



B. Application Information Sheet

1. Applicant Identification:
Randolph County United
123 West Franklin Street
Suite 201
Winchester, IN 47394
2. Website URL: <https://randolphcountyunited.com/>
3. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000
4. Location:
 - a. Various communities (target areas are in Union City and Winchester)
 - b. Randolph County
 - c. Indiana
5. Target areas:
 - Union City Target Area (UTA) – bound by North St. to the north, Columbia St. to the east, South St. to the south, and Jackson Pike to the west (in census tract 5160), this 0.61 mi² area in the central portion of Union City (Randolph County) consists of numerous abandoned commercial and industrial properties located in low-income residential area. The UTA is interspersed with historical brownfields from former industrial and commercial development along an active railway.
 - Winchester Target Area (WTA) – encompasses the entirety of the City of Winchester (in census tracts 9517 & 9518), this approximately 3.47 mi² area is located in the central portion of Randolph County and includes many vacant and underutilized industrial & commercial properties located in and around low-income residential neighborhoods.
 - Priority Sites:
OMCO Downtown, 1 OMCO Square, Winchester, Randolph County, IN
OMCO North, 828 N. Main Street, Winchester, Randolph County, IN
Maul Technology, 300 W. Martin Street, Winchester, Randolph County, IN
Industrial Water Tower, North of W. Pearl Street, Union City, Randolph County, IN
Vacant Industrial Lot, South of W. Pearl Street, Union City, Randolph County, IN

6. Contacts:

- a. Project Director:
 Ms. Sydnee Cseresznyes
 Executive Director
 317-941-3693
sydnee@randolphcountyunited.com
 123 W. Franklin Street
 Suite 201
 Winchester, IN 47394
- b. Chief Executive:
 Ms. Sydnee Cseresznyes
 Executive Director
 317-941-3693
sydnee@randolphcountyunited.com
 123 W. Franklin Street
 Suite 201
 Winchester, IN 47394

6. Population:

City of Union City, Randolph County, IN – 3,477
 City of Winchester, Randolph County, IN – 4,912
 (US 2020 Decennial Census)

7. Other Factors:

Other Factors	Page#
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	Page 2
The priority site(s) is in a federally designated flood plain.	Page 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 2
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
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 site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	

8. Letter from the Indiana Department of Environmental Management, Indiana Brownfields Program (attached).

9. Releasing Copies of Applications: Not Applicable



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 23, 2026

Ms. Sydnee Cseresznyes, Executive Director
Randolph County United
123 West Franklin Street
Winchester, Indiana 47394

Re: IDEM Acknowledgement Letter
U.S. E.P.A. Brownfields Grant Proposal
Community Wide Assessment Grant
Randolph County United
Randolph County

Dear Ms. Cseresznyes:

This letter is provided in support of the Randolph County United (Randolph County) 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 Randolph County is requesting \$500,000 for hazardous substances and/or petroleum assessment.

IDEM understands that Randolph County has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered through the Indiana Brownfields Program (Program) and that Randolph County, 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 Randolph County 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.

Randolph County has identified the Union City Target Area and Winchester Target Area to be the focal points for environmental assessment based on need and development goals. The target areas represent a congregation of vacant or underutilized industrial and commercial sites near each other, areas in need of redevelopment, and businesses that are no longer in operation. Randolph County believes the targeted areas represent the best opportunity for quality redevelopment, mitigation of potential health hazards, and value added to the communities in terms of enhanced property values, development, and new jobs. Priority sites include former manufacturing sites, vacant light industrial properties, and other vacant parcels.

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

We appreciate your input!



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

IDEM has worked on projects within Randolph County but has not worked directly with Randolph County United on projects; however, IDEM recognizes that Randolph County 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 Randolph County by providing technical and other assistance through the Program.

IDEM considers Randolph County a good 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 Randolph County 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)*

Len Hinrichs, BCA Environmental Consultants, LLC
John Morris, Indiana Brownfields Program

1. Project Area Description & Plans for Revitalization – Target Area & Brownfields, a. Overview of Brownfield Challenges and Description of Target Area: Randolph County Community and Economic Development Foundation, Inc. dba Randolph County United (RCU) is a 501 (c)(3) non-profit based in Winchester, Indiana that provides technical assistance, community economic development; grant writing & administration; infrastructure project support, brownfields, health & safety programs, and transportation. We serve all of Randolph County, Indiana (the county). **RCU's mission is to provide leadership and resources to connect communities, cultivate a prosperous economy, and create a flourishing quality of life.**

Randolph County is situated on the eastern border of Indiana in a rural setting between Indianapolis, IN and Dayton, OH., approximately 10 miles north of I-70. Founded in 1818, the county (population 24,425)(2023 ACS 5-YR Estimates (2023 ACS)), covers approximately 453 mi². Our proximity allows quick access to Indianapolis, Fort Wayne, Dayton, Columbus, and Cincinnati. Spurred by the growth of a diverse transportation infrastructure, the county was established as a thriving industrial hub, including agriculture, transportation, automotive & glass manufacturing, and metals casting & fabrication. Historic neighborhoods developed, allowing residents to work near their homes.

