



**HENRY COUNTY AUDITOR
COURTHOUSE
101 S. MAIN STREET
NEW CASTLE, INDIANA 47362
PHONE: 765-529-2800**

B. Application Information Sheet

1. Applicant Identification:
Henry County Indiana
1201 Race Street
New Castle, Indiana 47362
2. Website
<https://www.henrycounty.in.gov/>
3. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000
4. Location:
 - a. New Castle
 - b. Henry County
 - c. Indiana
5. Target areas:
 - The Downtown Target Area (**DTA**) encompasses two census tracts: 9760 and 9763. The **DTA** is bound to the north by Thornburg Street, the east by 21st Street, to the south by Indiana Avenue, and to the west by Memorial Drive. The East Side Target Area (**ESTA**) consists of census tract 9765. The **ESTA** is generally bound to the north by State Street, 31st Street to the east, Grand Avenue to the south, and 25th Street to the west. The **DTA** and **ESTA** contain several brownfield sites located within and adjacent to economically depressed neighborhoods. Despite these challenges, the area has significant redevelopment potential, with multiple sites targeted for mixed-use commercial and residential projects, as well as broader commercial redevelopment.
 - Priority Sites:
107 South 12th St., New Castle, Henry County, Indiana
127 N. Main St., New Castle, Henry County, Indiana
1416 Broad St., New Castle, Henry County, Indiana
1112 S. 25th St., New Castle, Henry County, Indiana
Broad Street Corridor, New Castle, Henry County, Indiana

6. Contacts:

a. **Project Director**

Mr. Corey Murphy, CEcD, President
 New Castle Henry County Economic Development Corporation
 100 South Main Street, Suite 203, New Castle, Indiana 47362
 Phone: (765) 521-7402, email: cmurphy@growinhenry.com

b. **Chief Executive:**

Steve Dellinger, President, Henry County Board of Commissioners
 101 South Main Street, New Castle, Indiana 47362
 Phone: (765) 529-4705; E-mail: sdellinger@henrycounty.in.gov

7. Population:

Henry County¹: 48,896 American Community Survey (ACS) 2023 5-year estimate

New Castle¹: 17,356 American Community Survey (ACS) 2023 5-year estimate

8. 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).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	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 <u>Section 3.A.(2)</u> , for priority site(s) within the target area(s).	
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	

9. Letter from the Indiana Department of Environmental Management (attached).

10. Releasing Copies of Applications: This proposal contains no confidential business information (CBI), and we agree that the EPA may release copies of this proposal.



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

100 N. Senate Avenue • Indianapolis, IN 46204
(800) 451-6027 • (317) 232-8603 • Fax (317) 233-6647 • www.idem.IN.gov

Mike Braun
Governor

Clint Woods
Commissioner

January 16, 2026

Mr. Steve Dellinger, President
Henry County Board of Commissioners
101 South Main Street
New Castle, Indiana 47362

Re: IDEM Acknowledgement Letter
U.S. E.P.A. Brownfields Grant Proposal
Community Wide Assessment Grant
Henry County Board of Commissioners
Henry County

Dear Mr. Dellinger:

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

IDEM understands that Henry 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 Henry 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 Henry 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.

Henry County has identified the Downtown Target Area (DTA) and the East Side Target Area (ESTA) within the City of New Castle as the focus of this grant proposal. The DTA currently has three sites of interest with former commercial and industrial uses that consisted of newspaper printing, an undertaker, a blacksmith, a former bottling plant, a gas station, and former department store. The ESTA is an area that includes the Broad Street Corridor, which extends from North 25th Street to North 31st Street along Broad Street. A variety of vacant, blighted, and underutilized commercial properties are present that include former gas stations, salvage yards, and auto repair facilities. The ESTA also includes a former asbestos brake manufacturing plant.

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

We appreciate your input!



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

IDEM has worked with Henry County on several projects and recognizes that Henry 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 Henry County by providing technical and other assistance through the Program.

