



Application Information Sheet

January 28, 2026

(1) Applicant Identification

River Hills Economic Development District and Regional Planning Commission
300 Spring Street, Suite 2A
Jeffersonville, IN 47130

(2) Website URL

<https://riverhills.cc>

(3) Funding Requested

a. Assessment Grant Type: Community-Wide
b. Federal Funds Requested: \$500,000

(4) Location

a) *Cities/Towns:*

- Clark County: Bordon, Charlestown, Clarksville, Jeffersonville, Sellersburg, Utica
- Floyd County: New Albany, Georgetown, Greenville
- Harrison County: Corydon, Crandall, Laconia, Lanesville, Mauckport, Milltown, New Amsterdam, New Middletown, Palmyra, Elizabeth
- Scott County: Scottsburg, Austin
- Washington County: Salem, Campbellsburg, Little York, Livonia, New Pekin, Saltillo

b) *Counties:* Clark, Floyd, Harrison, Scott, and Washington Counties

c) *State:* Indiana

(5) Target Area(s) and Priority Site Information

Target Areas:

- Charlestown, New Albany, Scottsburg

Priority Sites:

- Charlestown: Public Works Facility, 300 Charlestown Landing Road
- New Albany: Former Dock Seafood, 1125 State Street
- Scottsburg: The Corn Factory, N. Bond Street between South Lake Shore Dr. & Thomas St

Map: See attached.

(6) Contacts

a. Project Director

Apoorva Wright,
Community Development and Infrastructure Specialist
300 Spring Street, Suite 2A
Jeffersonville, IN 47130
(812) 697.9134
awright@riverhills.cc

b. Chief Executive/Highest Ranking Elected Official

Lisa Long
Executive Director
300 Spring Street, Suite 2A
Jeffersonville, IN 47130
(812) 736-0248
llong@riverhills.cc

(7) Population

Charlestown: 7,775
New Albany: 37,841
Scottsburg: 7,373
(US Census 2020)

(8) Other Factors

See below

Other Factors	Page #
Community population is 15,000 or less.	1, 5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	NA
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	NA
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities as described in Section 3.A.(2), for priority sites within the target areas.	9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	1



**(9) Letter from the State
Environmental Authority**

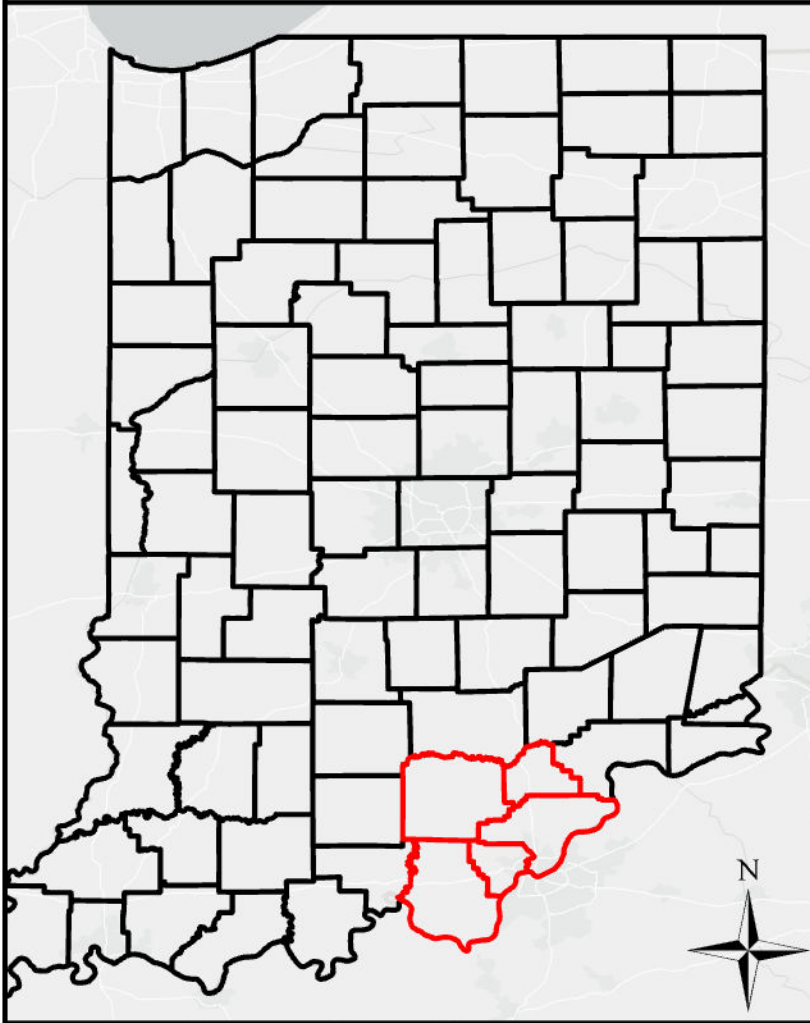
A letter of acknowledgement from the Indiana Department of Environmental Management is attached.

**(10) Releasing Copies of
Applications**

Not Applicable

Grant Implementation Area

Clark County, Harrison County, Floyd County, Scott County, Washington County, Indiana



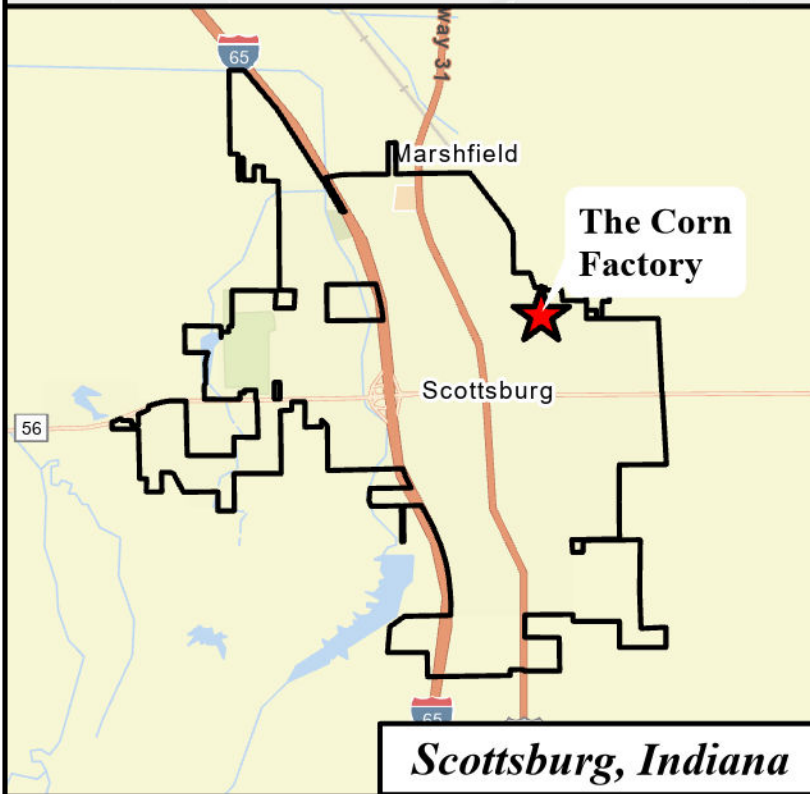
Legend

★ Priority Site

□ Target Area



New Albany, Indiana



Scottsburg, Indiana



Charlestown, Indiana



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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(800) 451-6027 • (317) 232-8603 • Fax (317) 233-6647 • www.idem.IN.gov

