

**B. Application Information Sheet**

1. Applicant Identification:
  - CDFI Friendly Evansville Region
  - 20 NW 3<sup>rd</sup> Street
  - Suite 820
  - Evansville, IN 47708
  
2. Website URL: <https://cdfifriendlyevansville.org/>
  
3. Funding Requested:
  - a. Assessment Grant Type: Community-wide
  - b. Federal Funds Requested: \$500,000
  
4. Location:
  - a. Various communities (target area is in Vanderburgh County)
  - b. 14 contiguous counties (Gibson, Knox, Perry, Pike, Posey, Spencer, Vanderburgh, & Warrick counties in Indiana; Gallatin, Johnson, Saline, White, & Williamson counties in Illinois; and Henderson County in Kentucky)
  - c. Indiana, Illinois, Kentucky
  
5. Target areas:
  - ... Evansville Target area (EVTA) – Bounded by Diamond Ave. to the north, N. Bedford Ave. to the east, E. Louisiana St. to the south, and N. 1<sup>st</sup> Ave. to the west (in census tracts 23, 24, 25, & 33), this 1.0 mi<sup>2</sup> area in the northeastern portion of Evansville (Vanderburgh County) consists of numerous commercial, municipal, and industrial properties located in low-income residential or mixed-use areas. The potential for environmental exposure to nearby residential neighborhoods and its high visibility due to its location near one of our recreational centers make this target area a priority for this grant.
  
  - ... Priority Sites:
    - Furniture Factory, 1500 N. Heidelberg Ave, Evansville, Vanderburgh Co., IN
    - Crawford Door, 1701 N. Heidelberg Ave, Evansville, Vanderburgh Co., IN
    - Former Landfill, 2255 N. 1st Ave, Evansville, Vanderburgh Co., IN

6. Contacts:

- a. Project Director:  
 Ms. Taylor Price  
 Executive Director  
 CDFI Friendly Evansville Region  
 20 NW 3<sup>rd</sup> Street  
 Suite 820  
 Evansville, IN 47708  
 812.202.6362  
[Taylor@CDFIFriendlyEvansville.org](mailto:Taylor@CDFIFriendlyEvansville.org)
  
- b. Chief Executive:  
 Ms. Taylor Price  
 Executive Director  
 CDFI Friendly Evansville Region  
 20 NW 3<sup>rd</sup> Street  
 Suite 820  
 Evansville, IN 47708  
 812.202.6362  
[Taylor@CDFIFriendlyEvansville.org](mailto:Taylor@CDFIFriendlyEvansville.org)

6. Population:

City of Evansville – 116,441

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.	
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 (2015 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](http://www.idem.IN.gov)

Mike Braun  
Governor

Clint Woods  
Commissioner

January 27, 2026

Ms. Taylor Price, Executive Director  
CDFI Friendly – Evansville Region  
20 NW 3<sup>rd</sup> Street, Suite 820  
Evansville, Indiana 47708

Re: IDEM Acknowledgement Letter  
U.S. E.P.A. Brownfields Grant Proposal  
Community Wide Assessment Grant  
CDFI Friendly- Evansville Region  
Gibson, Knox, Perry, Pike, Posey,  
Spencer, Vanderburgh, and Warrick  
Counties

Dear Ms. Price:

This letter is provided in support of the CDFI Friendly – Evansville Region (CFER) 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 CFER is requesting \$500,000 for hazardous substances and/or petroleum assessment.

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

CFER has identified two target areas (Elberfield Target Area (ELTA) in Warrick County and Evansville Target Area (EVTA) in Vanderburgh County) as the focal points for environmental assessment based on need and development goals. The target areas represent a congregation of vacant or underutilized industrial, commercial, and municipal sites near each other, areas in need of redevelopment, and businesses no longer in operation or are underutilized.

Visit [on.IN.gov/survey](http://on.IN.gov/survey) or scan the QR code to provide feedback.

*We appreciate your input!*



CFER believes that the ELTA and EVTA represent the best opportunities for quality redevelopment, mitigation of potential health hazards, and value added to the communities in terms of enhanced property values, commercial and residential development, and new jobs. The target areas have disproportionate numbers of brownfield sites with low median household income and elevated poverty when compared to the city, state, and national averages. The Grant will allow CFER to continue to systematically identify, assess and later remediate private, public, and institutional sites throughout their communities.