IDEM considers Henry County 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 Henry 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)*

Christopher Shaw, Patriot Engineering and Environmental, Inc.
John Morris, Indiana Brownfields Program

1. Project Area Description & Plans for Revitalization - Target Area & Brownfields, a. Overview of Brownfield Challenges and Description of Target Areas: Henry County Indiana is the applicant for this EPA Community-Wide Assessment Grant. Henry County, Indiana (the County), which is the geographic area for this application, is located along the Interstate 70 (I-70) corridor, 45 miles east of Indianapolis, Indiana, and 80 miles west of Dayton, Ohio. With a population of 48,896 American Community Survey (ACS) 2023 5-year estimate, the County covers approximately 395 mi². The population in New Castle, the largest community, is 17,356 ACS 2023 5-year estimate. The industrial history of Henry County, Indiana, is deeply intertwined with the arrival of railroads and the Indiana Gas Boom that began in the 1880s. This period saw the discovery of the Trenton Gas Field, which was the largest deposit of natural gas until then which fueled a transformation. By the early 1900s, Henry County, particularly New Castle, fostered automobile-related industries. Notable names like Maxwell-Briscoe and Overland operated in the area, giving the region a foothold in the growing auto sector. New Castle was a significant manufacturing center for much of the first half of the 20th century - producing everything from automobile parts and forgings to furniture, pianos, caskets and more. The Maxwell/Chrysler complex in New Castle was central to that story: at its height the site employed several thousand workers in the 1920s to 1950s, and supplied parts across Chrysler's system. From the post-war decades through the late 20th century: automation reduced the need for labor on the shop floor, product sourcing and supplier consolidation shifted work to other regions, and later globalization exposed plants to lower-cost competition. Those national and regional forces hit Indiana and towns like New Castle hard. Corporate restructuring in the auto and steel supply chains accelerated local job losses. Over time the big integrated employers (forgings, stamping, machine shops tied to automakers) shrank, were spun off, or were sold to outside suppliers — a process that cut headcounts or moved work elsewhere. The historic Maxwell plant was repurposed for parts-making for decades; later ownership changes and joint ventures (e.g., transitions to Metaldyne in the 2000s) and eventual shutdowns substantially reduced employment there compared with mid-century peaks. Metaldyne announced the plant would close in 2009. It had been one of the County's largest employers ~1,000 at its peak. In 2011 Allegheny Ludlum closed, eliminating approximately 150 jobs. Deindustrialization in the late 20th and early 21st centuries left a patchwork of underused plants, rail-served parcels, and legacy commercial/industrial buildings across New Castle, Knightstown, Spiceland, and smaller towns in the County.

Our brownfields are contributing to high rates of poverty and unemployment by deterring businesses from locating, expanding, and creating local jobs. Vacancies attract transient uses, potentially exposing people to contaminated brownfields and have resulted in illegal dumping, vandalism and blight. This grant will enable Henry County to address environmental conditions, support new business and job opportunities, enhance environmental quality, and improve access to open spaces within the community. This grant would allow us to expand our brownfields inventory, prioritize sites/areas, provide environmental assessments to identify potential environmental impacts and develop cleanup plans that would clear the way for new investments and community-driven revitalization. If awarded, Henry County will utilize funding from this FY26 EPA Community-Wide Brownfield Assessment Grant to assess eligible sites in communities throughout the County's corporate limits. We've chosen two target areas in New Castle, one of our hardest hit communities, where we believe the EPA Brownfields Assessment Grant funding will have the greatest impact and the greatest likelihood for redevelopment. To that end, the County is applying for a \$500,000 FY26 EPA Community-Wide Assessment Grant to address the brownfield properties within the target areas that will 1) subsequently offset the high cost of environmental due diligence for new or expanding businesses that want to locate/expand in the target areas; 2) encourage the reuse of vacant brownfields for infill development; 3) increase tax revenue and job opportunities by returning blighted properties to productive use; 4) facilitate access to employment and social services in distressed neighborhoods; and 5) complete remedial plans to leverage cleanup grants from state and federal programs. The Downtown Target Area (**DTA**) encompasses two census tracts: 9760 and 9763. The **DTA** is bound to the north by Thornburg Street, the east by 21st Street, to the south by Indiana Avenue, and to the west by Memorial Drive. The East Side Target Area (**ESTA**) consists of census tract 9765. The **ESTA** is generally bound to the north by State Street, 31st Street to the east, Grand Avenue to the south, and 25th Street to the west. Residents living among brownfields in the DTA and ESTA experience low Median Household Income (MHI) and high poverty. The **MHI** in the **DTA** is **31%** [CT 9760] **to 88%** [CT 9763] **less than the US** and the **MHI** in