Mike Braun
Governor

Clint Woods
Commissioner

January 13, 2026

Ms. Apoorva Wright
Community Development and Infrastructure Specialist
River Hills Economic Development District and Regional Planning Commission
300 Spring Street, Suite 2A
Jeffersonville, Indiana 47130

Re: IDEM Acknowledgement Letter
U.S. E.P.A. Brownfields Grant Proposal
Community Wide Assessment Grant
River Hills Economic Development District
and Regional Planning Commission
Clark, Floyd, Harrison, Scott, and
Washington Counties

Dear Ms. Wright:

This letter is provided in support of the River Hills Economic Development District and Regional Planning Commission (River Hills) 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 River Hills is requesting \$500,000 for hazardous substances and/or petroleum assessment.

IDEM understands that River Hills has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered through the Indiana Brownfields Program (Program) and that River Hills, based on the information it has provided with its request, believes it has the capability to perform the proposed grant-funded activities. The requested community wide assessment grant funding will help River Hills with community outreach, evaluating and prioritization of site inventory, conducting Phase I and Phase II Environmental Site Assessments, and developing site specific cleanup and reuse plans.

River Hills has identified Scottsburg, Charlestown, and New Albany as target areas. Priority sites include an old corn factory in Scott County, Charlestown Public Works Facility and Old Dock Seafood in New Albany. The focus of the initiative is to identify and assess potentially contaminated properties within the River Hill's Counties with the greatest potential for housing development and job creation. Several factories and power plants have closed in recent years contributing to job loss and creating large vacant brownfields sites that loom over the communities.

Visit on.IN.gov/survey or scan the QR code to provide feedback.

We appreciate your input!



River Hills has not yet selected specific sites to benefit from U.S. EPA brownfield grant funding. If River Hills is awarded the requested grant funding, the Program will work with U.S. EPA and River Hills to determine site eligibility once specific sites are identified.

IDEM has worked with River Hills on several projects. IDEM recognizes that River Hills is committed to working with the Program and/or the IDEM Voluntary Remediation Program for technical oversight of grant-funded site activities as applicable during the grant project period. The Program and IDEM are committed to continuing to support brownfield redevelopment within River Hill's Counties by providing technical and other assistance through the Program.

IDEM considers River Hills an excellent candidate to receive U.S. EPA assessment grant funding to continue its brownfields redevelopment efforts, which support Indiana's brownfields initiative. IDEM looks forward to continuing its partnership with River Hills and its constituent communities. For further assistance, please contact John Morris of the Indiana Brownfields Program directly at (317) 234-0235 and at jmorris@ifa.in.gov.

Sincerely,


Mitchell Smith
Technical Staff Coordinator
Indiana Brownfields Program

MS/JTM

cc: *(via electronic transmission)*

Kelly Schmitt, Atlas Technical Consultants
John Morris, Indiana Brownfields Program

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges & Description of Target Area

River Hills Economic Development District and Regional Planning Commission (RHEDD) is applying for a \$500,000 EPA Brownfield Community-Wide Assessment grant to assess sites within its 1,721-square-mile, five-county region (geographic area) of Clark, Harrison, Floyd, Scott, and Washington counties. Our area includes 27 other local governments and a total population of 293,797. Our community populations range from 12 in New Amsterdam to 49,447 in Jeffersonville. Forty-nine communities (26 incorporated and 23 unincorporated) in our district have **populations under 15,000**¹. We are situated in southern Indiana, across the Ohio River from Louisville, and much of the district is part of the Louisville Metropolitan Statistical Area, while Scott and Washington counties are more rural. Our rich economic history is based on the transportation route of the Ohio River. Three of our five counties border the river and were once lined with manufacturing facilities: the former Indiana Army Ammunition Plant (the largest gunpowder and ordnance facility of its type in the US), coal-fired power plants, metals recycling facilities, landfills, processing plants, trucking and transportation facilities, rail yards, and salvage yards. Our inland communities were also home to manufacturing facilities and businesses that supported our river commerce industries. These inland sites are now brownfields and are hindering infill development due to the increased redevelopment costs associated with potential contamination. Since 2017, two new bridges opened over the Ohio River, creating a more accessible commute between Louisville and Southern Indiana. Since then, we have seen a steady influx of Kentuckians to our district. In 2022, nearly 13,000 Kentuckians moved to Indiana². Investment in brownfield redevelopment will allow for smart, targeted growth in our communities. This project will enable us to create public spaces and pocket parks within our mixed-use developments and boost economic growth by redeveloping sites to increase property values and expand the local tax base.

Our target areas for this grant application are the cities of **New Albany, Charlestown, and Scottsburg**. Once a hub for manufacturing, New Albany, in Floyd County, founded in 1813, is pocketed with past and current industry on the Ohio River, including dumps, auto salvage businesses, a former tannery, pallet factories, machine shops, recycling facilities, bulk petroleum facilities, and the closed Duke Energy Coal Plant (closed in 2021)³. One challenge is that these sites are located within residential areas, posing significant risks to nearby communities. RHEDD utilized its FY16 and FY20 EPA brownfield assessment grants to evaluate sites in New Albany, which the city later acquired and transformed into a riverfront greenway. Building on that success, the city now aims to expand redevelopment efforts further inland.

Charlestown, in Clark County, is home to the former Indiana Army Ammunition Plant, which operated until 1972 and included over 1,700 buildings, 84 miles of railroad track, and 190 miles of road. The River Ridge Commerce Center and Charlestown State Park were created, covering most of the former plant property as it is not suitable for residential uses. The remaining property was transferred to the local government and private owners, but they now bear the burden of assessment and possible cleanup.