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

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

IDEM considers CFER 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 CFER 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](mailto: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:** CDFI Friendly Evansville Region (CFER), a 501(c)(3) non-profit based in Evansville, Indiana is an emerging strategy to connect businesses, housing developers, community organizations, and others in the region to financing for projects that traditional lenders and institutions cannot serve. We connect Community Development Finance Institutions (CDFIs), private lenders that combine community-focused financing with technical assistance and training, with local projects. CFER recognizes that achieving sustainable economic prosperity and quality of life in the Evansville Region requires a regional focus. We serve the Evansville Region (Region) in southwestern Indiana, comprised of 14 contiguous counties (Gibson, Knox, Perry, Pike, Posey, Spencer, Vanderburgh, & Warrick counties in Indiana; Gallatin, Johnson, Saline, White, & Williamson counties in Illinois; and Henderson County in Kentucky). **CFER's mission is to enhance the economic wellbeing of the Region, particularly in low-income and underserved communities.**

The Evansville Region (pop. 498,138)(2023 ACS) consists of many small- to medium-size communities that developed as an agricultural and industrial center along the Ohio River with industries such as coal, riverboat construction, glassmaking, rubber products, breweries, and automotive products, etc. Historically, industry and commerce grew alongside our residential neighborhoods, allowing residents to work near home. However, our manufacturing base has declined since the 1960s. Company closures/reductions at large employers (ASM Global, White Stallion Energy, Monarch Beverage, Vitro Auto Glass, Aztar Family Gaming, Clonalkins Pharma, etc.) have **resulted in more than 2,743 lost jobs in the Evansville area since 2015** (IN Dept. of Workforce Dev.(DWD)). Many other employers relocated to “greenfield” sites outside of our communities’ town centers, leaving our downtowns, industrial/commercial corridors, and historic neighborhoods in decline, burdening Uplands communities with hundreds of brownfields. **However, the I-69 extension, connecting Evansville, IN through the heart of Indiana, to Canada, presents a generational opportunity for revitalization by improving access and connectivity, and increasing investments in infrastructure, neighborhoods and downtowns across the region.** We’ve selected our Evansville Target Area (in Evansville, IN) where EPA Brownfield Assessment Grant funding will have a significant opportunity to capitalize on this redevelopment.

**Evansville Target Area (EVTA)** – In the heart of the Jacobsville Neighborhood in north-central Evansville, the EVTA is Bounded by Diamond Ave. to the north, N. Bedford Ave. to the east, E. Louisiana St. to the south, and N. 1st Ave. to the west (in census tracts 23, 24, 25, & 33), this 1.0 mi<sup>2</sup> area in the northeastern portion of Evansville (Vanderburgh County) consists of an historic industrial area of Evansville surrounded by the Jacobsville Neighborhood. Numerous commercial, municipal, and industrial properties located in low-income residential or mixed-use areas. The potential for environmental exposure to nearby residential neighborhoods and its high visibility due to its location near one of our recreational centers make this target area a priority for this grant.

The residents living among brownfields in the EVTA experience low income (**MHI in the EVTA is 45% & 38% higher than the US & IN respectively, high poverty (85% & 89% higher than in the US & IN respectively), child poverty (112% & 120% higher than in the US & IN respectively), and elderly poverty (77% & 114% higher than in the US & IN respectively)**) Financial challenges in our target area have contributed to numerous cycles of low-quality jobs, inadequate and unaffordable housing, poor access to healthy food; insufficient recreational space; and poor community walkability, resulting in social and economic conditions that threaten our residents’ physical and financial wellbeing. CFER recognizes the great redevelopment potential for our target areas, and we are making a focused effort to invest in the EVTA to address priority brownfields (1.b.) and leverage additional funding for these communities. As our target area communities plan to balance greenfield development along I-69 with redevelopment of many downtown brownfields, CFER believes strategic EPA assessment funding can help direct growth toward revitalizing older, low-income neighborhoods, reducing crime, improving livability, and making these areas more attractive to residents, businesses, and investors.

