will assist a Tribe or territory. | |
| | Targeted brownfield sites are impacted by mine-scarred land. | |
| | Targeted brownfield sites are contaminated with controlled substances. | |
| | Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress. | |
| x | Project is primarily focusing on Phase II assessments. | 7 |
| x | Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | 9 |
| | Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions. | |
| x | Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | 4 |

| | | |
|---|---|---|
| | Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to | |
| | EPA a list of the core partners/implementation strategy parties for each of the 12 "manufacturing community" designees, which EPA would use to verify this other factor. | |
| | Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation. | |
| | Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| | Applicant is a HUD Promise Zone community. To be considered, **applicant must attach documentation.** | |
| | Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

# Attachment A
## Threshold Documentation

## SECTION III - APPLICANT AND SITE ELIGIBILITY INFORMATION
### III.A. Threshold Criteria for Assessment Grants

1. Applicant Eligibility
   As a City, the City of Rushville is a General Purpose Unit of Local Government as defined under 40 CFR Part 31 and is an eligible applicant for an EPA Community-wide Brownfields Assessment Grant.

2. Letter from the State or Tribal Environmental Authority

   The Letter from the Indiana Department of Environmental Management is included in Attachment B.

3. Community Involvement (further information in section V.B.3. of narrative proposal, p. 9-12)
   The first concern in our community involvement plan is to ensure that we involve and include all possible citizens. Following the initial awards announcement, the City will publish press releases to our local newspaper "The Rushville Republican", our project partners, the City's facebook page and "Inside Indiana Business," an electronic statewide business journal. The Mayor will also relay the good news in his weekly radio address and ask for input on sites and ideas on redevelopment. As assessment, cleanup and redevelopment planning is initiated for each site, we will discuss the city's plans and request feedback from residents. Public meetings have previously been a successful tactic in Rushville; they were used to great effect during the writing of the city's comprehensive plan, and the city plans to utilize them throughout the brownfields assessment process by holding at least biannual community meetings. As a result, brownfield issues, goals, and action plans have been identified in the development of the 2014 Comprehensive plan and the Downtown revitalization plan.
   As meetings are scheduled, the City will distribute fliers about the project to community support and nonprofit organizations, such as the Health Department, the Interlocal Community Action Program, local food banks, and the Booker T. Washington Community Center (which focus on serving our low-income population) as well as to our partner organizations. They will reach out to the residents they serve by distributing these fliers at meetings, displaying information on their public bulletin boards, sending out information via email or social media, or directly inviting their members and the population they serve to the city's public meetings. This will ensure that as many of our citizens as possible have the opportunity to provide input on site selection. Translators and translated documents will be made available upon request and assistance will also be available to those whose physical disabilities would otherwise prohibit them from participating in project-related meetings, including sign language interpreters.
   The Rushville Optimist Club, the Rushville Rotary Club, the Rush County Chamber of Commerce, the Rush County Historical Society, Partners for Progress, and the Rush County Girl Scouts have all pledged their support to the project. This broad base of community organizations will ensure effective involvement and communication as we work to involve the community in the brownfields initiative.

4. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)

   As this is a Community-wide Assessment Grant Proposal, this criterion is not applicable.

# Attachment B
## Letter from the State

IDEM

INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
*We Protect Hoosiers and Our Environment.*
100 N. Senate Avenue • Indianapolis, IN 46204
(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

**Michael R. Pence**
*Governor*

**Thomas W. Easterly**
*Commissioner*

December 19, 2014

The Honorable Mike Pavey
City of Rushville
133 West 1st Street
Rushville, Indiana 46173

Re: U.S. EPA Brownfields Grant Proposal
IDEM Acknowledgement Letter
Community-wide Assessment
Hazardous Substances and Petroleum
City of Rushville
Rush County, Indiana

Dear Mayor Pavey:

This letter is provided in support of the City of Rushville's (City) 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 City is applying for $364,000 ($268,600 for hazardous substances and $196,400 for petroleum) to complete 14 Phase I and 9 Phase II environmental site assessments for the highest priority brownfields, to create 6 Remedial Action Plans and/or Human Health and Ecological Risk Assessments as necessary for cleanup planning, and to expand the current site inventory and prioritization within Tract 9743, as well as to perform community outreach.