Scottsburg, in Scott County, began as a rail town; the depot was built in 1872 and served both passengers and freight until the early 1950s. Scottsburg is bounded to the east and west by large swaths of floodplains, so redeveloping existing property in the city is vital for growth. However, brownfields hinder that due to potential contamination from building materials, dry cleaners, and old manufacturing facilities.

b. Description of the Priority Brownfield Site(s)

With our heavy industrial past, there are likely thousands of brownfield sites in our five-county area. Known brownfield sites range from small dry cleaners to expansive former manufacturing plants and multi-acre auto salvage yards, with contamination issues spanning from asbestos in structures to heavy metal pollutants in the soil. The Indiana Department of Environmental Management (IDEM) reports 4 brownfields sites, seven dry cleaner sites, two state cleanup sites, one voluntary cleanup site, and 16 leaking underground storage tank sites in the city with a population of just 7,345.

¹ US Census Bureau. 2020 Decennial Census

² <https://www.whas11.com/article/news/local/kentucky-indiana-census-migration-data-2022-reidents-moving-where/417-1eeba3a2-567b-48a0-a7c5-91e93a918acf>

³ Plant closed in June 2021. <https://www.duke-energy.com/Our%20Company/About%20Us/Power%20Plants/Gallagher%20Station>

Target Area	Number of Sites					Environmental Concerns
	Documented Brownfields	Toxic Release Inventory	RCRA regulated	Dry Cleaner Sites	Leaking UST Sites	
New Albany	19	13	32	93	34	Petroleum products, volatile organic compounds, cyanide, metals, asbestos, lead
Charlestown	6	1	9	13	10	
Scottsburg	4	4	11	8	16	

Size of sites range from small mom-and-pop corner store gas stations to large industrial manufacturing facilities. Data from EPA's EnviroAtlas and Indiana Department of Environmental Management (IDEM)

Our priority sites include a former gas station and restaurant in New Albany, a public works property in Charlestown, and a former canning factory in Scottsburg. The **Old Dock Seafood in New Albany, 1125 State Street**, spans half an acre with a 1,800-square-foot building constructed in 1955. Most recently, the site was home to a seafood restaurant that closed and is moving to a larger location. Due diligence by prospective buyers revealed that the property once operated as a gas station; however, IDEM has no record of the site. This also means there are no records of any underground storage tanks (UST) being removed. A new potential purchaser would like to buy the property and turn it into an independent drive-through coffee business but is concerned about potential liability and contamination. The site is located in an area with a mix of residential and commercial properties, with scattered blighted sections along State Street. This site is a high priority for assessment because it sits directly across from New Albany High School, along a major corridor to downtown, and offers strong economic redevelopment potential. Currently, the property generates no sales tax revenue for the city, and its value has declined by 1.5% annually since 2022. Potential contaminants include asbestos, lead, and petroleum products.

The **Public Works Facility in Charlestown, 300 Charlestown Landing Road**, has been selected as a priority site for brownfield assessment due to its significant potential for community revitalization and environmental improvement. This 115-acre site lies at the north end of the former Indiana Army Ammunition Plant. While cleanup to eliminate explosion hazards has been completed, remaining environmental concerns include asbestos, potential underground storage tanks, and related petroleum contamination. The property currently houses a series of aging Quonset huts that once stored munitions and are currently used for storage by the Public Works Department. They are slated for demolition as part of the broader Charlestown Landing Development. This development will create a new bicycle and pedestrian-friendly entrance to Charlestown State Park, enhancing both community access and tourism potential for the region. Additionally, the city recently received a donation of adjacent acreage, which also requires assessment due to its past use as an ash pond for the power plant, presenting potential environmental concerns that must be addressed to ensure safe redevelopment. There is no tax generation at this property. As part of the larger development, the 4-H Fairground will be moved to this location, opening up other property that will generate tax income.

“The Corn Factory,” at N. Bond Street between South Lake Shore Dr. & Thomas St., as locals call it, in **Scottsburg**, was originally the Austin Canning Company and produced canned corn, pumpkin, tomatoes, peas, hominy, and kraut. The factory grew during World War I when canned food was in high demand but closed in the early 1980s due to the high costs of manufacturing and declining sales. The factory became an abandoned site, with decaying machinery and structures overgrown by vegetation. In addition, a fire destroyed much of the building. In 2014, the city acquired the property, and today the 8-acre property remains vacant. It has become an attractant to both homeless and youth and is painted in graffiti. Potential contaminants may include asbestos, petroleum products, and solvents. This site is a particular priority as it is not generating any tax revenue, and part of the property is **adjacent to Lake Iola** (only separated by Bond St.)⁴, part of a city park, with a mobile home park that lies directly to the east. The Corn Factory property hinders easy access to the park for the residents of the mobile home park.

c. Identifying Additional Sites

We have initiated an inventory of potential sites in the target communities and will identify additional sites through community and stakeholder outreach. These sites include the previously mentioned ash pond in Charlestown and a former golf course, junk yard, and trucking facilities in New Albany. In the geographic area we have identified vacant retail properties in Austin, and the former ‘historic station’ building in Greenville, to name a few. Outreach will include engagement with local government officials, residents, property owners, redevelopment commissions, the entities listed in Section 2.b., and other key stakeholders. The steering committee will finalize site prioritization criteria, considering factors such as redevelopment potential, property owner interest, proximity to sensitive populations, job creation and economic revitalization opportunities, and available

⁴ Scott County GIS

infrastructure to support redevelopment. Additionally, sites with a known history of contamination or those that present immediate health and safety risks to the community may be given higher priority. This approach will help ensure that resources are allocated effectively and sites chosen for assessment will yield the greatest benefit.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

RHEDD, as a regional economic development organization, places a strong emphasis on strategic planning, demonstrated through its brownfield assessment activities and the careful selection of priority sites. In New Albany, the draft New Albany Comprehensive Plan presented to the Plan Commission in September 2025 identified State Street for redevelopment due to its significance in downtown connectivity. The plan includes goals to encourage redevelopment of previously developed and/or blighted areas and specifically identifies a land use goal to reclaim brownfield areas through assessment and mitigation. The site offers an ideal location for a drive-through coffee shop, positioned on a main corridor to downtown, directly across from a high school, and within a 2.5-mile stretch that currently has only one other drive-through coffee option between the interstate and downtown.