If awarded, RCU will utilize funding from this FY26 EPA Brownfields Assessment Grant throughout the extent of our county limits (geographic area). We've chosen two target areas (**Union City Area (UTA) and Winchester Target Area (WTA)**) as our focus where EPA Brownfields Assessment Grant funding will have the greatest impact and move brownfields towards redevelopment. The **UTA** in Union City, is approximately 0.61 mi² in size and is located in a low-income census tract (CT) #18135951600. It is bound by North St. to the north, Columbia St. to the east, South St. to the south, and Jackson Pike to the west. The **WTA**, in Winchester, is approximately 3.47 mi² in size and is comprised of two low-income CTs (#18135951700 & #18135951800). Both the UTA and WTA encompass historical commercial and industrial corridors located in low-income residential or mixed-use areas near the downtowns of these communities. These areas are interspersed with numerous underutilized properties and brownfields from former industrial and commercial development.

Since the 1980's, our manufacturing base has significantly declined and large employer closures and layoffs, such as US OMCO Mold, Indiana Marujun, TOA, Workhorse Custom Chassis, Applegate Livestock Equipment, etc. **have resulted in the loss of over 1,225 quality jobs the past 15 years, that have especially hurt our local and commuting workforce** (IN Dept. of Workforce Dev. (IN DWD)). Many of the businesses that remain in our county have reduced their operations resulting in vacant or underutilized properties, resulting in numerous abandoned industrial and commercial buildings or vacant concrete slabs. **Residents living among brownfields in the UTA and WTA experience low income (Median Household Income (MHI) in the UTA is 53% less than US & 47% less than IN; and in the WTA, 23% less than US & 13% less than IN) and high poverty (in the UTA, 168% higher than US & 172% higher than IN, and in the WTA, 12% higher than US & 14% higher than IN** (see 2.b) (2023 ACS)

The financial challenges experienced by residents have perpetuated a cycle of low-quality jobs; inadequate housing supply; unhealthy nutritional options; insufficient park/recreational space; and poor community walkability, resulting in social and economic constraints that threaten their physical and financial wellbeing. We recognize the great redevelopment potential of the target areas and are making a focused effort to address priority brownfields (1.b) and leverage additional funding for this hardest hit part of our community where redevelopment investment has the greatest opportunity for success. We are already working hard to repurpose and reshape the businesses and commerce of the target areas, including the recent **\$2M brownfield redevelopment of the former Driver Middle School building into a light industrial manufacturing facility**. Strategic investment of EPA assessment funds will revitalize Randolph County, making our communities more attractive to new businesses, developers, visitors, and residents. This confirms that our county is striving to again be a place where people can live, work, play, and prosper.

1.b. Description of the Priority Brownfield Site(s): Table 1 presents our priority sites that offer the greatest opportunity to trigger successful reuse/resurgence in each of our target areas. However, numerous other brownfields are also present in the WTA and UTA. The historical use, current use,

likely environmental issues, potential health effects from exposure to these sites, and planned reuses are listed below.

Table 1 – Priority Brownfield Sites and Impacts

Priority Site, Size, Proximity to Target Area Residents	Historic Use / Current Use & Condition / Planned Reuse	Suspected Contaminants*
OMCO Downtown, 1 OMCO Square in WTA – 2.8 acres; adjoins residential neighborhood	Glass mold manufacturing / Vacant, buildings present / Light industrial	PCBs, metals, petroleum, VOCs, PAHs, asbestos
OMCO North, 828 N. Main St. in WTA – 10.2 acres; partially in federal floodplain and adjoins White River	Glass mold manufacturing / Vacant lot, concrete slab / Solar farm and light industrial	PCBs, metals, petroleum, VOCs, PAHs
Maul Technology, 300 W. Martin St in WTA – 9.2 acres; partially in federal floodplain and adjoins Sugar Creek	Glass mold manufacturing / Vacant, buildings present / Solar farm and light industrial	PCBs, metals, petroleum, VOCs, PAHs, asbestos
Industrial Water Tower, North of W. Pearl St. in UTA – 1.7 acres; adjoins low-income residential neighborhood	Industrial site / Water Tower (underutilized) / Mixed-use development & Greenspace	PCBs, metals, petroleum, VOCs, PAHs
Vacant Industrial Lot, South of W. Pearl St. in UTA – 0.7 acres; adjoins low-income residential neighborhood and railroad	Industrial site / Vacant, building present / Light industrial or commercial	PCBs, metals, petroleum, VOCs, PAHs, asbestos

**According to the Agency for Toxic Substances and Disease Registry (ATSDR), the contaminants listed in Table 1 pose a real threat to human health. Health threats include damage to skin, liver, kidneys, heart, spleen; nervous, respiratory, digestive, hormonal, blood, & immune systems; and may also cause neurological damage, birth defects and cancer (www.atsdr.cdc.gov).*

These sites are our highest priorities as their redevelopment will meet the immediate needs of the UTA and WTA and align with our revitalization plans (1d). Redevelopment is imminent due to approximately \$1M already committed from public investors. The investment to redevelop historic structures, residential/mixed-use commercial assets, and renewable energy sources on priority brownfield properties in the target areas and throughout Randolph County (we have an inventory of over 100 brownfield properties) will serve as examples of success, triggering further investment. **For example, the former Maul Technology site in the WTA potentially impacts the adjoining neighborhood with historical solvents or other industrial chemical releases, and the OMCO North site is potentially impacting the adjoining White River headwaters.** The County has plans to repurpose these sites, removing the environmental and health threats and transforming them into light industrial manufacturing facilities or solar farms, bringing desperately needed high-paying employment to this part of our community (as specified in our Revitalization Plans (1.d)).