Henry County, Indiana

Narrative/Ranking Criteria

the **ESTA is 99% [CT9765] less than the US. Poverty in the DTA is 18% [CT9760] to 57% [CT9763] higher than the US. Poverty in the ESTA is 93% [CT9765] higher than the US.** The number of **children living in poverty** in the target areas range from **14.4% [CT9760] to 17.5% [CT9763]** in the **DTA** and **58.2% [CT9765] in the ESTA (up to 112% higher than in the US)** (Table 2 in 2.b) (2023 ACS). The financial challenges experienced by DTA and ESTA residents have perpetuated a cycle of low-quality jobs; inadequate affordable housing; lack of access to healthy 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 DTA and ESTA and are making a focused effort to address priority brownfields (Table 1) and leverage additional funding for these hardest hit parts of our communities where redevelopment investment has the greatest opportunity for success. We are already working hard to repurpose and reshape the businesses and commerce of the DTA, including the recent transformation of a former newspaper publisher and printing facility into a multi-tenant commercial building anchored by **Ink and Ale Brewery**. Additional tenants include **Press Coffee Company, Focal Point Business Coaching, YoungLife Ministry, WholeHeart Communications, and Cross Country Mortgage**. This redevelopment was made possible through a combination of **\$170 million in private investment, a New Castle Main Street Building Renovation Grant, and construction tax credits**. Henry County is striving to again be a place where people can live, work, play, and prosper. We believe that strategic investment of EPA assessment funds will revitalize the DTA and ESTA, making our communities more attractive to new businesses, developers, visitors, and residents.

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 our target area. However, numerous other brownfields are also present in the DTA and ESTA. The historical/current uses, 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*
107 South 12th St. – 0.1 acres, 3-story vacant building in DTA; adjoins residential neighborhood	Former newspaper printing, Undertaker, blacksmith / vacant 3-story building / mixed-use redevelopment	VOCs, SVOCs, metals, asbestos, lead paint
127 N. Main St. – 0.5 acres in DTA; adjoins residential neighborhood	Former Coca-Cola bottling plant and former gas station / vacant building / mixed-use or commercial redevelopment	VOCs, SVOCs, PAHs, metals, asbestos, lead paint
1416 Broad St. – 0.25 acres, 3-story vacant building in DTA; adjoins residential neighborhood	Former Sears and Roebuck department store, office building / vacant / mixed-use redevelopment	Asbestos, lead paint
1112 S. 25th Street – 25 acres in ESTA; adjoins residential neighborhood	Former asbestos brake mfr. / Vacant / intermodal transportation depot.	VOCs, SVOCs, PAHs, metals, asbestos
Broad Street Corridor. in ESTA; adjoins residential neighborhoods	A once-thriving commercial corridor / a blighted yet highly visible entrance to New Castle / mixed-use gateway with commercial, residential, and public spaces	VOCs, SVOCs, PAHs, metals, asbestos, lead paint
*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, hormonal, blood, & immune systems; may also cause neurological damage, birth defects and cancer (www.atsdr.cdc.gov).		

These sites are our highest priorities because they will meet immediate needs in the DTA and ESTA and align with our revitalization plans. The investment to redevelop historic structures and residential/mixed-use commercial assets on priority brownfield properties in the DTA and ESTA and throughout Henry County (we currently have an inventory of 78 brownfield properties) will serve as examples of success, triggering further investment. For example, the former newspaper printing site at 107 S. 12th Street and the former bottling plant/gas station at 127 N. Main Street in the DTA potentially impact the adjoining neighborhoods with petroleum products and/or solvents or other industrial

chemical releases. The City of New Castle and the County have plans to repurpose these sites, removing the environmental and health threats and transforming them into a mixed-use, multi-tenant development, bringing desperately needed employment and housing 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 DTA and ESTA. If we complete assessment of the priority sites, additional sites will be identified based on 1) reuse potential, 2) potential for environmental or human health impact and environmental justice, and 3) community input. Additional sites will be identified by the County, project partners, community leaders, redevelopment investors, and through community outreach.

1.d Revitalization of the Target Area. Reuse Strategy & Alignment with Revitalization Plans: The 2018 Henry County Comprehensive Plan and the 2018 City of New Castle Comprehensive Plans (Revitalization Plans) specify revitalization of the DTA and ESTA as key initiatives and discuss desired uses that include mixed-use and commercial development that will allow target area residents to live, work, shop, and recreate within their neighborhoods and throughout their communities.