In Charlestown, the Public Works Facility is part of the greater Charlestown Landing Blight Elimination Project, a current city priority. The proposed project will eliminate the blighted Quonset huts and will allow for the development of improved access to the Charlestown State Park, the potential home for Clark County's 4-H Fairgrounds and the Purdue Extension Office, along with construction of a new public works facility in the character and style that will blend into its surroundings. The state park is adjacent to Charlestown, but access to the park is on a narrow two-lane road, unsafe for pedestrian or bicycle traffic, limiting the use of the park. This project is also identified in RHEDD's 2024 Comprehensive Economic Development Strategy (CEDS) update to clean up hazardous waste associated with the former Indiana Army Ammunition Plant, as well as part of the River Ridge Development Authority TIF District.

In Scottsburg, redevelopment of the Corn Factory is a priority listed by Scott County for the RHEDD 2024 CEDS updates. While assessment is important for this site, reuse planning is just as important. Several concepts have been proposed, but no formal planning has been initiated. A frequently suggested concept is an outdoor amphitheater that aligns with the County's arts and recreation objectives outlined in the Scott County Vision Plan. Reuse planning through this grant will allow for full community engagement and development of a plan to move forward.

e. Outcomes and Benefits of Reuse Strategy

The proposed redevelopment projects at our priority sites showcase transformative reuse strategies with the potential to yield significant outcomes and benefits for the communities in RHEDD's district. The redevelopment of the Old Dock Seafood property in New Albany will create new sales tax revenue for the City. Drive-through coffee stands often serve 300-600+ vehicles per day⁵. With 300 vehicles per day, estimating a \$6 order and Indiana's 7% sales tax, the business would generate around \$46,000 in tax revenue annually. In addition, the property value, and consequently, property tax revenue for the County, will also increase.

In Charlestown, the redevelopment of the public works facility site is key to improving access to Charlestown State Park and creating a safer, more welcoming environment for residents and visitors. By eliminating blighted structures and developing a new public works facility in harmony with the area's aesthetics, the project will enhance the appeal of the park's entrance. Improved access to infrastructure will open the park to a broader range of users, including pedestrians and bicyclists, and facilitate the relocation of the 4-H Fairgrounds and Purdue Extension Office, enriching the area with educational and recreational resources that align with the community's growth goals. As a nonprofit, 4-H does not pay property taxes but currently occupies taxable land. This development will relocate the 4-H Fairgrounds to publicly owned property that already generates no tax revenue, freeing its current 64-acre site for incorporation into the River Ridge Development Authority. This will allow the property to generate property tax income. The property has access to rail and is close to the interstate, making it a prime location for a large commerce facility, similar to the others that are located in River Ridge, such as Amazon, Ryder, Duke Energy, Meta, and other large warehouse and manufacturing facilities. River Ridge serves as a key economic driver for Southern Indiana. Converting the current 4-H Fairgrounds into a commercial site would boost city and county tax revenues while generating both construction and long-term jobs.

⁵ <https://fraserbond.com/blog/article/drive-thru-coffee-retail-property-investment-site-solutions-b10802>

The redevelopment of Scottsburg’s historic Corn Factory site holds promise for bolstering community engagement and cultural enrichment. With the potential vision of an outdoor amphitheater, the project aligns with Scott County’s arts and recreation goals. Through this grant, community engagement will inform the reuse plan, ensuring it resonates with local aspirations. This project will serve as an anchor for the town’s cultural and recreational landscape, providing a venue for events that strengthen community bonds and attract regional visitors, enhancing both the quality of life and economic vitality. This will bring more tourism dollars and tax revenue to the city.

Collectively, the assessment of these priority sites represents more than 123 acres of land poised for redevelopment. Each project will generate new economic opportunities, improve public safety and accessibility, and create spaces that encourage cultural and recreational engagement. By transforming blighted or underutilized properties into vibrant community assets, these initiatives advance RHEDD’s mission of strategic growth and lay the foundation for a sustainable, thriving future for the region.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

RHEDD has a **proven track record of leveraging assessment grant funds**. As an economic development district and regional planning commission, RHEDD is familiar with and has access to funding opportunities for itself and its communities. To leverage assessment funding, a variety of sources will be used to complete brownfield redevelopment. These include EPA grant funding, Indiana Finance Authority (IFA) Brownfields Program funding, IFA Petroleum Orphan Sites Initiative funding, Indiana Office of Community and Rural Affairs (OCRA) for demolition and redevelopment activities, IDEM Excess Liability Trust Fund (ELTF) for petroleum releases, Indiana’s Regional Economic Acceleration and Development Initiative (READI) funding for community development projects, US Economic Development Administration, US Housing and Urban Development Community Development Block Grant funding, Lilly Foundation funding, USDA Community Facilities Direct Loan Program, and TIF funds. We will work with developers on incentive packages, including Redevelopment Tax Credits through Indiana Economic Development Corporation, Low Income Housing Tax Credits, HOME Investment Partnership Program funds, Developer Purchased TIF Bonds, and Economic Development Target Area Tax Abatement.

Priority Site	Additional Funding that has or may be sought
Old Dock Seafood, New Albany	EPA RLF for cleanup, IDEM ELTF (for Registered Tanks) for petroleum release assessment and cleanup, Small Business Administration funding (site reuse), Indiana Brownfields Program Petroleum Orphan Tanks Initiative for petroleum cleanup
Public Works Facility, Charlestown	River Ridge Development Authority (RRDA) has committed to relocate utilities and upgrade the road, totaling up to a \$5 million investment. A \$4 million federal appropriation is waiting to be approved by the Senate and signature by the US President. A READI funding application (through the Indiana Economic Development Corp) will be submitted for Quonset hut demolition, expanding Charlestown Landing Road with bicycle and pedestrian access, and developing state park access. TIF will be used for property in the RRDA.
The Corn Factory, Scottsburg	OCRA for demolition of building remains, EPA cleanup, EPA RLF for cleanup, & Indiana Brownfields Program RLF for cleanup, READI grant funding for reuse
<i>READI = Regional Economic Acceleration and Development Initiative</i>	

g. Use of Existing Infrastructure

Existing infrastructure in the target areas includes electric, natural gas, high-speed internet, and municipal water and sanitary sewer infrastructure. Each of our priority sites has access to these services. In Charlestown, The River Ridge Development Authority has completed the topographic survey, and design work has started for the road upgrades and utility relocations for the Charlestown Landing brownfield project. Construction for the utility relocations will begin in the second half of 2026, and road upgrades will begin in early 2027 with a total cost estimate of over \$5.5 million. If additional infrastructure is needed, the communities may access state revolving funds for water and sewer upgrades. For electrical upgrades, RHEDD will work with communities and developers to access energy efficiency incentives to offset costs. Through the state of Indiana and local utilities, there are tax exemptions, tax credits, rebates, and net metering as options.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