1.c. Identifying Additional Sites: Our focus at the outset of this grant will be the UTA and WTA. If we complete assessment of all priority sites, additional sites will be identified using our brownfield inventories and community input and will exhibit similar criteria (demographics, sensitive populations, environmental threats, health challenges, redevelopment potential, etc.) used to define our disproportionately impacted and economically impoverished communities.

Revitalization of the Target Area, 1.d. Reuse Strategy & Alignment with Revitalization Plans: Our 2018 Comprehensive Plan, 2023 Winchester, Indiana Comprehensive Plan, and 2024 Randolph County Trails Master Plan (Revitalization Plans) specify WTA and UTA revitalization as a key initiative and outline strategies to attract and retain a strong workforce in our communities. Strategies include assessing and redeveloping vacant industrial brownfield properties, creating transportation infrastructure, and expanding balanced housing options. By transforming these vacant sites into active industrial facilities, mixed-use redevelopments, and housing, we will create vibrant neighborhoods where residents can live, work, shop, and recreate throughout Randolph County.

Randolph County United is requesting \$500,000 in grant funding, which is essential to complete environmental assessments of target area priority brownfields. The key to revitalization of the WTA and UTA is brownfield reuse, for which this EPA brownfields grant is vital. These funds will help us reach redevelopment goals outlined in our Revitalization Plans, tackling environmental challenges associated with the industrial history of the priority sites, triggering further environmental and redevelopment funding (1.f). Increasing our stock of owner-occupied, moderate-income housing and mixed-use commercial/residential properties near our commercial centers will alleviate our housing shortage and align with our goal to increase the walkability/connection of our downtowns to area

neighborhoods. **Revitalizing the OMCO Downtown site in the WTA, to become an active light industrial facility, will create jobs in an area that is walkable for many of our residents. Other plans are underway to revitalize the two W. Pearl Street sites in the UTA into mixed-use, residential/commercial properties to provide much needed housing and new commercial business.** The revitalization efforts for our priority sites will create needed jobs, housing, and walkable greenspace within our target areas, improving our residents' quality of life and meeting the vision outlined in our Revitalization Plans. Significant resources have already been pledged for reuse of WTA and UTA properties (1.f). With EPA funds to cover environmental assessment and planning costs, we will realize the outcomes and benefits outlined below.

I.e. Outcomes & Benefits of Reuse Strategy: Assessment and reuse of priority sites such as the **OMCO Downtown site in the WTA will remove environmental threats, eliminate blight, reduce crime, and stimulate private sector investment in surrounding properties.** This in turn will be linked to successful reuse outcomes, creating balanced housing options; improving the economic competitiveness of our target areas; leveraging current and future investments; and creating unique, healthy, safe, and walkable neighborhoods, particularly in the target areas, where the largest number of our low-income impoverished populations reside. Reuse of brownfields will also generate higher tax revenues, and through increased investment, new jobs will be created, new residential units will be constructed, and property values will rise. Reuse/redevelopment of all Table 1 properties will create an **estimated 640 construction jobs and 396 permanent jobs** and will generate **more than \$2.25M in annual income tax revenue**, according to projections. Additionally, since these priority sites are in designated Tax Increment Financing (TIF) districts, incremental increases in property taxes retained for redevelopment purposes could generate **up to \$1.83M in annual incremental tax revenue** which will be **reinvested in the UTA and WTA.**

During all phases of the revitalization process, we will promote/encourage the re-use of existing buildings and infrastructure, including implementing building codes that require or promote energy efficiency measures such as energy efficient lighting, low-flow showers/toilets, geothermal heating/cooling, etc. Residents will benefit from increased property values or may seek housing with energy efficiency and less maintenance costs. Addressing priority sites in the UTA and WTA will create balanced and sustainable housing, workforce development (new jobs), and remediate/reduce legacy pollution in areas with high concentrations of economically impoverished residents. EPA's investment in brownfields in the target areas will help meet community goals by **creating energy efficient, sustainable development, conserving and preserving greenfields, encouraging renewable energy sources, and turning idled brownfields into new hubs for the growth of our economy.** These accomplishments will serve our most disproportionately impacted residents (due to low-income, distressed neighborhoods, exposure to environmental impacts from brownfields, etc.).

Strategy for Leveraging Resources, 1.f. Resources Needed for Site Reuse: RCU and the county have a history of leveraging investment in projects throughout our communities. For example, **Apex Ag Solutions Corp. invested over \$1.5M to redevelop the former Neudecker Manufacturing Co. property into a farm equipment manufacturing facility, bringing many new, well-paying manufacturing jobs to the County.** More investment is planned, focusing on the UTA and WTA. Without EPA funding for the initial high-risk environmental assessment of sites, brownfield redevelopment will stagnate. RCU is eligible for and will pursue many different funding sources from the state and federal levels, as well as the private sector to use as leveraging as outlined below.