IDEM believes that the City of Rushville has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered by U.S. EPA and the Indiana Brownfields Program in the past. This assessment grant funding will help the City continue its efforts to address brownfields in the community. Should an opportunity arise for the City to need/pursue liability or cleanup assistance at any of the sites investigated with this grant funding, the City will participate in the Indiana Brownfields Program.

Based on the information submitted, IDEM considers the City of Rushville a good 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 the City of Rushville. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at moertel@ifa.in.gov.

Sincerely,

Bruce A. Oertel, Chief
Remediation Services Branch
Office of Land Quality

*BAO/mmo*

cc: *(via electronic transmission)*
John McCane, Rush Co. Economic and Community Development Corporation
Beth Grigsby, Cardno

# Attachment C
## Documentation of Applicant Eligibility

**NOT APPLICABLE TO THIS SUBMITTAL**

# Attachment D

## Letters of Commitment from Community Organizations

Partners For Progress
Rushville, IN

December 9, 2014

Mayor Michael C. Pavey
City of Rushville, Indiana
133 W. First Street
Rushville, IN 46173

Dear Mayor Pavey,

Partners For Progress is a grass-roots organization that was formed to improve and revitalize the City of Rushville. We work together to address the areas of concern in our communities. We have been engaged in the City of Rushville's efforts to assess brownfields throughout the community, particularly the downtown area.

One of our projects is to assess the needs of the downtown district of Rushville. We hosted a "Dream Walk" for 50 residents. Empty buildings in the downtown area were marked and we asked the residents to dream of how the empty buildings could be used by placing a sticky note with their idea on the storefront. We asked them to envision the ideal components of a small, rural downtown. For example: "do we need a specific kind of business or service in Rushville? Are there amenities you'd like to see in the downtown area?" We also asked them to look up and envision how the second stories of existing buildings might be used.

We will continue to work with the City's brownfield team for the purpose of identifying sites as well as gathering input from residents on their vision for redevelopment of these sites. We will assist in communicating the project benefits to residents and property owners in the area and strive to encourage developers to locate on those brownfield sites. We will also provide quarterly updates of the brownfield initiative in our electronic newsletter to our residents and partners.

We want our residents to be proud of their community and make positive changes in it. Partners For Progress wholly supports the City of Rushville's application for funding from the US EPA for a Brownfields Assessment Grant.

Sincerely,

Jason Clemmons
President, Partners For Progress

December 8, 2014

Mayor Michael C. Pavey
City of Rushville, Indiana
133 W. First Street
Rushville, IN 46173

Dear Mayor Pavey,

The Rush County Chamber of Commerce has already been involved in visioning activities that support the City of Rushville's application for a U.S. Environmental Protection Agency (EPA) Community-wide Brownfield Assessment Grant. We wish to continue that support throughout the terms of the grant.

Our recent visioning activity was called the "Dream Walk". During it, local residents assessed the needs of the downtown district of Rushville, particularly those empty buildings that are quickly becoming eyesores. Participants were asked that they dream of how these spaces could be used by placing a post-it note with their idea on the storefront. I'm sure we could bring some of these ideas to fruition when we have better information about any possible pollution or contamination.

The Rush County Chamber will further support this effort by educating our membership and posting information on our website and social media link. Our Facebook page will also post updates letting our followers know the progress of the brownfields redevelopment and job opportunities given to our residents as a direct result of the redevelopment. The Rush County Chamber recognizes the importance of assessing the areas of Rushville that are vacant or abandoned and planning for their clean up, reuse or redevelopment. This grant will provide much needed funds and the impetus to bring us closer to our goal of mitigating environmental issues.

Sincerely,

Sandy Fussner

Sandy Fussner
Executive Director
Rush County Chamber of Commerce

Rush County Historical Society
619 N. Perkins St.
P.O. Box 302
Rushville, IN 46173

December 9, 2014

Mayor Michael C. Pavey
City of Rushville, Indiana
133 W. First St.
Rushville, IN 46173

Dear Mayor Pavey,

The Rush County Historical Society is a non-profit entity in the City of Rushville that wholeheartedly believes in the City of Rushville's application for an EPA Brownfields Assessment Grant. We maintain the city's historical integrity during new development, as well as preserving our older development, and we commit to aiding in the brownfields initiative.