**1.b. Description of the Priority Brownfield Site(s):** Our priority sites listed in Table 1 present the strongest opportunities to trigger reuse and revitalization within our target areas. Their historical/current uses, likely environmental issues, associated health risks, 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 (discussed in Section 1.b.i.)	Suspected Contaminants*
<b>Furniture Factory, 1500 N. Heidelberg Ave., Evansville</b> – 1.52 acres; adjoins low-income neighborhood	Former furniture manufacturer / Vacant slab / potential solar field	Metals, VOCs, PAHs, PCBs, petroleum
<b>Crawford Door, 1701 N. Heidelberg Ave., Evansville</b> – 4.6 acres; adjoins low-income neighborhood	Former door manufacturer / Vacant brick building / mixed-use redevelopment	Metals, VOCs, PAHs, PFAS, asbestos, lead paint, petroleum
<b>Former Landfill, 2255 N. 1<sup>st</sup> Ave., Evansville</b> – 72 acres; adjoins low-income neighborhood, adjoins river	Former landfill /Municipal park / Mixed-use redevelopment, potential solar field	Metals, VOCs, PAHs, PCBs, PFAS, petroleum

\*According to the Agency for Toxic Substances and Disease Registry (ATSDR), the contaminants in Table 1 pose threats to human health, including 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](http://www.atsdr.cdc.gov)).

These are CFER’s highest priorities because they meet immediate target area needs, align with existing revitalization plans, and redevelopment is imminent due to funding already committed (approximately **\$43.5M** from private investors). Successful investment in redeveloping historic downtown buildings, residential and mixed-use commercial properties, and greenspace amenities on our priority brownfield sites will trigger further investment across our Region. **For example, the Crawford Door site in the EVTA potentially impacts adjoining neighborhoods with historical solvents, petroleum, or other industrial chemical releases.** Evansville has plans to repurpose these sites, removing the environmental and health threats, and transforming them into a much-needed mixed-use redevelopment, potential solar fields, & greenspace which residents and non-residents alike can utilize per our Revitalization Plans (1.d). If properties outside our target areas become a priority during the grant period, we may choose to invest grant funding on them; however, our focus at the outset of this grant is the EVTA.

**1.c. Identifying Additional Sites:** Our focus at the outset of this grant will be the EVTA. 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 Evansville Downtown Master Plan (2016 Update) and 2025 Jacobsville Redevelopment Area Master Plan (Revitalization Plans) prioritize vibrant communities, with quality jobs and education, healthy lifestyles, affordable housing, walkable neighborhoods, and revitalized downtowns. Redeveloping brownfields in the EVTA supports these goals, by creating new community assets such as mixed-use development, commercial and industrial activity, and greenspace and trail amenities. These investments will improve quality of life for residents, attract new businesses and households, and promote strategic growth in our communities that capitalizes on existing assets and infrastructure.

**CFER is requesting \$500,000 in grant funding, which is essential to complete environmental assessments of target area and other brownfields.** CFER is poised to capitalize on the recent I-69 extension, and while it will provide an **unprecedented jumpstart to the economic engine for our communities along the route, the key to revitalization of the target areas is brownfields reuse, for which this EPA brownfields grant is vital.** Funding will also be committed to updating/prioritizing existing inventories and conducting cleanup/redevelopment planning. Increasing our stock of owner-occupied, moderate-income housing and mixed-use commercial/residential properties near our downtown/commercial centers will alleviate our existing housing shortage and align with our goal to increase the walkability/connection of our downtowns to area neighborhoods. **The planned redevelopment of the Crawford Door site into a mixed use residential/commercial development will provide new housing/mixed-use**

**commercial opportunities for residents within walkable/bikeable distance to the Pigeon Creek Greenway, Downtown, and nearby Garvin Park. Repurposing the former Furniture Factory into a solar field will remove blight and provide renewable energy resources to our community, stimulating an economically impoverished neighborhood, attracting new business and promoting growth in stagnant, underutilized areas.** Revitalization efforts for our priority sites will create needed jobs, affordable housing, and walkable greenspace, improving residents' quality of life. Significant resources have already been pledged towards EVTA properties (1.b), and with EPA funds to cover environmental assessment & planning costs, we will realize the outcomes/benefits outlined below.