Henry County is requesting \$500,000 in assessment grant funding, which is essential to complete environmental assessments of target area priority brownfields. These funds will help us reach redevelopment goals outlined in our Revitalization Plans, tackling environmental challenges associated with the highest priority sites within the DTA and ESTA, and triggering further environmental and redevelopment funding (1.c.i). Revitalizing the sites at 107 S. 12th Street, 127 N. Main Street, and 1416 Broad Street into mixed-use developments will facilitate brownfield cleanup and reuse while improving safe, walkable connections between the DTA residents and nearby **Murphy Park**. The County plans to revitalize the 25-acre 25th Street industrial site that is potentially impacting the adjoining neighborhoods with asbestos, petroleum products and/or other industrial chemical releases. The site will be redeveloped as an intermodal transportation hub that addresses potential environmental impacts while creating much-needed jobs. Revitalization of our priority sites will generate employment and housing within the target area, improving residents' quality of life and advancing the vision established in our Revitalization Plans. With EPA funding to support environmental assessment and planning activities, we will achieve the outcomes and benefits described below.

1. e. Outcomes & Benefits of Reuse Strategy: Assessment and reuse of priority sites such as the vacant former newspaper printer/publisher (107 S. 12th St.) 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; improving the economic competitiveness of our target areas; leveraging current and future investments; and creating unique, healthy, and safe neighborhoods in the DTA and ESTA, where the largest number of our low-income and other sensitive populations reside. Reuse of brownfields will also generate higher tax revenue and through increased investment, new jobs will be created, new residential units will be constructed, and property values will rise. The County will work with developers so that the planned redevelopment will also improve **local resilience to the impacts of extreme weather events and natural disasters**. Improving **green space** and connecting and **improving TA walkability** will **reduce pollutants** and improve the quality of life for all residents. By working to ensure developers are using **energy-efficient measures** in their redevelopment designs, and encouraging use of **renewable energy** through use of **solar lighting or geothermal energy**, the County will build resilient communities that will continue to grow for many years to come. 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 efficient measures such as energy efficient lighting, low-flow showers/toilets, geothermal heating/cooling, etc. Residents will benefit from increased property values and housing with energy efficiency and less maintenance costs. Addressing priority sites in the DTA and ESTA will create affordable and sustainable housing, workforce development (new jobs), and remediate/reduce legacy pollution in areas with high concentrations of low-income residents. **EPA's investment in brownfields within the DTA and ESTA will support the conservation of Greenfields and the strategic redevelopment of underutilized brownfield properties into productive economic assets. These efforts will strengthen local economic conditions by catalyzing private investment, expanding the tax base, and advancing redevelopment in low-income and distressed areas, resulting in measurable community and economic benefits.**

1. Strategy for Leveraging Resources f. Resources Needed for Site Reuse: Henry County has a history of leveraging investment in projects throughout the community. For example, New Castle Main Street's Building Renovation Assistance Program leveraged \$1.2 million to support the refurbishment of the Castle Theater, development of an apartment building, and the establishment of six new businesses. These projects resulted in the creation of more than 50 downtown jobs and one new residential unit. More investment is planned, focusing on the DTA and ESTA. Without EPA funding for the initial environmental assessment of these sites, brownfield redevelopment will likely stagnate. The Henry County 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.

- *EPA - Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) to further the brownfield reuse goals of the County (\$500K-\$1.5M)*
- *Indiana Brownfields Program Revolving Loan Fund (RLF) – low interest loans for cleanup/remediation activities (Est \$1M+).*
- *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 Finance Authority – State Revolving Fund 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)*
- *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 County will make efforts to apply this funding source to all eligible sites, often \$1-3M/site. Insurance coupled with USEPA 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 as assessment projects progress, and each site will have a unique funding plan due to individual status and eligibility.*

1. Strategy for Leveraging Resources g. Use of Existing Infrastructure: Land use goals in our Revitalization Plans emphasize the build-out of existing parcels, and rehabilitation and infill development in our Target Area'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, and on- and off-street parking 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. TIF funding is also available for infrastructure improvements in the target areas, if needed.