We will work with Rushville to develop a list of historical buildings that can be revitalized and taken from brownfield status to being an integral part of the community. We will also be available to offer our expertise on historic issues that arise with the sites and we will provide a platform for discussing brownfield properties at our regularly scheduled meetings. Our followers on Facebook are very serious about preserving our historical buildings. We will keep our followers informed, on our Facebook page, of the progress being made during the brownfield redevelopment involving historical buildings, posting pictures of the work being done.

The Rush County Historical Society was organized in 1922 and we took on the task of collecting, researching, preserving, and interpreting historical information and artifacts of Rushville and Rush County, Indiana. We want to promote historic preservation and foster the revitalization of Rushville's historic neighborhoods, including our lovely downtown. We want to see the abandoned historic buildings in Rushville revitalized, instead of tearing them down or leaving them vacant. Our interest lies in putting these buildings to their best use.

We look forward to working with the brownfields team on this initiative.

Sincerely,

John Wilson
President

Rushville Rotary Club
Rushville, IN

December 8, 2014

Mayor Michael C. Pavey
City of Rushville, Indiana
133 W. First Street
Rushville, IN 43173

Dear Mayor Pavey,

The Rushville Rotary Club wants to offer its problem-solving and visioning services to the City of Rushville in their plans to conduct assessments and redevelopment associated with brownfields located in our community.

Our members meet to discuss Rushville, Rush County and its communities' needs and come up with creative ways to meet those needs. We commit to working with the Brownfield team identifying brownfields in Rushville and assist with ideas on redevelopment and creating business plans for these brownfields utilizing the business knowledge of our local members.

Paul P. Harris had a vision and in 1905, the Rotary Club of Chicago was formed. This Club was a place where professionals of all backgrounds could meet, exchange ideas, and form lifelong friendships. Our Club members have a wealth of experience and can bring many ideas to the table to help solve local problems.

As members of the Rushville Rotary Club, we support the City of Rushville in their application for an EPA Community-wide Assessment Grant.

Sincerely,

President

girl scouts
of central indiana

December 8, 2014

Mayor Michael P. Pavey
City of Rushville
133 W. First Street
Rushville, IN 46173

Dear Mayor Pavey,

Girl Scouts of Central Indiana
2611 Waterfront Pkwy E Dr Ste 100
Indianapolis, IN 46214
317.924.6800/877.474.2248
girlscoutsindiana.org

Girl Scouts of Central Indiana and Crossroads of America Council, Boy Scouts of America are pleased to partner with the City of Rushville. Girl Scouts and Boy Scouts provide experiences that will help our youth gain life-long skills and prepare them to be leaders in our communities. Environmental stewardship is an important part of what we want central Indiana youth to learn, and the Brownfield initiative is an excellent way for them to get involved in a project that is good for the environment and for Rushville. The service project we have outlined will include the following and will allow participants to earn badges and/or awards for their efforts:

1. Develop an inventory of Brownfields in Rushville,
2. Identify Brownfield sites on a map to create a "Brownfield's Map" of Rushville
3. Present the inventory and map to the mayor of Rushville.

The Brownfield Team will be able to use the inventory and map we create to identify and prioritize sites for assessment and redevelopment. We hope to continue to do more service projects in the future, such as entering site data into the Technical Assistance to Brownfields Inventory Tool database to further our assistance to Rushville. Using our Facebook page, we can not only educate our followers and Girl Scouts of the benefits of brownfield redevelopment, but we will also post updates on the progress redevelopment of Rushville's brownfields.

Girl Scout Law includes a pledge to use resources wisely and make the world a better place. This initiative promotes our goals and values, and we are excited to be a part of it.

Best Regards,

Deborah Hearn Smith
Chief Executive Officer

United Way

An equal opportunity employer.

Girl Scouting builds girls of courage, confidence, and character, who make the world a better place.