***I.e. Outcomes & Benefits of Reuse Strategy:*** Assessment and reuse of priority sites such as the Furniture Factory and Crawford Door sites will remove environmental threats and blight, reduce crime, and stimulate private investment in surrounding properties. These efforts will support the creation of equitable and affordable housing, strengthen economic competitiveness, leverage current and future investments, and create healthy, safe, and walkable neighborhoods, particularly in the EVTA, where the largest number of our low-income and sensitive populations reside. Reuse of brownfields will also generate higher tax revenue for Uplands communities, and through increased investment, new jobs will be created, new residential units will be constructed, and property values will rise. **Reuse of all the priority sites listed will create an estimated 653 construction jobs and 404 permanent jobs and will generate more than \$6M 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 by the City could generate up to \$1.1M in annual incremental tax revenue which will be reinvested in the EVTA.

Throughout the revitalization process, CFER will promote the re-use of existing buildings and infrastructure and encourage energy efficiency design through building codes and best practices, including efficient lighting, low-flow showers and toilets, geothermal heating and cooling, etc. These measures will lower operating costs, reduce maintenance burdens, and increase long-term housing stability for residents. Redevelopment of priority sites in the EVTA will create affordable and sustainable housing, generate workforce opportunities, and remediate legacy pollution in areas with high concentrations of low-income and sensitive residents. **EPA's investment in brownfields in the EVTA will advance energy efficient, sustainable development by conserving greenfields, reducing carbon emissions through enhanced trail networks and green transportation, and turning underutilized sites into economic hubs.** This will minimize displacement through the inclusion of affordable housing across income levels, competitive-wage job creation, and active community involvement in planning, design, and implementation.

***Strategy for Leveraging Resources, I.f. Resources Needed for Site Reuse:*** CFER has a history of leveraging investment in projects throughout our communities. For example, CFER has been able to leverage additional funds (investors, donations, TIF, loans, etc.) to revitalize sites in our communities. More investment is planned in the EVTA. Without EPA funding for the initial high-risk environmental assessment of these sites, brownfield revitalization will stagnate. CFER 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 Funding* – \$43.5M
- *Tax Increment Financing (TIF)* – Property tax revenue used as a subsidy for redevelopment, infrastructure, and other improvements. Up to \$100K in TIF funding pledged by target area communities to aid in the redevelopment of brownfields.
- *EPA* – Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) grants could be utilized to further the brownfield reuse goals of the City (\$300K-\$1M)
- *Federal Highway Administration* – Infrastructure improvements and developments including streets and trails will improve transportation to and within the target area (Est. \$5M+)
- *Indiana Economic Development Corp.* – Tax credits & other incentives will 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 area (Est. \$75K)
- *Indiana Office of Community and Rural Affairs* – Draw on funding offered through the Main Street Revitalization Program (Est. \$500K) and the Blight Clearance Program (\$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. CFER 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.

***1.g. Use of Existing Infrastructure:*** Our target area communities' Revitalization Plan land use goals prioritize the build-out of existing parcels, and rehabilitation and infill development within Uplands traditional core neighborhoods before considering additional land for development. Modern utility infrastructure is present in all target areas (3-phase electricity, natural gas, city water and sewer, telephone and fiber optic service), providing connectivity to new development. It is robust enough to handle the added capacity required by any planned reuse and will utilize existing services and other infrastructure (roads, curb cuts, on/off-street parking, and nearby utilities) to attract new investment in area brownfields, while reducing site reuse costs. With revitalization ranging from 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. Traditional transportation infrastructure will be complemented by pedestrian connectivity, bicycle improvements, and accessibility. All priority sites adjoin or are near major thoroughfares, and revitalization will link them directly with other parts of their community and other communities. **For example, the Crawford Door site could utilize the existing factory structure for affordable apartments.** Additional funding for roads, trails, or other infrastructure necessary for planned reuse will be sought from US DOT Better Utilizing Investments to Leverage Development (BUILD) Grant program, Infrastructure and Jobs Act, local funds (when available), and CDBG funds.

**2. Community Need and Community Engagement – Community Need, 2.a. The Community's Need for Funding:** CFER needs US EPA's financial assistance because our Region's communities do not have the necessary funds in their general budgets to address brownfields anywhere in their communities, let alone in their target areas. For the EVTA, indicators of need include key economic and demographic factors suffered by our target area residents, including low income, poverty, and child poverty. **MHI in the EVTA is 45% & 38% less than in the US & IN respectively; poverty is 85% & 89% higher in the EVTA than in the US & IN respectively; child poverty is 112% & 120% higher than in the US & IN respectively, elderly poverty is 77% & 114% higher than in the US & IN respectively.** The large number of vacant buildings and land on EVTA brownfields has resulted in an estimated twofold increase in crime within the target areas compared to other parts of their communities (according to community estimates), further limiting local government resources due to additional public safety services (police and fire calls) to brownfield sites. The Region's brownfield sites further add to the financial burden of target area residents by suppressing residential property values and straining municipal budgets through a reduced tax base. **In addition, the loss of quality employers (ASM Global, White Stallion Energy, Monarch Beverage, Vitro Auto Glass, Aztar**