RHEDD and its communities lack alternative funding sources for brownfield assessment, cleanup, or reuse activities due to small population and low income. Two of three target areas have populations under 15,000, and the majority (89%) of our communities have populations below 10,000, with 78% under 5,000. These communities, particularly those in our target areas, face lower income levels and higher poverty rates compared to national, state, and county averages. Scottsburg, for example, has a poverty rate and youth poverty rate more than double Indiana's and a median income approximately half the state's. Southern Indiana has been hit hard with the closure of the Duke Power Plant in New Albany (2022) and Tyson Chicken Processing Plant in Corydon (Harrison County, 2023), resulting in the loss of over 500 jobs. RHEDD itself also lacks funding for brownfields, with an annual budget of \$92,000 from member communities, \$70,000 from the US Economic Development Administration (EDA), and remaining operational funds sourced from grants.

	New Albany	Charlestown	Scottsburg	Floyd County	Harrison County	Clark County	Washington County	Scott County	Indiana	United States
Population ⁶	37,841	7,775	7,345	80,484	39,654	121,093	28,182	24,384	6,785,528	331,449,281
Median Household Income ⁷	\$53,982	\$66,285	\$34,774	\$80,023	\$71,302	\$71,711	\$60,695	\$49,343	\$69,477	\$77,419

b. Health or Welfare of Sensitive Populations

Youth under 18, those 65 years and older, and individuals living below the poverty level are the sensitive populations in our target areas, with youth poverty rates in New Albany and Scottsburg more than twice the state average. In Scottsburg, over 25% of residents live below the poverty line. In all of the target areas, a disproportionate number of youth live in poverty (New Albany: 32.5%, Charlestown: 21.5%, Scottsburg: 36.6%) compared to the state (16.1%) or nation (16.8%). These communities also experience poorer mental and physical health days than state and national averages; Scott County ranks worst in Indiana for health outcomes⁸. CDC PLACES reports that depression rates far exceed the national average of 22.9%, reaching 28.5% in Scottsburg, 27.0% in Charlestown, and 26.8% in New Albany. CDC research shows that neglected neighborhood conditions, such as low aesthetic quality, lack of safety, and limited recreational access, are strongly linked to higher depression rates⁹. Redevelopment of priority sites, including the Charlestown Public Works facility and the Corn Factory in Scottsburg, will create safe, accessible outdoor spaces and improve connectivity to parks and trails. The Charlestown Landing project will enhance pedestrian and bicycle access to Charlestown State Park and add ADA-compliant crossings and sidewalks. Similarly, reuse planning for the Corn Factory will incorporate the needs of nearby residents, including those in the adjacent mobile home park, by improving access to public spaces and the lake. Redevelopment of the Old Dock Seafood property will provide a much-needed local amenity in an underserved area, benefiting our most sensitive.

	New Albany	Charlestown	Scottsburg	Indiana	US
Living below the poverty level	17.7%	14.5%	25.7%	12.3%	12.5%
Persons under 18 years	20.5%	25.9%	22.3%	21.7%	22.1%
Under 18 below the poverty level	32.5%	21.5%	36.6%	16.1%	16.7%
65 years and older	18%	11.3%	19.1%	16.4%	16.8%

US Census 2023 ACS 5-year Estimates

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Due to the small population of the target areas, only county-level data are available to assess disease prevalence and adverse health conditions. According to the CDC PLACES database, Clark, Floyd, and Scott counties demonstrate higher rates of chronic illness compared to national averages. Asthma prevalence (age-adjusted) is 11.4%, 11.4%, and 11.7%, respectively, exceeding the U.S. rate of 9.8%. Cancer prevalence is just as concerning at 8.4% 9.0% and 8.7%, respectively, versus 7.9% nationally, underscoring a disproportionate cancer burden in our community. And in Scott County, the lung cancer rate is 92.2/100,000 compared to 69.2 in Indiana and 56.3 in the US¹⁰. Environmental factors may contribute to these elevated rates. Lead was used in gasoline until the 1970s (possible at the Old Dock Seafood and Public Works Facility), and the EPA has classified lead as a probable human carcinogen. And benzene is still used in gasoline and EPA has classified it as a known carcinogen. Asbestos remains a major contaminant of concern at all three of our priority brownfield sites due to the age and deterioration of structures. When asbestos-containing materials decay or are disturbed, fibers become airborne, creating a serious inhalation hazard. This grant will enable targeted efforts to identify and mitigate these

⁶ US Census Bureau. 2020 Decennial Census

⁷ Median Household Income (MHI) for New Albany, Charlestown, Scottsburg is 2022 ACS 5-year estimates. Other MHI 2023 ACS 1-year estimates.

⁸ countyhealthrankings.org

⁹ Association of the Neighborhood Built Environment With Incident and Prevalent Depression in the Rural South

¹⁰ Indiana Lung Cancer Facts and Figures 2015-2019, indianacancer.org

environmental threats, reducing potential exposure to asbestos, a known carcinogen that also exacerbates respiratory conditions such as asthma. By addressing these hazards, we aim to lower environmental risk factors linked to cancer and respiratory disease, improving long-term health outcomes for target area residents.

d. Economically Impoverished/Disproportionately Impacted Populations

Our target communities face disproportionate impacts from brownfield and legacy contamination, creating ongoing environmental and health risks for residents. In Charlestown, the former Indiana Army Ammunition Plant has left 19,000 acres unusable for residential development for over 40 years, limiting economic opportunity and community growth. Redevelopment of this land is essential to transform a long-standing burden into beneficial uses. Assessing and redeveloping the Charlestown Public Works Facility, located on former Plant property, will identify and reduce a threat associated with the historic Quonset huts. Scottsburg, the most economically distressed area in our region, has the highest overall and youth poverty rates. Here, the abandoned Corn Factory sits adjacent to a mobile home park, posing safety concerns and attracting undesirable activity. Through this grant, RHEDD will assess and plan for reuse of the site as a safe, accessible corridor connecting families to nearby parks and lakes. In New Albany, the priority site across from the high school remains blighted and may contain underground storage tanks, creating potential exposure risks. Redevelopment will replace this hazard with a community amenity, improving neighborhood aesthetics and safety. Despite prior efforts by River Hills and local governments, numerous brownfields remain, continuing to expose residents, particularly those in impoverished areas, to unknown environmental threats. This grant will help identify these risks and advance strategies that reduce exposure while promoting redevelopment.