- *Private Investment* – approximately **\$1M** from local investors already committed to projects
- *EPA* - Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) to further the brownfield reuse goals of the county (\$500K-\$1.5M)
- *Federal Highway Administration* - Infrastructure improvements to streets & pedestrian/bicycle pathways (Est. \$5M+)
- *Indiana Economic Development Corp.* - Tax credits & other incentives to help communities create a climate where pressures from taxes, investment costs, & red tape are lower (Est. \$1M+)
- *Indiana Brownfields Program* - Low-interest/partially forgivable loans for brownfield investigation and cleanup through the EPA-funded Revolving Loan Fund (Est. \$1M)

- *Indiana Finance Authority* - SRF funding generated from an interest rate discount on wastewater improvement project loans. The savings realized through the rate reduction can be used to remediate brownfield sites (\$500K+)
- *Indiana Brownfields Program (IBP):* Petroleum Orphan Site Initiative (POSI) funding may be used to complete the investigation of sites identified and partially assessed in this Grant and other sites in the target areas (Est. \$75K)
- *Indiana Office of Community and Rural Affairs (OCRA)* – Community Development Block Grants (CDBG)(Est. \$750K); Main Street Revitalization Program (Est. \$500K); Blight Clearance Program for demolition of unsafe structures (\$500K)
- *Excess Liability Trust Fund* - State insurance funding for investigating and remediating eligible petroleum contaminated sites with underground storage tanks (up to \$2M)
- *Liability Insurance Funding* - Indiana courts have ruled that historical general liability policies must cover assessment and remediation costs on sites known to be contaminated. Using EPA Assessment Grant funding to demonstrate the presence of contamination will help trigger viable liability insurance policies to fund cleanup of environmental damages. The RCU will make efforts to apply this funding source to all eligible sites, including privately and municipally owned property (often \$1-3M/site). Insurance coupled with EPA assessment funding has been used on brownfields in many communities in Indiana, commonly leveraging hundreds of thousands, or even millions in assessment and cleanup funding.

A detailed funding plan will be developed for brownfield sites/areas as assessment projects progress, and each site will have a unique funding plan due to individual status and eligibility.

I.g. Use of Existing Infrastructure: Land use goals in our Revitalization Plans (1.d) emphasize the build-out of existing parcels, and rehabilitation and infill development in our county's core neighborhoods before additional land is considered for development. All priority sites have full utilities already present including 3-Phase electricity, natural gas, city water and sewer, telephone, and fiber optic service. Redevelopment will utilize these existing services and other physical infrastructure such as roads, curb cuts, on- and off-street parking, commerce (I-70, US 27/35/36), and trail systems to attract new investment in area brownfields, reducing redevelopment costs of these sites. Traditional transportation infrastructure will be complemented by pedestrian connectivity, bicycle improvements, and universal accessibility. Our utility infrastructure is large and robust enough to handle the added capacity and need brought by the planned redevelopment in the target areas. TIF funding is also available for infrastructure improvements in both the UTA and WTA. With revitalization ranging from mixed-use commercial/residential to industrial, existing infrastructure will allow for easy access for commercial and industrial development, enabling residents to work and live in the same neighborhood, and creating a walkable community.

2. Community Need and Community Engagement – Community Need, 2.a. The Community's Need for Funding: RCU needs EPA's financial assistance because the County does not have the necessary funds for environmental assessments in our general budget (\$14.1M in FY25) to address brownfields anywhere in our communities, let alone in our target areas. Indicators of need in the target areas are evident in numerous key economic-demographic factors. **MHI is \$37,261 (UTA) and \$60,833 (WTA), which are 53% and 23% less than the US, and 47% and 13% less than IN, respectively. The percentage of children living in poverty is 50.9% (UTA) and 22.2% (WTA), which are 212% and 36% higher than the US, and 224% and 41% more than IN, respectively.** (see 2.b) (2023 ACS). The large number of vacant buildings on UTA and WTA brownfields has resulted in an estimated twofold increase in crime within these areas compared to other parts of the county (according to community estimates), further limiting local government resources due to additional public safety services (police and fire calls) to brownfield sites. Randolph County's priority brownfield sites further add to the financial burden of target area residents by suppressing residential property values and straining public budgets through a reduced tax base. **In addition, the loss of over 1,225 quality jobs (US OMCO Mold, Indiana Marujun, TOA, Workhorse Custom Chassis, Applegate Livestock Equipment, etc.) in the County since 2010 (IN DWD),** adds substantially to the economic challenges facing our county, diminishing local income and property tax revenues, and increasing poverty in our communities. In recent years, we have had **numerous prospective manufacturers tour our County** to determine their interest in moving

manufacturing operations here. **Ultimately, they decline for two reasons: lack of quality housing and overall dissatisfactory Quality of Place.** With budgets barely able to provide essential services and needed infrastructure, RCU lacks the discretionary funds to complete the assessment and planning activities that this grant will provide, including clarifying environmental issues on brownfield sites, encouraging developers to seek and invest in them, and eliminating risk to the health and wellbeing of our residents and environment. Ultimately, this EPA grant will fulfill the revitalization needs of our target area, creating unique, healthy, safe, and walkable neighborhoods.

2.b. Health or Welfare of Sensitive Populations: Our county’s most sensitive populations (low-income residents and individuals living in poverty, especially children) (Table 2), live in and around our UTA and WTA brownfield sites that are often unsecured, and trespassers (including children), risk exposure to toxic chemicals, asbestos, causing soil and groundwater contamination, and unsafe structures. Contaminants such as PCBs, metals, petroleum, VOCs, PAHs, glycols, lead paint, and asbestos are potentially causing harm to our sensitive populations. **Over 75% of houses in the county were constructed before 1980, making them much more likely to contain lead-based paint, a significant threat to young children and pregnant women. For example, the Vacant Industrial Lot in UTA, adjoins a low-income neighborhood** and is potentially impacted with petroleum, VOCs, PAHs, metals, asbestos, and other contaminants that are **known to cause various cancers, cerebrovascular disease, intestinal disease infections, and strokes; all of which are experienced by Randolph County residents at higher rates than Indiana and the US** (2.c). The proximity of brownfields to low-income neighborhoods in our target areas drives down housing values (**our median owner-occupied home value is just \$95,067, compared to \$303,400 in the US & \$201,600 in IN (2023 ACS)**), suppress commercial investment, and limit residents’ access to adequate employment, resulting in a distinct disadvantage for UTA and WTA residents with no relief in sight.