**Family Gaming, Clonalkins Pharma, etc.) have resulted in more than 2,743 lost jobs in the Evansville area since 2015 (IN DWD).** adding substantially to the economic challenges facing our Region’s communities, diminishing local income and property tax revenues, and increasing poverty in our communities.

With budgets currently only able to provide essential services and much-needed infrastructure maintenance, Uplands communities lack the discretionary funds necessary to complete the proactive 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 allow CFER to fulfill the revitalization needs for our target areas, creating unique, healthy, safe, and walkable neighborhoods.

**2.b. Health or Welfare of Sensitive Populations:**

Our target area’s most sensitive populations, including low-income residents, children, and the elderly (particularly those living in poverty)(Table 2) live in and around target area brownfield sites, which are often unsecured. Trespassers, including children, face risks from exposure to toxic chemicals causing soil and groundwater contamination, asbestos, and unsafe structures. Contaminants such as metals, petroleum, VOCs, SVOCs, PAHs, glycols, lead paint, and asbestos are potentially posing significant health risks to these vulnerable populations. The percent of houses in the EVTA that were constructed prior to 1980 ranges from 66.7% to 94.9%, depending on census tract, making them much more likely to contain lead-based paint, a significant threat to young children.

<b>Table 2</b>	US	IN	EVTA
Median Household Income	\$78,538	\$70,051	<b>\$43,357</b>
Individuals Living in Poverty**	12.4%	12.2%	<b>23%</b>
Children Living in Poverty**	16.3%	15.7%	<b>34.5%</b>
Elderly Living in Poverty	10.4%	8.6%	<b>18.4%</b>
Note: US/IN/EVTA stats from 2023 ACS. ** Last 12 months			

**For example, the Crawford Door Company site, near a low-income neighborhood, is potentially impacted with petroleum, asbestos, metals, VOCs, PAHs, PFAS and other contaminants that are known to cause various cancers, which are experienced by Vanderburgh County residents at higher rates than the Indiana average (2.c.).** The proximity of the large number of brownfields to low-income neighborhoods in our EVTA drives down housing values, suppresses commercial investment, and limits residents’ access to adequate employment, resulting in disadvantages for target area residents with no relief in sight. An infusion of funding from this EPA grant will provide needed capital for the assessment of these blighted properties, clearing the way for remediation and revitalization of the EVTA to include much needed affordable housing, increased greenspace, and connectivity through growing trail systems. 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 brownfields will increase tax revenues which will directly benefit our Region’s communities’ impoverished and sensitive populations, including removal of blight, lower crime, safer neighborhoods, and access to better public services, ultimately improving the health of our community.

**2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Contaminants from target area priority sites (1.b) are affecting our residents’ health. Many of the priority sites are believed to be impacted by VOCs, PAHs, PFAS, petroleum, metals, asbestos, lead paint, etc. Studies

Disease/Health Condition <sup>2</sup>	Vanderburgh Co. Rate <sup>3</sup>	Difference	IN Rate <sup>3</sup>
Esophagus Cancer	5.7	21% higher	4.7
Oral Cavity Pharynx Cancer Deaths	3.7	32% higher	2.8
Asthma Emergency Visits	31.3	36% higher	23
Premature Births <sup>4</sup>	.13	30% higher	.1
Stroke Deaths	44.1	24% higher	35.6

<sup>1</sup> Out of 92 IN Counties <sup>2</sup> Source: IN State Dept. of Health Cancer Data Dashboard (2018-2022)  
<sup>3</sup> Incidence per 100K Residents <sup>4</sup> Incidence per 10K Births

on the health effects of exposure to these contaminants have been linked to higher incidences of cancer, thyroid conditions, and liver issues. As Table 3 indicates, **Vanderburgh County has high incidences of numerous cancers, Stroke Deaths, Asthma Emergency Visits,**