Community Engagement

e. Project Involvement, f. Project Roles

Name & Mission	Point of contact	Specific Involvement
Scott County Community Foundation: Community-based organization organizing charitable gifts for the betterment of Scott County.	Jaime Toppe Executive Director jaime.toppe@scottcountyfoundation.org	Assist with future reuse planning consistent with the Community Need Assessment and Vision Plan.
New Albany Redevelopment Commission: Prepares & implements plans, programs, and projects that address the community development and economic development needs of the City	Claire Johnson, Redevelopment & Economic Development Director, cjohnson@cityofnewalbany.com	Site inventory and site selection. Cleanup decision input.
The Wheatley Group: Private economic development firm involved in economic development throughout the district.	Jill Saegesser, VP of Economic Development, jill@thewheatleygrp.com	Work with communities to issue RFPs on projects and develop project incentives for site reuse.
Scottsburg: Target Community	Terry Amick, Mayor tamick@cityofscottsburg.com	Assist w/ site selection, community outreach, cleanup decision input, reuse planning at the Corn Factory and other sites in the target area.
Kentuckiana Planning and Development Agency: Serves 9 counties in Indiana and Kentucky. Helps people find their place in the community, better connecting community members to each other, and improving the community.	Felicia Harper, Director of Community & Economic Development Felicia.harper@kipda.org	Will provide its brownfield inventory list for Clark and Floyd Counties developed with its brownfield grant. Will coordinate community engagement events.
City of Charlestown: Target Community	Treva Hodges, PhD, Mayor Mayor@CityofCharlestown.com	Site inventory and selection in Charlestown, cleanup decision input , seek funding for cleanup (if needed), assist with community outreach.
One Southern Indiana: Helps businesses thrive in Southern Indiana by providing a collaborative approach to economic development. Serves at Clark & Floyd counties' local economic development organization.	John Launius, Vice President, Director of Economic Development johnl@lsi.org	Stakeholder outreach to its members. Coordinating state incentive approaches for site reuse.
River Ridge Development Authority	Marc Hildenbrand, PE, Executive Director marc@riverridgecc.com	Contribute resources for site and road redevelopment at Charlestown Landing

Name & Mission	Point of contact	Specific Involvement
		Development in Charlestown. Completing utility relocations.
IDEM	John Morris, Stakeholder Engagement Coordinator jmorris@ifa.in.gov	Cleanup and technical assistance associated with cleanup planning

g. Incorporating Community Input

RHEDD has a 42-member board of directors that comprises elected officials and representatives of economic development organizations, private business owners, and non-profit organizations. The board is regularly used to disseminate information to our communities and various population sectors and will be used as such to engage residents, local governments, businesses, and other stakeholders. Our community involvement plan (CIP) will identify stakeholders and target outreach in a means specific to particular groups. It will identify how project progress will be communicated to residents directly affected by site specific work. We want to keep the feedback loop open by offering ongoing opportunities for input as the assessments progress, ensuring community voices are heard at every stage in every target area.

- **Public Meetings:** Conduct town-hall style meetings in each of the five counties to explain the goals of the assessment, answer questions, and collect community input. Meetings will be live-streamed for those who cannot attend in person.
- **Workshops:** Host interactive workshops for specific audiences (businesses, real estate agents, financial institutions, property owners, etc.) to discuss potential brownfield redevelopment opportunities.
- **Surveys and Questionnaires:** Distribute online and paper surveys to gather input on community concerns, desired outcomes, and potential site reuse.
- **Steering Committee:** Our 12-member executive board will serve as our brownfield steering committee, as it includes representatives from key stakeholder groups. They will assist with site prioritization, selection, and outreach to their respective stakeholder groups. They will also help make decisions on site cleanup and reuse, considering public input.
- **Website & Social Media:** Update the brownfield webpage. Updates will be shared on social media platforms (i.e., Facebook, Instagram, Nextdoor), including links to surveys and meeting announcements.

Communication strategies will engage a broad audience through website updates, social media, press releases, media coverage, and mailed newsletters and flyers for those without internet access. To reach disproportionately impacted communities, meetings will be held at accessible locations and times that accommodate varied schedules, with virtual options and translation services available as needed. A public feedback log will record all comments, questions, and survey responses, along with how each was addressed (e.g., in person, email, phone). This documentation will inform decisions on site prioritization, assessment, and redevelopment goals.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs: RHEDD is requesting \$500,000 to complete the following tasks. RHEDD is not using funds for participant support costs or subawards.

Task/Activity: Programmatic Activities
a. Project Implementation: EPA Funded: Competitively procure (pursuant to 2 CFR 200) a QEP, ongoing project management - ACRES, quarterly reports (QRs), annual federal financial reports (FFR), submittal of eligibility requests, drawdown requests in ASAP, contractor invoice payments, attend 2 EPA national conferences for 2 people. Non-EPA Funded: Staff time to prepare workplan
b. Anticipated Project Schedule: Workplan completion upon notice of award of the cooperative agreement. Procurement and selection of QEP in Year (Y) 1, quarter (Q) 1 after securing cooperative agreement. QRs submitted by the 30 th (Jan, April, July, Oct) via ACRES; updates in ACRES ongoing; continuous project oversight, obtaining site access, and submitting site eligibility determination forms in Y 1-4.
c. Task/Activity Lead: RHEDD with QEP assistance
d. Outputs: 1 workplan, 1 QEP, 16 quarterly reports, 4 FFR, updated property profile forms in ACRES, approved eligibility determinations, 1 final closeout report, attendance at 2 national conferences
Task/Activity: Community Outreach & Inventory
a. Project Implementation: EPA Funded: Develop CIP. Update the brownfield webpage. Inventory development of target areas. Grant kick-off meeting in each county. Quarterly board/steering committee