WorkOne
Eastern Indiana

Corporate Office
122 E. Main Street
Muncie, IN 47305
Phone: (765) 282-6400 • Fax: (765) 282-6411
www.work-one.org

December 8, 2014

Mayor Michael C. Pavey
City of Rushville, Indiana
133 W. First Street
Rushville, IN 46176

Dear Mayor Pavey,
WorkOne-Rush County would be pleased to serve as a partner to the City Of Rushville to facilitate job training and job placement tied to the redevelopment of brownfields in our community.

We can also provide support by reaching out to our community members through our website or through newsletters. Our Facebook page keeps our followers informed of work partnerships and job and resource fairs. We will get the word out to our followers of employment opportunities and training available due to the redevelopment of brownfields. We want to be part of the efforts for brownfield assessment and cleanups through the Brownfields Assessment Grant from the US EPA.

WorkOne has numerous partners in the county that work with individuals seeking employment and with businesses seeking employees. Our career centers' staff helps direct job seekers and businesses to the right resources, making the process of seeking a job or finding new employees seem less daunting. We help those seeking employment develop a job plan to ensure their continued success. For businesses seeking employees, WorkOne offers cost-effective and convenient access to thousands of job seekers.

Sincerely,

Mellisa Leaming
Chief Operations Officer

**INTERLOCAL COMMUNITY ACTION PROGRAM, INC.**
615 W. S.R. 38 • P.O. Box 449 • New Castle, IN 47362 • Phone (765) 529-4403 • Fax (765) 593-2510

*Serving Delaware, Hancock, Henry and Rush Counties*

December 13, 2014

Mayor Michael P. Pavey
City of Rushville
133 W. First Street
Rushville, IN 46173

Dear Mayor Pavey,

Interlocal Community Action Program (ICAP) wishes to express its support and partnership with the City of Rushville in its application for the US EPA Brownfields Assessment Grant.

ICAP is a non-for-profit human services agency working with a variety of programs that assist residents in Hancock, Henry and Rush Counties. The members of the community that we serve must meet certain income guidelines. Due to this requirement, many of our members may live in the very neighborhoods or parts of town that are plagued by brownfields and, thus, suffer the possible health, economic and environmental issues that can be associated with brownfields.

We commit to educating the many services we work with and our members about the brownfield redevelopment program and the many benefits our community will experience once this initiative begins. We will post a brownfield fact sheet, along with redevelopment updates, in our Center and provide those updates to the local services we work with so that they may also post them.

ICAP looks forward to Rushville being awarded the EPA Brownfields Assessment Grant so that we may begin the work of redeveloping our brownfields and improving the lives of our residents.

Sincerely,

Kevin P. Polivick

Kevin P. Polivick
Executive Director

DELAWARE COUNTY • 407 West Main Street • P.O. Box 1794 • Muncie, IN 47308 • Phone (765) 288-8732
HANCOCK COUNTY • 141 Green Meadows Dr. Suite 4 • Greenfield, IN 46140 • Phone (317) 462-2557
RUSH COUNTY • 525 East 7th Street • Rushville, IN 46173 • Phone (767) 932-2863

**RUSH COUNTY SENIOR CITIZENS SERVICES, INC.**
**AND**
**"RIDE RUSH"**
504 WEST THIRD STREET
RUSHVILLE, INDIANA 46173
(765) 932-2935 wanda@rcscsi.org FAX (765) 932-2936

December 13, 2014

Mayor Michael C. Pavey
City of Rushville, Indiana
133 W. First Street
Rushville, IN 46173

Dear Mayor Pavey,

The Senior Citizens Center could not be more pleased to support the City of Rushville in their application for an USEPA Community-wide Brownfields Assessment Grant.

Some of the residents that utilize our Center have raised their families and lived in the same neighborhood for many years. They know what their neighborhood used to be like and, unfortunately, some have seen their neighborhoods decline over the years due to high unemployment and increased poverty. This decline may have led to small businesses or residents moving out and abandoning their buildings or homes.

We commit to promoting the brownfield initiative to our members, stressing the benefits of brownfield redevelopment in their neighborhoods. We will post updates on the progress the Brownfields Team is making, as they are made available, in our Center and commit to passing on to the Team any input we receive from our members about brownfields in their neighborhoods.