2. Community Need and Community Engagement, Community Need, a. The Community's Need for Funding: Henry County needs EPA's financial assistance because we do not have the necessary funds for environmental assessments. The communities located within the County's geographic boundaries include the City of New Castle (which account for approximately 28% of the County's population) and numerous other small towns with populations under 10,000, along with several isolated rural areas. The New Castle target areas suffer from a high rate of poverty. **The poverty rates in the DTA census tract are 59% higher than Indiana and 57.5% higher than the US. Poverty rates in the ESTA census tract are 92% higher than Indiana and 90.5% higher than the US.** Other communities in the County have lower incomes than the national average and the added challenge of having small populations such as **Knightstown with a population of 2,217, and 23.3% of the population living in poverty versus 12.2% in Indiana and 12.4% for the US**

(ACS 2024 ACS 1year est.). Due to their low income and/or small populations, the communities in Henry County do not have sources of funding for environmental assessment and remediation of brownfields in the target areas or in other areas in the County. The County itself would like to provide funding for assessment and cleanup, but it too has financial struggles. Henry County, Indiana relies primarily on local taxes and fees, supplemented by limited state and federal funding that is largely committed to mandated services such as public safety, courts, public health, and infrastructure. As a result, the County has minimal discretionary resources available for brownfields assessment and redevelopment. Additional grant funding is needed to address environmental uncertainties and pre-development barriers in the DTA and ESTA, where underutilized properties remain constrained by real or perceived contamination. Grant support will enable environmental assessments and planning activities necessary to reduce redevelopment risk, leverage private investment, and return idled sites to productive economic use. Ultimately, this EPA grant will fulfill the revitalization needs of our target areas, creating unique, healthy, and safe neighborhoods.

2b. Health or Welfare of Sensitive Populations: Our community’s most sensitive populations (low-income residents and individuals living in poverty, including children) (Table 2), live near our brownfield sites that are often unsecured, and trespassers (including children), risk exposure to asbestos in these unsafe structures along with toxic chemicals, from suspected contamination in the soil and groundwater. Contaminants such as **PCBs, metals, petroleum, VOCs, PAHs, lead paint, and asbestos** are potentially causing harm to our sensitive populations. According to the 2023 ACS 5-year estimates, more than 90% of housing units in DTA Census Tract 9763 were constructed before 1980, compared with approximately 99% of housing units in DTA Census Tract 9760. Likewise, 79% in ESTA census tract (9765) 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 former newspaper printer, undertaker, blacksmith site (107 South 12th St.) in the DTA, is potentially impacted with VOCs, SVOCs, metals, asbestos, lead paint, and other contaminants that are known to cause various cancers, heart disease, strokes, and asthma; all of which are experienced by our residents at higher rates than Indiana or the Country (2.a.ii(2)).**

Table 2	US	IN	DTA CT9760	DTA CT9763	ESTA CT9765
Median Household Income	\$81,604 ^a	\$71,959 ^a	\$59,639	\$31,759 ^b	\$27,052 ^b
Individuals Living in Poverty	12.4% ^b	12.2% ^b	10%	22.4% ^b	32.9% ^b
Children Living in Poverty	16.3% ^b	15.7% ^b	14.4%	17.5% ^b	58.2% ^b
Asthma Rate	8.7% ^c	11.5% ^d	11.7%	13.4% ^e	13.4% ^e
Stats from 2024 ACS 1-year estimate a 2023 American Community Survey 5-Year Estimates b CDC Asthma Data 2022 c, American Lung Assoc. d, CDC Places e					

An infusion of funding from this EPA grant is expected to result in revitalization of the brownfields and a resurgence of commerce that will support new and revitalized local retail businesses. This in turn will boost local employment with quality diversified jobs. Redeveloping our brownfields will increase tax revenues which will directly benefit Henry 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 community.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: We believe contaminants from brownfield sites in our target areas are impacting resident’s health. Many priority sites are likely impacted by PCBs, VOCs, PAHs, petroleum, metals, asbestos, lead paint, and/ other hazardous chemicals. Exposure to these contaminants is associated with increased rates of cancers, kidney and liver diseases, heart disease, diabetes, respiratory diseases, and birth complications.¹ As shown in Table 3 below, **Henry County has higher cancer rates than the state average, as well as higher stroke**

¹ ATSDR. (2000). Toxicological Profile for Polychlorinated Biphenyls (PCBs), EPA (2020). Health Effects Notebook for Hazardous Air Pollutants: VOCs, ATSDR (1995) Toxicological Profile for PAHs, ATSDR (1999) Toxicological Profile for Total Petroleum Hydrocarbons, ATSDR. (2007). Toxicological Profile for Lead. ATSDR. (1999) Toxicological Profile for Mercury, ATSDR. (2007) Toxicological Profile for Arsenic, ATSDR (2001) Toxicological Profile for Asbestos.

and heart disease death rates relative to the state. These health concerns may be linked to the environmental risks posed by nearby brownfields. Although some municipal-level data is unavailable, the data likely reflects conditions in our target areas, given the large population of economically vulnerable residents.