meetings. Small-scale meetings with local stakeholders. Incorporating/sharing community input. Non-EPA Funded: None
b. Anticipated Project Schedule: CIP in Y1 Q2, public kick off meetings in Y1, Q2-Q3, stakeholder meetings at needed, board/steering committee meetings quarterly Y1-4, other stakeholder meetings regularly and as needed. Press releases, social media, website updated quarterly or as needed.
c. Task/Activity Lead: RHEDD with QEP assistance
d. Outputs: 5 public meetings with minutes, 20 stakeholder meetings, updated brownfield webpage, 16 steering committee meetings, documentation of press releases, social media posts, newsletters, surveys.
Task/Activity: Site Assessment
a. Project Implementation: EPA funded: Completion of QAPP with annual updates, Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for EPA approval. Phase I ESAs in accordance with All Appropriate Inquiry (ASTM E1527-21). Phase II ESAs in accordance with ASTM E1903-19. Regulated building material surveys in accordance with National Emission Standard for Hazardous Air Pollutants (NESHAP), QEP oversight. Non-EPA funded: None
b. Anticipated Project Schedule: 1 st Phase I ESA started in Y1, Q2-Q3, other Phase I ESAs as sites are selected. Anticipated schedule is 3 in Y1, 4 in Y2, 3 in Y3, 1 in Y4. QAPP submitted to EPA in Y1 Q2-Q3. QAPP updates annually. Field activities will begin within one month of EPA SAP approval. Assessments on other sites following approval will commence throughout the grant period. Anticipate 1 HBMS in Y1, 2 in Y2, 2 in Y3, 2 in Y4 and 1 subsurface Phase II ESA in each of Y1-4.
c. Task/Activity Lead: QEP (as technical experts) with RHEDD oversight
d. Outputs: 1 QAPP, 3 QAPP updates, 12 Phase I ESA reports, 11 SAPs w/HASPs, 4 Phase II ESA reports, 7 HBMS reports.
Task/Activity: Cleanup/Reuse Planning
a. Project Implementation: EPA funded: Cleanup and reuse will be evaluated following the results of the Phase II ESAs and be based on potential reuse scenario(s). ABCAs will be prepared for sites seeking additional brownfield funding for cleanup. Cleanup plans will be completed for sites needing cleanup. Corn factory site reuse planning and reuse planning on other sites, as they are selected, QEP oversight. Non-EPA funded: None
b. Anticipated Project Schedule: Corn Factory reuse plan will begin after completion of Phase II ESA. Other reuse plans after Phase II completion. Cleanup plans completed as needed within 90 days after Phase II completion. ABCAs will be completed as necessary.
c. Task/Activity Lead: QEP (as technical experts) with RHEDD oversight
d. Outputs: 2 ABCAs, 1 cleanup plans, 1 corn factory reuse plan, 3 additional reuse plans, 2 infrastructure evaluations.

e. Cost Estimates

A breakdown of the \$500,000 grant budget is below. **Over 43% (43.44%) of the funds are allocated for tasks directly associated with site-specific work.** This includes Phase I and II ESAs, HBMSs, ABCAs, Cleanup Plans. Administrative costs are at 3.96% (\$19,802). Eligible reuse/area-wide planning activities are 30% of the budget (\$150,000).

Budget Categories		Project Tasks (\$)				Administrative Costs	Total
		Task 1 Programmatic	Task 2 Outreach & Inventory	Task 3 Assessment	Task 4 Cleanup/ Reuse Planning		
Direct Costs	Personnel	\$34,300	\$9,800	\$490	\$490	\$5,978	\$51,058
	Fringe Benefits*	\$11,662	\$3,332	\$167	\$167	\$2,032	\$17,360
	Travel	\$7,888	\$1,450				\$9,338
	Supplies		\$853				\$853
	Contractual	\$14,500	\$20,300	\$205,200	\$168,000		\$408,000
	Other	\$1,600					\$1,600
Total Direct Costs		\$69,950	\$35,735	\$205,857	\$168,657	\$8,010	\$488,209
Indirect Costs**						\$11,791	\$11,791
Total Budget		\$69,950	\$35,735	\$205,857	\$168,657	\$19,801	\$500,000

*RHEDD fringe rate is 34% **Calculated at 15% de minimus rate, reported under admin costs in accordance with grant guidelines.

Task 1 – Programmatic Activities \$69,950: Personnel: 700 hours @ \$49/hour = **\$34,300** for procurement, performance reporting, coordination with EPA, QEP oversight * Fringe: Calculated at 34% of personnel = **\$11,662** Travel: National: 2 National Brownfield Conferences for 2 staff (\$500 flight, \$900 hotel (3 nights @ \$300 each, note: national conference hotels are typically \$200-\$250/night plus tax due to large city location), \$272 per diem (4 days @ \$68 (federal meal per diem rate) \$300 transportation to and from airport and hotel =

\$1,972 x 2 conferences x 2 staff = **\$7,888** * *Contractual*: QEP @ \$145/hour x 100 hours = **\$14,500** for assistance with programmatic reporting * *Other*: **\$1,600** for national conference registrations (\$400/registration x 2 attendees x 2 conferences)

Task 2 – Outreach & Inventory \$35,735 *Personnel*: 200 hours @ \$49/hour = **\$9,800** for inventory development, site selection, community engagement activities, quarterly steering committee meetings, QEP oversight. *Fringe*: Calculated at 34% of personnel = **\$3,332** * *Travel*: 2,000 miles @ \$0.725/mi (federal rate) = **\$1,600** for regional travel * *Supplies*: **\$853** (brochures 300 x \$2 each = \$600 plus \$253 for additional meeting materials - pens, presentation materials) * *Contractual*: QEP @ \$145/hour x 140 hours = **\$20,300** for inventory development and community outreach.

Task 3 – Assessment \$205,857: *Personnel*: 10 hours @ \$49/hour = **\$490** for QEP oversight * *Fringe*: Calculated at 34% of personnel = **\$167** *Contractual*: **\$205,200**: 12 Phase I ESAs averaged @ \$4,000 each = \$48,000 * 4 Phase II ESAs (includes SAP/HASP and final report) averaged at \$24,500 each = \$98,000 * 7 HBMS (includes SAP/HASP and final report) averaged @ \$7,600 each = \$53,200. * 1 QAPP: \$6,000 * Costs estimated by an environmental consultant.

Task 4 – Cleanup/Reuse Planning \$168,657: *Personnel*: 10 hours @ \$49/hour = **\$490** for QEP oversight * *Fringe*: Calculated at 34% of personnel = **\$167** * *Contractual*: **\$168,000**: 2 ABCAs averaged @ \$5,000 each = \$10,000 * 1 cleanup plans @ \$8,000 * 1 Site Reuse & Conceptual Design Plan (Corn Factory) = \$50,000 * 3 site specific reuse plans averaged @ \$25,000 each = \$75,000. 2 infrastructure evaluations @ averaged at \$12,500 each = \$25,000. Reuse planning costs from EPA brownfield planning fact sheets. Cleanup planning costs estimated by an environmental consultant.