	US ¹	IN ¹	Randolph Co. ¹	UTA ¹	WTA ¹
Median Household Income	\$78,538	\$70,051	\$61,121	\$37,261	\$60,833
Individuals Living in Poverty ²	12.4%	12.2%	15.0%	33.2%	13.9%
Children Living in Poverty ²	16.3%	15.7%	22.4%	50.9%	22.2%

¹ Stats from 2023 ACS ² Last 12 months

An infusion of funding from this EPA grant will provide much needed capital for the assessment of blighted properties, clearing the

way for remediation and revitalization of the target areas to include much needed housing options and higher paying employment options. The resulting resurgence of commerce will support new and revitalized local retail businesses which in turn will boost local employment with quality diversified jobs. Redeveloping our brownfields will increase tax revenues which will directly benefit the county’s underserved and sensitive populations, including removal of blight, reducing exposure to toxic chemicals, lowering crime, providing safer neighborhoods, and better access to public services, ultimately improving the health of our communities.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Contaminants from target area brownfields are affecting the health of our residents. Many of the priority sites are believed to be impacted by PCBs, VOCs, PAHs, petroleum, metals, asbestos, lead paint, and/or other chemicals. Studies on the health effects of exposure to these contaminants have been linked to higher incidences of cancers, intestinal diseases, heart disease, diabetes, respiratory diseases, and infant birth issues. As Table 3 below shows, **Randolph County has high incidences of cancer deaths, stroke deaths, cerebrovascular disease deaths, and intestinal disease infections, all potentially linked to impacts from nearby brownfields.** There are currently over 500 properties in Randolph County with environmental

Table 3 – Health Indicators

Disease/Health Condition ²	Randolph Co. Rate ³	Rank ¹	Difference	IN Rate ³
Cerebrovascular Disease Deaths	55.9	9 th	31% higher	42.6
Stroke Deaths	58.3	11 th	64% higher	35.6
Cancer Deaths	188.1	19 th	14% higher	165.4
Intestinal Disease Infections	52.2	32 nd	23% higher	42.4

¹ Out of 92 IN Counties ² Source: 2023 Indiana Indicators ³ Incidence per 100K Residents

records on IDEM’s Virtual File Cabinet (VFC), including industrial properties along railroads in the UTA and WTA. The cumulative effects of these sites contribute to adverse health conditions impacting our residents.

2.d. Economically Impoverished/Disproportionately Impacted Populations: The public health impact from target area brownfields and industrial operations, and their proximity to our economically impoverished residents, has disproportionately exposed them to environmental pollutants, resulting in an inability to maintain their health and wellbeing. Brownfield assessment, cleanup, and reuse strategies will improve the welfare of our sensitive populations by eliminating the health risks they pose, and this EPA grant will play a crucial role, reducing threats by funding environmental investigation work needed to trigger stalled cleanup and redevelopment on priority sites. New jobs in our target area will create gainful employment for residents, reducing poverty, minimizing displacement, and improving the state of our housing by redeveloping some sites as low- to modest-income residential. For example, **repurposing the two former industrial sites on Pearl St. in the UTA will provide needed mixed-use commercial/residential developments and provide greenspace as a pocket park in the community.** Grant funds will assess lead-based paint, spurring other federal programs (e.g. CDBG) to help fund lead-based paint abatement and other residential improvements. Increased employment, higher wages, and new development on brownfield properties will create a sense of pride and ownership of the neighborhoods, incentivizing investment in other area properties. New tax revenue will be generated and reinvested in our communities. **Removal of sources of environmental contaminants present at brownfields in our target areas will reduce exposure to our economically impoverished populations,** and in turn, reduce the disproportionate incidences of disease and poor health outcomes these residents experience. **Health issues such as high rates of death from cancer, strokes, and cerebrovascular diseases, and elevated intestinal diseases (2.c) will no longer be influenced by environmental impacts caused by UTA and WTA brownfields.**

Community Engagement, 2.e. Project Involvement & 2.f. Project Roles: Several community-based organizations have pledged supporting roles for our brownfields program and grant (Table 4). This diverse assemblage of community groups is well suited to engage the community at a grassroots level. They have regional influence and local ties, maximizing the benefits they bring to the project.

Table 4 – Project Partners and Roles

Partner Name	Point of Contact	Description and Project Roles
Community Foundation of Randolph County	Lisa Jennings, Executive Director 765-584-9077 x203 ljennings@randolphcountyfoundation.org	Local economic dev. & workforce dev. organization – site selection & prioritization; connect workers to job opportunities created by environmental redevelopment and end use of brownfields; disseminate information about the grant
The Preservation Society of Union City, Indiana - Ohio	Chad Spence, President 765-576-1109 mayor@unioncity-in.gov	Provide planning, public outreach, historic preservation & advocacy, downtown merchant & community liaison, façade grant funding, input on site selection
Randolph County Historical Society and Museum	Ted Martin, President 765-584-1334 rchsmuseum@gmail.com	Provide meeting facilities and expertise on the history of brownfields in the community. Educate the public on historical brownfield sites & the benefits of their redevelopment.
Good News Habitat for Humanity, Inc.	Dan Groth, Executive Director 765-962-5986 info@goodnewshabitat.org	Disseminate info about grant, input on site selection, provide public outreach, construct low income housing in target area (when environmental conditions allow)
Cultivating Community, Randolph County	Grant Cox, Community Development Officer 765-584-9077 x201 gcox@randolphcountyfoundation.org	Grassroots economic dev. organization - provide public feedback, disseminate grant information; assist with site selection input on site selection, encourage stakeholder involvement, seek leveraging resources