Table 3 – Health Indicators

Disease/Health Condition	Henry Co. Rate	Difference	IN Rate
Liver Cancer ^a	8.4 ^a	24% higher than State	6.6 ^a
Lung Cancer ^a	83.8%	20% higher than State	68.3 ^a
Skin Cancer ^a	28.8 ^a	29% higher than State	21.5 ^a
Stroke Deaths ^b	111 ^b	29% higher than State	83 ^b
Coronary Heart Disease Deaths ^b	391 ^b	8% higher than State	361 ^b
2017-2023 Indiana Department of Health, Cancer profiles ^a			
2021-2023 Indiana Department of Health, Heart Disease Dashboard - Death Rate per 100,000 ^b			

The combined impact of these sites contributes to the adverse health conditions affecting our residents. Identifying and removing environmental contaminants at brownfield sites within our target areas will help lower exposure to our underserved populations and reduce the disproportionately high rates of disease and poor health outcomes that these communities face.

2.d. Economically Impoverished/Disproportionately Impacted Populations: The public health impact of DTA and ESTA brownfields, along with nearby industrial operations, has disproportionately exposed our underserved populations-including low-income, children and the elderly-to environmental pollutants, compromising their ability to maintain their health and well-being. According to the USEPA Enforcement and Compliance History Online (ECHO) website, there are **123 operating facilities in Henry County and 62 have reported violations.** Asthma rates in the DTA are 11.7% in Census Tract 9760 and 13.4% in Census Tract 9763. The asthma rate in the ESTA is 13.4% in Census Tract 9765, these rates are approximately **14–27% higher than the state average** of 9.7% (CDC PLACES/IDOH). The DTA and ESTA census tracts exhibit **disproportionately high rates of disability – 19.6% in CT 9760, 37.4% in CT 9763, and 29.6% in the ESTA CT9765.** These rates are up to **59% higher than the county average** of 20.3%, highlighting increased community vulnerability. (2023 ACS 5-Yr. Est.). Within the DTA, **poverty rates range from 10.0% in CT 9760 to 22.4 % in CT 9763.** In contrast, the poverty rate in the ESTA is **32.9 %** percent, substantially exceeding the state poverty rate of **12.2 %.** (2023 ACS 5-Yr. Est.). **Diabetes** prevalence in the DTA is **12.2% in CT 9760 and 17.4% in CT 9763.** In the ESTA, CT 9765 has a diabetes rate of **15.4 %**, exceeding the county average of **11.8%** (2023 ACS 5-Year Estimates) by up to **38%**, highlighting elevated health risks within the community

2. Community Engagement, e. Project Involvement & f. Project Roles: Several community 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

Entity Name	Mission	Point of Contact	Description and Project Roles
Henry County Community Foundation	This community organization that addresses health & medical, social services, education, cultural and civic affairs in Henry County.	Jennifer Fox jennifer@henrycounty.org 765-529-2235	Will provide meeting facilities, educate the public of benefits of brownfields reuse.
HCHC	Healthy Communities of Henry County (HCHC) is a non-profit dedicated to improving the physical, mental and environmental health of our county	Jeff Rav [REDACTED]	Assist in community outreach activity and communicate health risks to the public
Henry Community Health	A non-profit hospital with the mission to nurture wellness. They recognize that healing encompasses more than just physical treatment.	Brian Ring bring@hcmhcares.org 765-521-1443	Will provide meeting facilities, disseminate grant information.

2.g. Incorporating Community Input: Henry County 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 due to COVID-19 or other causes, 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 the Henry County and community partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input. The County has multi-lingual personnel available to advertise meetings, interpret presentations, or translate documents in Spanish or other languages as needed. We have already begun engaging DTA and ESTA residents, business owners, not for profits, churches, and other community advocates to solicit their input regarding our brownfield project 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 Planning department, Building Department, Plan Commission, and Redevelopment Commission 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

and Outputs: The County 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, County and its QEP will complete the following tasks:

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

a. Project Implementation: County staff will travel to the national brownfields conference, participate in calls, meetings, and correspondence between the County, 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 them to budget, expenditures, and project progress, to ensure that grant funds will be utilized within the prescribed 4-year project period. The County, 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 environmental justice, and 3) community input. Additional sites will be identified by the County, project partners, community leaders, redevelopment investors, and through community outreach. Priority will be granted to sites within areas that are home to sensitive populations. 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. Anticipated Project 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

c. Task/activity Leads: The County & QEP

d. Output(s): Travel - County 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 the County, 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 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) with annual updates as well as Sampling & Analysis Plans/Health & Safety Plans (SAPs/HASPs) for EPA approval. Once approved, the QEP, directed by the County, 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): The County & QEP

d. Outputs: 11 Phase I ESAs; QAPP, SAPs/HASPs, 5 HazMat Assessments, 11 Phase II ESAs.

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

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

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): The County & 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 the DTA, ESTA, and Henry 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. The County 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 focus on public engagement, prioritizing redevelopment sites identified by the community.

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

c. Task/activity Lead(s): The County & 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. The County 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 engaging privately owned brownfield owners to secure site access and address issues in advance of grant and non-grant assessment activities, helping initiate property transfer and reuse while fostering positive dialogue among owners, local government, and affected residents.

3.e. Cost Estimates: The costs outlined in Table 5 were developed by anticipating tasks necessary

to efficiently identify, characterize, and plan for the remediation of the priority sites listed in Table 1. We will allocate \$431,800 (86% of total grant funds) to Phase I and II ESAs.

Table 5 Budget	Budget Categories¹	1. Program Mgmt., Training Support, Inv / Prioritization	2. Phase I / II ESAs	3. Clean-up / Reuse Planning	4. Community Outreach & Involvement	Budget Category Total
	Travel	\$3,000				\$3,000
	Supplies				\$400	\$400
	Contractual ²	\$22,500	\$431,800	\$30,000	\$12,300	\$496,600
TOTAL BUDGET		\$25,500	\$431,800	\$30,000	\$12,700	\$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 per-unit cost, with the following outputs and outcomes:

1. Program Management & Training Support, Inventory/Prioritization: \$25,500 – *Travel:* Two County staff members attend a National Brownfield Conf.: airfare x 2 @ \$1,000, 2 rooms, 3 nights lodging @ \$1,400, meals @ \$450, ground transportation @ \$150 = \$3,000. *Contractual:* total \$22,500, includes 50 hrs. @ \$150/hr. = \$7,500 for inventory and 100 hrs. @ \$150 = \$15,000 for program mgmt. assistance (Acres / quarterly / annual reporting, and additional programmatic support as requested). The County will provide 75 hours of in-kind service for inventory and program management.

2. Env. Investigation: \$431,800 – *Contractual:* 11 Phase I ESAs at an average cost of \$3,800 each = \$41,800, 5 Hazardous Materials (HazMat) Assessments at an average cost of \$6,500 = \$32,500, 11 Phase II ESAs at an estimated cost of \$30,000-\$45,000 (depending on site complexity/environmental conditions) = \$357,500 (\$32,500 average cost). Though our budget will support 11 Phase I's, 5 HazMat Assessments, and 11 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 in the inventory as priority sites listed in 1.a.ii.

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. The County will provide 50 hours of in-kind service for planning.

4. Community Outreach & Involvement: \$12,700 – *Supplies:* printed flyers, advertising, grant fact sheets, outreach visual aids, advertising, postage, etc. = \$400, *Contractual:* approximately 82 hours at \$150/hr. = \$12,300. The County will contribute a minimum of 40 hours of in-kind services for outreach.

3.c. 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, the County and the QEP 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, number of parcels cleaned up/redeveloped, acreage made ready for greenspace/recreation, and funding leveraged. 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 grant program success. At the close of the grant, County staff will provide a final report to the EPA and our residents summarizing project outputs and outcomes. After site evaluations are complete, the County will prioritize redevelopment and monitor all subsequent redevelopment actions. Outputs and outcomes after the grant ends will be uploaded to EPA's ACRES page to track the program's success