We are excited about working with the Brownfields Team once the City of Rushville is awarded the Assessment Grant and look forward to witnessing the progress that will be made in our neighborhoods.

Sincerely,

Wanda Henderson

Wanda Henderson,
Executive Director

# Attachment E
## Documentation of Leveraged Funds and Resources

**Mike Pavey**, Mayor
765-932-3735
**Ann Copley**, Clerk-Treasurer
765-932-2672

City of Rushville Indiana

December 18, 2014

To Whom It May Concern:

The City of Rushville Indiana is applying for an Environmental Protection Agency (EPA) Brownfield Assessment Grant from the Environmental Protection Agency Brownfield Grants Program.

The purpose of this grant application is to provide funds to inventory, characterize, assess and conduct planning and community involvement related to brownfield sites.

This letter certifies that the City of Rushville, Indiana has sufficient funds to meet the local match commitment of $2,000.00 a year for 3 years.

Sincerely,

Michael P. Pavey, Mayor
City of Rushville

Ann L. Copley, Clerk-Treasurer
City of Rushville

MPP-ALC/cs

133 West First Street • Rushville, IN 46173
Fax 765-932-4355 • mayor@cityofrushville.in.gov • www.cityofrushville.in.gov

**From:** State of Indiana [mailto:indiana@subscriptions.in.gov]
**Sent:** Thursday, October 23, 2014 4:26 PM
**To:** Star Press News
**Subject:** Release: Lt. Governor Sue Ellspermann Announces Blight Elimination Program Awards


**OFFICE OF THE LT. GOVERNOR**

**STATEHOUSE**

**INDIANAPOLIS, INDIANA 46204-2797**

**Sue Ellspermann**

**LT. GOVERNOR**


**For Immediate Release**

October 23, 2014

# Lt. Governor Sue Ellspermann Announces

# Blight Elimination Program Awards

*Applicants in 23 counties to share more than*

*$12 million to address blighted homes*

Indianapolis – Lt. Governor Sue Ellspermann today announced two rounds of awards from Indiana's Hardest Hit Fund Blight Elimination Program (BEP). The 23 successful Indiana applicants from Divisions Five and Six received a combined total of nearly $12 million to help prevent avoidable foreclosures by eliminating blighted and abandoned homes in those communities through the BEP.

The 18 successful Division Five applicants receiving awards totaling $8.2 million include:

Cass County:

- The City of Logansport - $925,000
- The Town of Walton - $25,000

Clay County:

- The City of Brazil - $215,000

Daviess County:

- The City of Washington - $459,000

DeKalb County:

- The City of Auburn - $100,000
- The City of Garrett - $75,000
- The Town of Waterloo - $236,000

Henry County:

- The City of New Castle - $700,000

Jackson County:

- The City of Seymour - $72,000

Knox County:

- The City of Bicknell - $415,000
- The City of Vincennes - $390,000

Miami County:

- The City of Peru - $813,000

Shelby County:

- The City of Shelbyville - $304,000

Greene County - $945,000

Gibson County - $1,440,000

Posey County - $617,000

Noble County/The City of Kendallville - $487,000

**The 11 successful Division Six applicants receiving awards totaling $3.7 million include**:

**Blackford County:**

- **City of Dunkirk (Jay/Blackford) - $176,000**

- **City of Hartford City - $507,000**
- **City of Montpelier - $61,000**

Carroll County:

- City of Delphi - $68,000

Fayette County:

- City of Connersville - $125,000

Ohio County:

- City of Rising Sun - $161,000

Rush County:

- City of Rushville - $230,000

Spencer County:

- Town of Richland City - $144,000

Starke County:

- City of Knox - $187,000

Pulaski County - $147,000

Sullivan County - $1,914,000

"The cities and towns receiving nearly $12 million in BEP funds for Divisions Five and Six will be able to demolish over 550 blighted properties, which will stabilize property values and help prevent foreclosures for neighboring homeowners," said Lt. Governor Ellspermann. "The recipients, with the help of their program partners, will be able to provide much needed revitalization in their communities."