Administrative Costs \$19,801: Administrative costs are calculated for work plan modification, financial reporting, disbursement requests, invoice payment and tracking. Calculated at \$49/hr x 122 hrs = **\$5,978**. Fringe @ 34% = **\$2,033**. Indirect administrative costs calculated at the federal de minimis rate of 15% of personnel, fringe, travel and supplies = **\$11,791**.

f. Plan to Measure and Evaluate Environmental Progress and Results

The program manager will conduct monthly grant reviews to ensure progress and adherence to key project milestones. RHEDD's program manager will track progress using an internal Excel spreadsheet. If delays arise, corrective actions will be implemented, and progress will be reported to and monitored by the steering committee. The program manager will meet quarterly with the steering committee to review progress and make necessary adjustments if schedules are not being met. Outputs will include the number of community meetings, Phase I & II ESAs, ABCAs, cleanup plans, QAPP and QAPP updates, and reuse plans. A site-specific "property profile" will be entered into the ACRES database for each site benefiting from EPA funds. A quarterly progress report summarizing project activities will be submitted to the EPA Region 5 Project Officer via ACRES within 30 days of the reporting period's end. RHEDD, along with its QEP, will track and document key success metrics, including assessment start/completion dates, costs per assessment, properties with brownfield redevelopment activities, cleanup and redevelopment dollars leveraged, acres or square footage made available for redevelopment, jobs created, and properties with completed or pending cleanups. RHEDD will continue to update ACRES site entries after the grant period to document outcomes such as redevelopment, community benefits, and leveraged funds. Quarterly reports will include updates on the work plan, project activities related to the EPA grant, task progress, targeted sites, redevelopment efforts, expenses by category, and other leveraged financial assistance. All completed Phase I/II ESAs, ABCAs, cleanup plans, and reuse plans will be submitted electronically to the EPA Project Officer.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Capacity, b. Structure, c. Description of Key Staff

RHEDD assists communities in fostering economic development and securing financial resources. With 50 years of experience, we serve the communities in Clark, Floyd, Harrison, Scott, and Washington counties. Our support is structured around three key phases: 1) collaborating with communities to identify and develop projects that drive economic growth, 2) maximizing the acquisition of state and federal funding for these projects, and 3) managing funds to ensure compliance and accountability throughout the duration of the project. Our goal is to empower local communities by facilitating sustainable economic development and providing long-term support. RHEDD has the capacity to successfully manage an EPA brownfields grant as it has in the past. It has a staff of seven that manages an operating budget of approximately \$1 million and manages an additional \$100 million in state and federal funds annually. RHEDD has policies, procedures, and mechanisms in place to ensure timely expenditure and successful grant implementation. RHEDD's structure is set up to ensure grant success. The governing board consists of elected officials and appointed authorities that meet quarterly, and the 12-member

Executive Board meets monthly to conduct routine agency business. The Executive Board oversees all actions of the six RHEDD staff led by Lisa Long, Executive Director. Lisa will have ultimate responsibility for the brownfield assessment grant and will be assisted by Apoorva Wright, Community Development & Infrastructure Specialist. She will be responsible for the day-to-day grant programmatic management and administrative requirements. She will also manage draws from EPA's ASAP system. RHEDD's outside accounting firm will oversee all financial activities, ensuring full transparency and adherence to best financial practices, as well as compliance with state and federal regulations.

Lisa Long, MSM, IOM, is the Executive Director of RHEDD, bringing over 17 years of leadership in business, community, and economic development. She holds a Master of Science in Management from Indiana Wesleyan University and a Bachelor's in Business Administration from Central Michigan University. Her extensive experience includes directing chambers of commerce, shaping public policy, and managing regional initiatives, equipping her to lead brownfield assessment projects and foster strategic partnerships across Southern Indiana. Apoorva Wright has been with RHEDD for four years and brings a robust background in both engineering and public administration. Apoorva holds a Bachelor of Engineering degree from Kavi Kulguru Institute of Technology and Science in Ramtek, India, and a Master of Public Administration degree, with a focus on renewable and clean energy, from Wright State University. Her expertise in sustainable energy solutions, coupled with her experience in public administration, enables her to effectively lead projects that address environmental challenges while promoting economic and community development.

d. Acquiring Additional Resources

RHEDD uses a qualifications-based selection process that complies with the Indiana Procurement Code (IC 5-22) and Federal (2 CFR § 200.318–327), ensuring procurement is conducted in a competitive, fair, and transparent manner. As a federally designated Economic Development District, RHEDD must adhere to EDA's framework, which requires it to maintain and follow an approved procurement policy consistent with federal regulations. RHEDD regularly uses this process to solicit proposals and bids according to its procurement policy. RHEDD posts all public notices on its Facebook and LinkedIn pages. For the brownfields grant, RHEDD will follow its procurement process to select a QEP as well as *EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements* and the *Brownfields Grants: Guidance on Competitively Procuring a Contractor*. In addition to formal procurement, RHEDD will leverage support from the community partners identified in Section 2e and utilize services provided by the Kansas State University Technical Assistance to Brownfields (TAB) program as needed. To connect the community with job opportunities and representation in the project, we will encourage the use of local subcontractors during the solicitation process.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfield Grant

(1) Purpose and Accomplishments

RHEDD has been fortunate to receive two past EPA brownfield assessment grants: an FY16 Coalition Assessment Grant for \$550,000 (BF-00E02003) and an FY20 Community-Wide Assessment Grant for \$300,000 (BF-00E02873). With the FY16 grant, we completed 10 Phase I ESAs, 10 Phase II ESAs, 1 hazardous materials report, and 7 cleanup plans, resulting in 7 comfort letters issued by the Indiana Brownfields Program. The grant leveraged over \$3.2 million in private funding. With the FY20 grant, we completed 3 Phase I ESAs, 2 large Phase II ESAs, 1 underground storage tank closure report, and over 40 outreach events, and we leveraged about \$40,000 through state grants. Over \$165,000 alone was spent at the 22-acre Marrs Dump site to evaluate heavy metals contamination. Cleanup planning activities are ongoing and include designing a cap. The site is being redeveloped as part of a 430-acre urban riverfront park on the shore of the Ohio River. Grant activities under both grants have been accurately reflected in ACRES and in quarterly and final reports.

(2) Compliance with Grant Requirements

For both grants, RHEDD successfully carried out grant activities and fund expenditures and met the terms and conditions of the respective cooperative agreements. Work plans were followed and complied with for both grants. For the FY16 grant, \$70.12 remained and all funds from the FY20 grant were expended. QAPP documents and annual updates were submitted and approved, and quarterly reports were completed and submitted to EPA on time, as well as annual financial reporting. Property profile forms were accurately updated as site tasks were completed.