2.g. Incorporating Community Input:

RCU has a culture of community involvement that we will maintain throughout this grant. **A total of 8-12 public meetings will be held during the 4 -year grant period** to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. Outreach events, open to the public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost or in-kind methods) ensuring that the entire community has an opportunity to provide input. In the event social distancing or other restrictions limit in-person community meetings, we will follow existing

recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants* that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). The community will be updated on progress throughout the grant and will have the opportunity to share input through comment opportunities on RCU and community partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input without access to digital resources. We will advertise meetings, interpret presentations, or translate documents in Spanish or other languages as needed. We have already begun engaging UTA and WTA residents, business owners, not for profits, churches, and other community advocates to solicit their input regarding our brownfield projects and will continue to do so during the grant period. A public meeting will be held in the first two quarters of the grant period to discuss the goals of the grant, initial planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize the engagement of these stakeholders. Regional developers will be contacted through the County's Area Planning Board and local redevelopment organizations to bring awareness of the redevelopment opportunities priority sites offer. When developers are identified, they will be invited to attend public meetings to describe their plans for reuse. As a project progresses, we will involve target area stakeholders in the decision-making process regarding site prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. As stakeholder input is received, we will evaluate it against our development goals and available resources, adopting input that feasibly meets these criteria.

3. Task Descriptions, Cost Estimates, & Measuring Progress – Description of Tasks/Activities &

Outputs: RCU will begin activities immediately upon award confirmation, working to prepare a Work Plan approved by EPA's PO. No subawards or participant support costs are planned. After the Cooperative Agreement period begins, RCU and its QEP will complete the following tasks:

Task /Activity 1: Program Management, Training Support, Brownfield Inventory/Prioritization:

a. Project Implementation: RCU staff will travel to regional and national brownfields conferences/meetings, participate in calls, meetings, and correspondence between RCU, QEP, EPA, etc. to manage the grant's Cooperative Agreement. We will complete Quarterly, DBE, Annual reports, and ACRES database entries. We will carefully track contractor costs, comparing to budget, expenditures, and project progress, to ensure that grant funds will be utilized within the prescribed 4-year project period. RCU, with QEP support, will update its existing brownfield inventory to use as a tool to help accomplish reuse goals. Inventoried sites are prioritized based on the following criteria, in no order: 1) reuse potential, 2) potential for environmental or human health impact, and 3) community input. Additional sites will be identified by RCU and the county, community leaders, redevelopment investors, and through community outreach. Priority will be granted to sites within underserved areas of our communities that meet the criteria described in Table 2 and to sites near residential areas that pose health risks to an underserved community. Priority will also be considered for sites that have a higher chance of redevelopment and a greater economic impact potential within our target area.

b. Schedule: QEP selected through a competitive bidding process (compliant with federal procurement regulations - 2 CFR 200.317 - 200.326) before Cooperative Agreement period begins; correspondence will occur at least monthly (more frequently as required) throughout the grant period; update and prioritize brownfield inventory the first two quarters, then as necessary for the remainder of the grant period; ACRES updates will be conducted at least quarterly throughout the grant period

c. Task/activity Leads: RCU & QEP

d. Output(s): Travel - RCU staff to regional/national brownfields conferences/meetings; prioritized inventory; project performance reports: 16 Quarterly Reports, ACRES entries, 4 MBE/WBE reports, 4 annual reports, etc.; calls, 8-12 public meetings to update communities on the brownfield program, and correspondence between RCU, QEP, EPA, etc. to manage the grant's Cooperative Agreement.

Task/Activity 2: Environmental Investigation:

a. Project Implementation: Prior to applying for site eligibility, an access agreement will be prepared and

executed for each site being considered. Eligibility determinations will be completed under this task and the QEP will complete Phase I ESAs activities on sites selected by the County. All Phase I ESAs will be conducted by/in accordance with the applicable ASTM standard (E1527-21) and the All Appropriate Inquiry (AAI) rule. Areas of focus will include those already determined in the inventories as priority sites listed in Table 1. The QEP will prepare a Quality Assurance Project Plan (QAPP) as well as Sampling & Analysis Plans/Health & Safety Plans (SAPs/HASPs) for EPA approval. Once approved, the QEP, directed by RCU, will complete Phase II ESAs based on environmental conditions identified in the Phase I ESAs.

b. Schedule: Obtain site access, request eligibility determinations & finalize site access to initial sites for investigation-early 2nd Quarter of Grant period; Begin Phase I ESAs-2nd Quarter of Grant period; Submit QAPP to EPA for review/approval; QAPP approval & Phase II ESAs begin-3rd Quarter of Grant period; all Phase I ESAs completed-end of 15th Quarter of Grant period; all Phase II ESAs completed, and final contractor invoices submitted-45 days before end of grant period.

c. Task/activity Lead(s): RCU & QEP

d. Outputs: 13 Phase I ESAs; QAPP, SAPs/HASPs, estimated 10 Phase II ESAs.