These local governments and their non-profit partners are the successful applicants in the fifth and sixth rounds of the BEP. The BEP provides an opportunity for local units of government in all 92 Indiana counties to compete for a total of $75 million available for blight elimination funding to prevent avoidable foreclosures through the removal of blighted, vacant and abandoned homes.

"Cities across Indiana have been struggling with the damaging effects caused by vacant and blighted properties and will soon see the benefits of these federal funds," said Sarah Bloom Raskin, Treasury Deputy Secretary. "Removing blighted properties is important in the fight to

reduce foreclosures and we look forward to continuing our partnership with the State of Indiana to help stabilize hardest hit communities."

The BEP funds are drawn from the $221.7 million in Hardest Hit Funds allocated to Indiana. In February 2014, the U.S. Department of the Treasury approved the use of $75 million of Indiana's Hardest Hit Funds by the Indiana Housing and Community Development Authority (IHCDA) for successful BEP applicants. The partnership between IHCDA and Treasury allows for funding to eliminate blighted properties and offers a variety of end uses for the newly cleared parcels, such as green space or redevelopment.

"We're excited about with the neighborhood-enhancing projects scheduled to take place around the state," said Mark Neyland, IHCDA Director of Asset Preservation, who manages Indiana's Hardest Hit Fund Program. "This program will assist scores of Indiana communities in their efforts to prevent avoidable foreclosures and keep property values stable for many years to come."

The State of Indiana is divided into six funding divisions. The first round application deadlines have closed for all six divisions. Second rounds are currently open in Divisions Three through Six. Lt. Governor Ellspermann previously announced awards for successful applicants in Division One on May 22, 2014, Division Two applicants on June 26, Division Three applicants on July 24 and Division Four on August 28.

IHCDA estimates that approximately 4,000 blighted and/or abandoned homes in Indiana will be eliminated through the Blight Elimination Program. Visit www.877GetHope.org/blight to learn more.

**Background**

Blighted, vacant and abandoned homes are a serious issue for Hoosier homeowners, neighborhoods and communities because Indiana has the highest percentage of abandoned foreclosed homes in the country. RealtyTrac and 24/7 Wall Street have reported that roughly 30 percent of Indiana's foreclosed homes are abandoned. Many of these properties fall quickly into a state of blight and attract undesirable or unlawful activity, which can negatively impact Indiana homeowners and neighborhoods by reducing property values and draining local government resources. Many Indiana communities simply lack the resources necessary to combat this problem alone.

The U.S. Department of the Treasury established the Housing Finance Agency Innovation Fund for the Hardest-Hit Markets (Hardest Hit Fund) to provide financial assistance to families in the states most impacted by the downturn of the housing market. The U.S. Department of the Treasury designed the overall program to give each participating state the flexibility to tailor its program to the unique factors contributing to its state's foreclosure problems. Eighteen states and the District of Columbia administer Hardest Hit Fund assistance to qualified homeowners struggling to make their mortgage payments.

IHCDA's announcement that it was exploring the use of Hardest Hit Funds to eliminate blighted and abandoned properties has not detracted from the mission of helping struggling homeowners avoid foreclosure. The Blight Elimination Program is simply one more instrument in the foreclosure prevention tool kit. As of September 30, 2014, over 4,000 homeowners in 91 counties have received more than $50 million in Hardest Hit Fund mortgage payment assistance. Mortgage payment assistance programs are expected to continue through December 31, 2017. For more information on Indiana's Hardest Hit Fund, visit www.877GetHope.org.

####

*The Indiana Housing and Community Development Authority (IHCDA), chaired by Lt. Governor Ellspermann, provides housing opportunities, promotes self-sufficiency and strengthens communities in order to build an Indiana with a sustainable quality of life for all Hoosiers in the community of their choice. For more information, visit www.ihcda.in.gov or www.in.gov/myihcda.*

*The Lieutenant Governor manages the following agencies of State government: Office of Defense Development, Office of Community and Rural Affairs, Indiana State Department of Agriculture, Office of Tourism Development, Office of Small Business and Entrepreneurship and the Indiana Housing and Community Development Authority. For updates from Lt. Governor Ellspermann and the agencies she oversees, please sign up at www.lg.in.gov*