**and Premature Births, all of which are potentially linked to impact from nearby brownfields.** Though not available at the municipal level, this data is believed to be representative of the target areas due to the large number of economically impoverished people living in them. There are 2,343 sites listed for Evansville with environmental records on the IDEM Virtual File Cabinet (database), the cumulative effects of which are likely to contribute to the adverse health conditions impacting local residents. **Removing sources of environmental contaminants at target area brownfields will reduce exposure risks to underserved communities, reducing the disproportionate incidences of disease and other poor health outcomes that these residents are currently experiencing.**

**2.d. Economically Impoverished/Disproportionately Impacted Populations:** The public health impact from target area brownfields and industrial operations, and their proximity to our underserved populations, including impoverished residents, has disproportionately exposed them to environmental pollutants, resulting in an inability to maintain their health and wellbeing. Contaminants from congestive highway traffic nearby heavy urban industry, have affected residents’ health. In addition, a large portion of the Evansville’s impoverished populations are concentrated in the EVTA, putting them at higher risk from the effects of contaminants from years of industrial activity.

Brownfield assessment, cleanup, and reuse strategies will improve the welfare of our underserved populations in the EVTA 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 end disinvestment in our target areas. New jobs in the EVTA will create gainful employment for residents, reducing poverty and improving the state of our housing by redeveloping sites as mixed-use commercial, bringing capacity and jobs to the EVTA Other federal programs (e.g. CDBG) will help to fund lead 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 neighborhood, incentivizing investment in other area properties. New tax revenue will be generated and reinvested in the community. **Health indicators such as increased stroke deaths, asthma emergency visits, and premature births (2.c. Table 3) will no longer be influenced by environmental impacts caused by target area brownfields. This will be accomplished in areas where low-income and sensitive populations are concentrated.**

**Community Engagement, 2.e. Project Involvement & 2.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.

<b>Partner Name</b>	<b>Mission</b>	<b>Point of Contact</b>	<b>Description and Project Roles</b>
Dream Center Evansville	Supporting children and their families, and engaging in neighborhood transformation	John Benton, Executive Director (812) 401-5558 <a href="mailto:benton@dreamcenterevansville.org">benton@dreamcenterevansville.org</a>	Local economic nonprofit focused on strengthening neighborhoods: identify priority brownfields, host meeting space and/or volunteer activities
Jacobsville Neighborhood Improvement Association	Promote improvement of the area through education and community participation	Melissa Tines, President <a href="mailto:Jnia.evv@yahoo.com">Jnia.evv@yahoo.com</a>	Local grassroots organization in Jacobsville area: support community engagement and outreach, support redevelopment and revitalization plans, assist with public meetings
Habitat for Humanity of Evansville	Bring people together to build homes, communities, and hope	Beth Folz, Executive Director (812) 423-5623 x 224 <a href="mailto:bfolz@evansvillehabitat.org">bfolz@evansvillehabitat.org</a>	Local nonprofit that supports affordable housing and neighborhood stability: community engagement and outreach, redevelopment planning and support; provide affordable home construction
Echo Housing & Community Development	Reducing barriers to housing, social wellbeing, and economic opportunity	Savannah Wicker, CEO (812) 423-8422 <a href="mailto:info@echohousing.org">info@echohousing.org</a>	Local nonprofit that and community development initiatives: disseminate grant information; support revitalization strategies; assist with reuse planning
Southwest Indiana Regional Development Authority	Transformational quality-of-place and economic development projects	Josh Armstrong, Chief Economic Development Officer (812) 423-2020 <a href="mailto:info@evvregion.com">info@evvregion.com</a>	Regional economic development authority: assist in planning and prioritization of brownfield sites; assist in leveraging additional funding sources

**2.g. Incorporating Community Input:** CFER 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** 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 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 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 CFER and partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input for those 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 target area 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 community Planning Commissions, and Chambers of Commerce to bring awareness of the redevelopment opportunities priority sites offer. When developers are identified, they will attend public meetings to describe their plans for reuse. As a project progresses, we will actively involve target area stakeholders in the decision-making process regarding site prioritization, assessment, site marketing, cleanup planning, and feedback on site 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:** CFER will begin activities immediately upon award confirmation, working to prepare a Work Plan for approval by EPA's PM/PO. No subawards or participant support costs are planned. After the Cooperative Agreement period begins, CFER and its QEP will complete the following tasks:

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

*a. Project Implementation:* CFER staff will travel to regional and national brownfields conferences/meetings, participate in calls, meetings, and correspondence between CFER, QEP, EPA, etc. to manage the grant's Cooperative Agreement. We will complete Quarterly, DBE, Annual reports, and ACRES database entries, and will carefully track contractor costs, comparing to the budget, expenditures, project progress, and milestones to ensure the timely expenditure of grant funds within the prescribed 4-year project period. CFER, with QEP support, will continue to develop a brownfield inventory and will use it as a tool to help accomplish brownfield reuse goals. Inventoried sites will be prioritized based on the following criteria, in no particular order: 1) reuse potential, 2) potential for environmental or human health impact, and 3) community input.

*b. Schedule:* A QEP will be selected through a competitive bidding process in compliance with federal procurement regulations (2 CFR 200.317 - 200.326) prior to the start of the Cooperative Agreement period. Correspondence between CFER and the QEP will occur at least monthly, with more frequent coordination as project activities require, throughout the grant period. CFER will update and prioritize the brownfield inventory during the first two quarters of the grant, then as needed for the remainder of the period. ACRES updates will be completed at least quarterly throughout the grant period.

*c. Task/activity Leads:* CFER and our QEP will act as the task/activity lead.

*d. Output(s):* CFER staff will travel to regional and national brownfields conferences and meetings.

Deliverables under this task include maintenance of a prioritized brownfield inventory and completion of required project performance reporting, including 16 Quarterly Reports, regular ACRES data entries, four MBE/WBE reports, four annual reports, etc. CFER will also conduct ongoing coordination calls, host 8-12 public meetings to update communities on the brownfield program, and maintain regular correspondence between CFER, QEP, EPA, and other partners to effectively 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 on sites selected by CFER. All Phase I ESAs will be conducted by/in accordance with the applicable ASTM standard for Phase I ESAs (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 (SAP/HASP) for EPA approval. Once approved, the QEP, directed by CFER, will complete Phase II ESAs based on environmental conditions identified in the Phase I ESAs.

*b. Schedule:* Site access will be obtained, eligibility determinations requested, and access finalized for initial investigation sites in the early second quarter of the grant period. Phase I ESAs will begin in the second quarter of the grand period. A QAPP will be submitted to EPA for review and approval, with Phase II ESAs beginning in the third quarter following QAPP approval. All Phase I ESAs will be completed by the end of the 15<sup>th</sup> quarter of the grant period, and all Phase II ESAs will be completed, with final contractor invoices submitted, no later than 45 days before the end of the grant period.

*c. Task/activity Leads:* CFER and our QEP will act as the task/activity lead.

*d. Output(s):* Outputs will include the completion of 12 Phase I ESAs, preparation and approval of a QAPP and SAP/HASP, and completion of an estimated 10-12 Phase II ESAs.

**Task/Activity 3: Clean-up Planning:**

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

*b. Schedule:* Clean-up planning will be prepared after completion of Phase I and II ESAs when contamination is identified and cleanup is necessary. Activities under this task will continue through the grant period.

*c. Task/activity Leads:* CFER and our QEP will act as the task/activity lead.

*d. Output(s):* Approximately 5-10 clean-up planning documents will be completed.

**Task/Activity 4: Community Outreach & Involvement:**

*a. Project Implementation:* 8-12 public meetings will be held at various venues throughout Upland communities during the grant period to update ESA progress and seek public input/involvement. Printed project/site information and marketing documents will also be funded under this task. CFER will complete this task, assisted by the QEP, who will manage the technical aspects of our 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.

*b. Schedule:* Two to three public meetings will be held each year, with the first planned for the second quarter of the grant period.

*c. Task/activity Leads:* CFER and our QEP will act as the task/activity lead.

*d. Output(s):* 8-12 public meetings will be held to update communities on the brownfield assessment progress and seek public input and involvement. Outputs will include supplies such as printed flyers, advertising materials, postage, etc.

We will work diligently to ensure startup activities are completed per the schedule above. CFER will allocate all grant funds to project properties before the final quarter of the grant period to ensure 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 government, 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. Please note, CFER will allocate \$407,100 (81% of total grant funds) to Phase I and II ESAs.