Task/Activity 3: Clean-up & Reuse Planning:

a. Project Implementation: The QEP, directed by RCU, will prepare site specific clean-up plans/documents including: Analysis of Brownfield Cleanup Alternatives, remediation plans, site closure letter requests, and clean-up/reuse funding development (1.f).

b. Schedule: Prepared after Phase I and II ESAs are complete, contamination is present, and if cleanup is necessary. Task 3 activities will continue throughout the grant period.

c. Task/activity Lead(s): RCU & QEP

d. Output(s): 5-10 cleanup planning documents

Task/Activity 4: Community Outreach & Involvement:

a. Project Implementation: 8-12 public meetings will be held at various venues throughout Randolph County during the grant period to update ESA progress and seek public input/involvement. Print and mail material for project/site information and marketing documents will also be funded under this task. RCU will complete this task, assisted by the QEP, who will manage the technical aspects of the community outreach program, and will attend/participate in outreach events. Social media outlets and online media will be developed/maintained, and outreach efforts will inform the public on the progress of brownfield investigation/cleanup planning and provide marketing resources for future development. Additional sites can be identified during public community outreach meetings. These meetings will be focused on public engagement including what sites the community views as a priority for redevelopment. Priority will be granted to sites identified by underserved communities, especially when those sites are within impoverished residential neighborhoods.

b. Schedule: 2-3 public meetings per year; the 1st planned for the 2nd Quarter of the grant period.

c. Task/activity Lead(s): RCU & QEP

d. Output(s): 8-12 public meetings to update communities on the brownfield assessment progress and seek public input and involvement; supplies: printed flyers, advertising, postage, etc.

We will work diligently to ensure startup activities are completed per the schedule above. RCU will allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the 4-year Cooperative Agreement contract. Because there is an extremely high demand for assessments and site access has already been obtained for some of the highest priority sites in 1.b, it is likely that funds will be spent prior to the end date. We are proactively communicating with representatives of privately-owned brownfields to gain access and resolve issues in anticipation of this grant funding as well as non-grant funded assessment activities. Such communication initiates the process for eventual property transfer and reuse, and creates a positive dialog between property owners, local governments, and impacted citizens.

3.e. Cost Estimates: The costs outlined in Table 5 were developed anticipating tasks necessary to efficiently identify, characterize, and plan for the remediation of the priority sites listed in Table 1. RCU will allocate \$407,100 (81% of total grant funds) to Phase I and II ESAs.

Table 5 Budget	Budget Categories ¹	1. Program Mgmt, Training Support, Inv / Prioritization	2.Phase I / II ESAs	3. Clean-up / Reuse Planning	4. Community Outreach & Involvement	Budget Category Total
	Personnel	\$7,800			\$4,800	\$12,600
	Travel	\$8,260				\$8,260
	Supplies				\$240	\$240
	Contractual ²	\$27,075	\$407,100	\$30,000	\$14,725	\$478,900
TOTAL BUDGET		\$43,135	\$407,100	\$30,000	\$19,765	\$500,000

¹Table 5 only includes budget categories with costs. ²In accordance with Federal, State, and local procurement regulations.

Grant tasks will be completed at the anticipated costs per unit with the following anticipated outputs/outcomes:

1. Program Management & Training Support, Inventory/Prioritization: \$43,135 – **Travel:** Attend two (2) National Brownfield Confs.: airfare x 4 @ \$2,500, 2 rooms, 6 nights lodging @ \$3,300, meals @ \$1,020, ground transportation @ \$400, conf. reg. @ \$1,040 = \$8,260; **Personnel:** Direct admin. Cost includes 130 hrs. \$60/hr. = \$7,800; **Contractual:** total \$27,075, includes approximately 125 hrs. \$95/hr. = \$11,875 for inventory, & approximately 160 hours \$95/hr. = \$15,200 for program mgmt.

2. Env. Investigation: \$407,100 – **Contractual:** 13 Phase I ESAs at an average cost of \$3,700 each = \$48,100, & 10 Phase II ESAs at an estimated average cost of \$35,900 each = \$359,000. Though our budget will support 11 Phase I's and 10 Phase II ESAs, we understand that large sites may need more investment requiring us to realign the budget during the grant period. Areas of focus will include those already determined in the inventories as priority sites listed in 1.b.

3. Clean-up & Re-use Planning: \$30,000 – **Contractual:** 5-10 ABCAs/Clean-up plans or Re-use plans expected to cost \$3,000-\$6,000 each = \$30,000.

4. Community Outreach & Involvement: \$19,765 – **Supplies:** printed flyers, advertising, grant fact sheets, outreach visual aids, postage, etc. = \$240; **Personnel:** Direct admin. Cost includes 80 hrs. \$60/hr. = \$4,800; **Contractual:** approx. 155 hours at an estimated \$95/hr. = \$14,725.

3.f. Plan to Measure & Evaluate Environmental Progress & Results: We will track, measure, and evaluate progress through meeting minutes, Quarterly and Annual Financial Reports, quarterly review/analysis of grant performance, ACRES entries, and completion of Work Plan tasks. If planned outputs/outcomes are not achieved or milestones/project schedule outlined in 3.a are not being met, we will create a corrective action plan to identify deficiencies and make appropriate adjustments to achieve anticipated outputs on schedule. The Assessment Grant will also have the following measurable outcomes: sites/acreage assessed, jobs created/retained, redevelopment complete, number of parcels cleaned up/redeveloped, acreage made ready for greenspace/recreation, and leveraged monies. These and other statistics will be included in Quarterly Reports and ACRES submittals as data becomes available, which will allow the EPA to better evaluate and highlight the grant program success. At the close of the grant, RCU will provide a final report to the EPA and our residents summarizing project outputs and outcomes. After evaluation of sites is done, it is in the county's best interest that redevelopment occurs, and as such, close monitoring of subsequent actions will be done diligently. Outputs and outcomes following the closure of the grant will be uploaded to EPA's ACRES page for continued monitoring of brownfield redevelopment and the program's success.