**Media Contact**:
Amber Kent

IHCDA Public Information Officer
akent1@ihcda.in.gov
(317) 232-7781

---

Mayor Mike Pavey
City of Rushville
133 West First Street
Rushville, IN 46173

RE: US EPA Community-Wide Brownfields Assessment Grant

Dear Mayor,

Southern Indiana Housing and Community Development Corporation (SIHCDC) is a non-for profit (501c3) community development organization designed to improve the housing and to assist in the development of employment opportunities for persons of low to moderate income in Bartholomew, Decatur, Dearborn, Jackson, Jennings, Lawrence, Ripley, Rush, Scott and Washington counties.

SIHCDC fully supports the City of Rushville's application for a USEPA Community-Wide Brownfields Assessment Grant. As a developer of Affordable Housing in Rushville and a partner to the City, we understand that the coordination of housing and brownfields redevelopment efforts can be particularly strategic for local government in meeting housing needs, preserving historic structures, revitalizing downtown districts and neighborhoods.

SIHCDC has identified a brownfields project in the City and we would like to partner with the City for future assessment work as we plan to redevelop the site into an affordable housing property known as Campaign Quarters. The site, known as the Durbin Hotel, is listed on the National Register of Historic Places, not for its architectural design like so many other buildings in Indiana, but for the significant role it played as a social and political center of community life. The Durbin Hotel is now endangered; it is in blighted condition and without redevelopment is at risk of being lost.

**Contingent upon being awarded tax credits, the SIHCDC will leverage $8.1 Million dollars towards the redevelopment of the Durbin which has been identified by the City as a brownfields site.** We will partner with the City to provide Phase I/Phase II studies and cleanup plans using EPA Brownfields Grant funds. "Campaign Quarters", will be a Gold LEED certified affordable housing project. The development will include one- and two-bedroom units for senior citizens age 62 and older. Campaign Quarters will address Rushville's need to increase its supply of affordable senior rental housing. Further, the renovation of blighted structures will have a transformative impact on Downtown Rushville.

If you have any questions, or if you would like to discuss this further, please do not hesitate to contact me at (812) 376-9949.

Sincerely,

Eric A. Frey, II, Executive Director
Southern Indiana Housing and Community Development Corporation

# RUSH COUNTY HEALTH DEPARTMENT

COURT HOUSE, ROOM 5 RUSHVILLE INDIANA 46173-1854

TELEPHONE (765) 932-3103
FAX (765) 938-2604

Dorothy C. Boersma, M.D.
HEALTH OFFICER

Dr. Fred Philips,
HEALTH BOARD CHAIRPERSON

December 17, 2014

Mayor Mike Pavey
City of Rushville

Dear Mayor Pavey:

The Rush County Health Department (RCHD) is pleased to offer its assistance to the City of Rushville in their US EPA Brownfields Assessment Grant initiative.

RCHD will provide public health data and related public health research as needed to the City of Rushville during the term of the grant. In addition, if any health-related issues arise from the environmental assessments, RCHD can assist the City in providing information to Rush County Citizens to keep them informed, including the use of social media.

RCHD is dedicated to the health of the residents of Rush County. We are proud to support the City's initiative to address brownfield properties. The goals of RCHD and the City are the same: to improve the environmental health of our residents and reduce health risks to the public from brownfield properties.

RCHD strongly supports the City of Rushville's application for an EPA Assessment Grant.

Sincerely,

Dorothy C. Boersma MD

Dorothy C. Boersma, MD, MPH

# Attachment F

## Justification for Waiver of $200,000 limit for Site Specific Assessment

**NOT APPLICABLE TO THIS SUBMITTAL**

# Attachment G
## Property Specific Determination Request

**NOT APPLICABLE TO THIS SUBMITTAL**

# Attachment H
## Letters of Commitment from Coalition Members

**NOT APPLICABLE TO THIS SUBMITTAL**

# Attachment I
## Petroleum Eligibility Determination

**NOT APPLICABLE TO THIS SUBMITTAL**

# Proposal for EPA FY2015 Brownfields Assessment Grant

**City of Rushville**
**Rushville, Indiana**

City of Rushville
Indiana