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

<sup>1</sup>Table 5 only includes budget categories with costs. <sup>2</sup>In accordance with Federal, State, and local procurement regulations. Grant tasks will be completed at the anticipated costs per unit with the following outputs:

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

**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 & Reuse 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 – **Personnel:** Direct admin. Cost includes 80 hrs. \$60/hr. = \$4,800; **Supplies:** printed flyers, advertising, grant fact sheets, outreach visual aids, postage, etc. = \$240; **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 & Annual Financial Reports, monthly review/analysis of grant performance, ACRES entries, and completion of Work Plan tasks. If planned outputs are not achieved or project milestones (3.b) are not met, we will create a corrective action plan to identify deficiencies and make appropriate adjustments to achieve anticipated outputs on schedule. This Grant will also have the following measurable outcomes: sites/acreage assessed, jobs created/retained, redevelopment complete, 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 allows EPA to evaluate and highlight program successes. At the close of the grant, CFER staff will provide a summary report to EPA and our residents. After evaluation of sites is done, it is in the CFER's best interest that redevelopment happens. Outputs and outcomes following the close of the grant will be uploaded to EPA's ACRES page for continued monitoring of 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:** CFER's grant management staff will manage this grant. They have previously managed other economic development resources valued at over \$1M over the past 2 years and have the technical, financial, and administrative ability to

implement this grant project successfully. Ms. Taylor Price, Executive Director, will serve as Project Manager. Previously, Ms. Price worked 11 years in the banking industry, with her previous position as Senior Mortgage Loan Officer at Liberty Federal Credit Union. She is dedicated to community development and has held leadership roles in various nonprofit organizations in Evansville to help underserved communities. Ms. Price will aggressively use her brownfield redevelopment and community development experience to seek redevelopment opportunities for sites without secured redevelopment contracts. Mr. John Perkins, CPA will be the Grant Financial Manager and will be responsible for handling grant funds and financial reporting. In the unlikely event that a member of the team leaves their job prior to the completion of grant tasks, the depth of the CFER team will allow for a seamless transition to other experienced members.

**4.d. *Acquiring Additional Resources:*** CFER and our QEP will make every effort to contract with local business enterprises and local consultants/contractors who hire locally, when possible, and we will require our QEP to make every effort to do the same. CFER staff has a history of working cooperatively with state and federal environmental agencies and engaging qualified environmental consultants. Through a competitive bidding and procurement process, consistent with 2 CFR Part 200, CFER will select a QEP with experience assessing brownfields, and working with IDEM/IBP. The team and execution plan outlined above will ensure timely and successful expenditure of funds within the 4-year project period. This team will be supported by Uplands community departments including planning, finance, utilities, engineering, legal department, and offices of the mayors as necessary. 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 also work with local organizations (2.e) to link our community members to job opportunities related to the investigation, remediation, and reuse of brownfields.

**Past Performance & Accomplishments, 4.f. *Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:***

CFER has not received an EPA Brownfields Grant but we have received other federal or non-federal awards in our short lifespan:

- We received a \$100,000 Feasibility funding when CDFI Friendly Evansville was started (2023). The funding was to determine if a CDFI organization was suitable for the Region. The study was successful and CDFI Friendly Evansville was incorporated.
- We were awarded \$23,000 Jump Start program funds to develop and conduct a program that teaches people to become property developers for affordable housing. We set up the course modules and conducted the classes. 19 students participated in and graduated from the program last year and many of them are in now professional property developers.

**4.f.2 *Compliance with Grant Requirements:*** CFER was fully compliant with the terms and conditions of their funding received. All goals, outputs, and outcomes were achieved, and all reports, submissions, etc. were completed in a timely manner, and no corrective measures were needed.

CFER has a clear plan to aggressively address targeted brownfields in the community, and firm leveraging commitments to redevelop sites into viable assets. Due to budget constraints, lower tax revenues, and pressures to complete projects necessary to maintain our infrastructure, EPA grant funding is the only way we will successfully redevelop brownfields.

## **2.B. Threshold Criteria for Assessment Grants**

### **2.B.(1) Applicant Eligibility**

- a. CDFI Friendly Evansville Region (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. CDFI Friendly Evansville Region 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 to 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.

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

This criterion is not applicable as CDFI Friendly Evansville Region is not a current EPA Brownfields Assessment Grant recipient.

### **2.B.(4) Contractors and Named Subrecipients**

CDFI Friendly Evansville Region has not procured/named any contractors or subrecipients.