4. Programmatic Capability & Past Performance, Programmatic Capability a. Organizational Capacity, b. Organizational Structure & c. Description of Key Staff: The County will be the grantee. The County's economic development lead, the New Castle-Henry County Economic Development Corporation (EDC), will manage the FY26 EPA Brownfields Assessment Grant on behalf of Henry County, consistent with its successful administration of the County's FY2015 EPA Brownfields Assessment Grant. The EDC will oversee day-to-day grant management, coordinate assessment activities, market assessed brownfield properties. Henry County and the EDC possess the technical, managerial, financial, and administrative capacity required to implement this cooperative agreement in full compliance with EPA requirements. Mr. Corey Murphy, President of the EDC, will serve as Project Manager. Mr. Murphy has more than 30 years of experience managing federal and state grants and leading economic development initiatives, including redevelopment planning and the

identification and leveraging of public and private funding sources to advance community revitalization. Ms. Penny York, Special Projects Coordinator for the EDC, has extensive experience administering State of Indiana and U.S. Department of Energy grants. Ms. York will support grant implementation and lead community engagement and outreach activities, utilizing her established network of local stakeholders to ensure meaningful participation in the brownfields assessment process. Additional County and EDC staff will support project implementation throughout the grant performance period. Both Mr. Murphy and Ms. York successfully managed Henry County's FY2015 EPA Brownfields Assessment Grant, demonstrating a proven ability to meet work plan objectives, comply with all EPA reporting and programmatic requirements, and deliver measurable results.

Mr. Murphy and the County Council will leverage their extensive experience in brownfield redevelopment and project management, along with their network of connections, to actively pursue redevelopment opportunities for sites that do not yet have secured contracts for revitalization. Ms. Debra Walker, County Auditor, will provide financial tracking and documentation to meet grant reporting requirements. Mr. Steve Dellinger, President of the County Board of Commissioners will work closely with Mr. Murphy and Ms. York, and ensure compliance with grant requirements. In the unlikely event that a member of the team leaves their job prior to the completion of grant tasks; the depth of the County's team will allow for a seamless transition to other experienced members.

4.d. Acquiring Additional Resources: The County will complete a qualifications-based selection, in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.2, to retain a QEP to assist with the grant implementation. The County will make every effort to contract with certified disadvantaged business enterprises and consultants/contractors who employ socially or economically disadvantaged people, when possible, and we will require our QEP to make every effort to do the same. The County staff have a history of working cooperatively with state environmental agency personnel and engaging qualified environmental consultants. 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 other County departments including planning, finance, legal, and economic development. We will partner with the Small Business Administration (SBA) to identify SBA-vetted local small businesses with strong labor practices that can provide complementary services. We will invite vetted contractors through the competitive bidding process noted above. We will also work with Henry County EDA (2.b.ii.) to link our community members to job opportunities related to the investigation, remediation, and reuse of brownfields.

4. Past Performance & Accomplishments, e. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: Henry County awarded a \$500,000 U.S. EPA Hazardous Substances and Petroleum Brownfields Assessment Grant (Cooperative Agreement No. BF00E01550-0) in 2015. Using grant funds, the County assessed a total of 25 brownfield sites, including 7 petroleum sites and 18 hazardous substances sites. Assessment activities supported through this grant resulted in the Indiana Department of Environmental Management (IDEM) issuing closures for two sites. As a result of assessment and subsequent redevelopment efforts, the County successfully leveraged \$1,250,000 in private redevelopment investment and \$126,100 in cleanup funding from the State of Indiana. Redevelopment activities led to the creation of 50 permanent jobs and the retention of 117 existing jobs. All accomplishments, site-specific activities, and outcomes were documented in quarterly and annual progress reports and entered in EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES), with updates provided.

4.b.i(2) Compliance with Grant Requirements: Henry County has consistently demonstrated full compliance with EPA Brownfields grant requirements. The County adhered to approved work plans and schedules and maintained a strong record of timely submission of quarterly, annual, and final reports to the EPA Project Officer. In addition, the County completed all required programmatic and financial reporting, including MBE/WBE reports, Federal Financial Reports (SF-425), Phase I Environmental Site Assessment All Appropriate Inquiries (AAI) checklists, and Quality Assurance Project Plan (QAPP) updates, as applicable. This history reflects Henry County's commitment to sound grant management, accountability, and continued success in implementing EPA Brownfields-funded projects.

III.B. Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility

Henry County is a General-Purpose Unit of Local Government. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

III.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 due to COVID-19 or other causes, 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.

III.B.3 Expenditure of Assessment Grant Funds

This criterion is not applicable as Henry County is not currently an EPA Brownfields Assessment Grant recipient.

III.B.4 Named Contractors and Subrecipients

Henry County has not procured/named any contractors or subrecipients.