4) Programmatic Capability & Past Performance -- Programmatic Capability 4.a. Organizational Capacity, 4.b. Organizational Structure & 4.c Description of Key Staff: RCU's Grant Management Staff will manage this grant. RCU has previously managed many other economic development resources valued at over \$700K over the past year. RCU, along with Randolph County staff, have the technical, financial, and administrative ability in place to implement this grant project successfully. Ms. Sydnee Cseresznyes, Executive Director, will serve as the RCU Grant Manager. Ms. Cseresznyes has been with RCU since May of 2025 and has assisted businesses, industry, and organizations by cultivating investment to enhance Randolph County. She has 12 years of experience in economic and small business development. Ms. Ruthie Rose, Project Administrator, will serve as the Grant Financial Manager and will be responsible for accounting and financial reporting. Ms. Rose has been with the RCU since 2024 and has performed similar administration and financial management including the tracking and reporting

of federal and state grants that the RCU receives. The RCU team will aggressively use their brownfields and small business growth experience to seek redevelopment opportunities for brownfield properties throughout Randolph County. In the unlikely event that a member of the team leaves their job prior to the completion of grant tasks, the depth of RCU’s team will allow for a seamless transition to other experienced members.

4.d. *Acquiring Additional Resources:* RCU and our QEP will make every effort to contract with local business enterprises and local consultants/contractors who employ members of our community, when possible, and we will require our QEP to make every effort to do the same. RCU staff have a history of working cooperatively with state and federal environmental agency personnel and engaging qualified environmental consultants. Through a competitive bidding and procurement process, consistent with 2 CFR Part 200, RCU will select a QEP with experience assessing brownfields. The team and execution plan outlined above will ensure timely and successful expenditure of funds within the prescribed 4-year project period. This team will be supported by Randolph County departments including the County Commissioners, Redevelopment Commission, Auditor, Development Services, and Legal. We will also be assisted specifically by Ms. Missy Williams, County Commissioner for Randolph County. Ms. Williams has 8 years of experience in the private and public sector working in community development with local citizens and developers, and county government. We will work with the Small Business Administration (SBA) to identify small businesses in the area with strong labor practices who have been vetted by the SBA as qualified to perform remediation activities and other contracted services. We will invite vetted contractors through the competitive bidding process noted above. We will also work with local project partner organizations (2.e) to link our community members to job opportunities related to the investigation, remediation, redevelopment, and ultimate reuse of brownfields.

4.f.1. *Past Performance & Accomplishments – Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:* RCU has never received an EPA Brownfields grant. However, we have received other federal and non-federal assistance agreements as indicated in Table 6 below.

Table 6 – Past Federally/Non-Federally Funded Assistance Agreements

Awarding Agency	Project	\$ Received	Accomplishments/Outputs/Outcomes/Measures of Success
Economic Development Administration (EDA)	Establish Revolving Loan Fund (RLF) Program	\$339,000	Supported development of RLF / Provided Randolph County businesses with access to funds / Multiple loans issued and successfully repaid / Economic stability within the county.
United States Department of Agriculture (USDA)	Establish RLF Program	\$50,000	Supported development of RLF / Provided Randolph County small businesses with access to funds / Multiple loans issued and successfully repaid / Economic stability within the county.
Indiana Office of Rural & Community Affairs	Establish RLF Program	\$250,000	Supported development of RLF / Provided Randolph County small businesses with access to funds / Multiple loans issued and repaid, local grant program developed / Economic stability within the county.

4.f.2. *Compliance with Grant Requirements:* All funding assistance agreement terms and conditions have been and are being met for the above projects. **All grant goals and outputs/outcomes (indicated in Table 6) have been achieved to date**, all reports were completed in a timely manner, and no corrective measures have been needed. RCU is fully compliant with the terms and conditions of these grant programs which are ongoing.

2.B. Threshold Criteria for Community-Wide Assessment Grants

2.B.(1) Eligibility of Lead and Non-Lead Coalition Members

- a. Randolph County United (RCU) (applicant) is a non-profit organization with 501(c)(3) tax-exempt status (documentation attached). The applicant is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.
- b. RCU is not exempt from Federal taxation under section 501(c)(4) of the IRC.

2.B.(2) Community Involvement

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions, and solutions. 8-12 outreach events (2-3 per yr.) will be held throughout the grant period to maintain stakeholder engagement and continue to gather public input on site selection and prioritization, assessment needs, cleanup decisions, mitigation measures from cleanup/redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. When social distancing or other restrictions limit in-person community meetings, we will follow existing recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants* that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). See Section 2.g. of the Narrative/Ranking Criteria for further information.

2.B.(3) Expenditure of Existing Grant Funds

This criterion is not applicable as RCU does not have an open cooperative agreement for MARC Grant funding.

2.B.(4) Contractors and Named Subrecipients

RCU has not procured/named any contractors or subrecipients.