



B. Application Information Sheet

1. Applicant Identification:
North Central Indiana Regional Planning Council (NCIRPC)
1525 West Hoosier Boulevard, Suite 204
Peru, IN 46970
2. Website URL:
 - a. NCIRPC – www.ncirpc.com
 - b. City of Logansport – www.cityoflogansport.org
 - c. Miami County Economic Development Authority (MCEDA) – www.miamicountyeda.com
3. Funding Requested:
 - a. Assessment Grant Type: Brownfields Coalition Assessment Grant
 - b. Federal Funds Requested: \$1,500,000
4. Location:
 - a. City of Logansport
 - b. Cass County
 - c. Indiana

 - a. City of Peru
 - b. Miami County
 - c. Indiana

NCIRPC will utilize funding from this FY26 EPA Brownfields Assessment Grant to assess eligible sites in communities throughout our 6-county service area (Cass, Clinton, Fulton, Howard, Miami, and Tipton counties)

5. Coalition Members' Target areas and Priority Site Information:
 - Logansport Target Area (LTA) – bound by Fulton St. to the north, 18th St. to the east, Erie Ave. to the south, and 6th St. to the west in Logansport, Cass Co., IN, the LTA encompasses an area of approximately 0.75 mi² in Census Tract (CT) #18017951200 and CT #18017951500. The LTA contains numerous vacant and underutilized former industrial brownfield properties that adjoin low-income, high poverty, and high minority neighborhoods. We are focusing on two brownfields sites; a former coal-fired power plant that ceased operation in 2016 and an associated coal storage lot.

- MCEDA Target Area (MTA) – bound by Tyler Ave. to the north, Pine St. to the east, Jefferson Ave. to the south, and Denver Pike to the west, in Peru, Miami Co., IN, the MTA encompasses 0.29 mi² in CT #18103952200. The MTA contains several closed former industrial brownfield properties adjoining low-income neighborhoods. We are focusing on two brownfields sites, a former furniture manufacturing site and a former canning factory.
- NCIRPC Target Area (NTA) – bound by Walnut St. to the north, Water St. to the east, Washington St. to the south, and Lincoln St. to the west in Bunker Hill, Miami Co., IN, the NTA encompasses an area of approximately 0.12 mi² in CT #18103952700. The NTA contains several vacant and abandoned brownfield properties including a unit of commercial buildings in the midst of the downtown area surrounded by a low-income neighborhood.
- Priority Sites:
 - o Former Power Plant, 800 Race St., Logansport, Cass Co., IN 46947
 - o Coal Storage Lot, 824 Michigan Ave., Logansport, Cass Co., IN 46947
 - o Industrial Facility, Harrison Ave., Peru, Miami Co., IN 46970
 - o Industrial Facility, Tyler Ave., Peru, Miami Co., IN 46970
 - o Commercial Buildings, 127-129 & 147 E. Broadway St., Bunker Hill, IN 46914

6. Contacts:

a. Project Director:

Mr. Steven Ray
 NCIRPC - Executive Director
 765-689-4026
sray@ncirpc.com
 1525 W Hoosier Boulevard, Suite 204
 Peru, IN 46970

b. Chief Executive:

Mr. Steven Ray
 NCIRPC - Executive Director
 765-689-4026
sray@ncirpc.com
 1525 W Hoosier Boulevard, Suite 204
 Peru, IN 46970

7. Population:

City of Logansport, Cass County, IN – population 18,366
 City of Peru, Miami County, IN – population 11,073
 Town of Bunker Hill, Miami County, IN – population 814
 (US 2020 Decennial Census)

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).	Page 2
The priority site(s) is in a federally designated flood plain.	Page 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 4
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 4
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.	Page 2

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

10. Releasing Copies of Applications: Not Applicable



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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

Mike Braun
Governor

Clint Woods
Commissioner

January 23, 2026

Mr. Stephen Ray, Executive Director
North Central Indiana Regional Planning Commission
1525 West Hoosier Boulevard, Suite 204
Peru, Indiana 46250

Re: IDEM Acknowledgement Letter
U.S. E.P.A. Brownfields Grant Proposal
Coalition Assessment Grant
NCIRPC
Cass, Clinton, Fulton, Howard, Miami, and
Tipton Counties

Dear Mr. Ray:

This letter is provided in support of the North Central Indiana Regional Planning Commission (NCIRPC) 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 NCIRPC is requesting \$1,500,000 for hazardous substances and/or petroleum assessment. NCIRPC is the lead entity and the City of Logansport and the Miami County Economic Development Authority are additional partners.

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

The focus of this Coalition Assessment Grant is to identify and assess potentially contaminated properties within the Coalition area with the greatest potential for community need, job creation, and revitalization. NCIRPC has identified three target areas for this grant (Logansport Target Area (LTA), MCEDA Target Area (MTA), and NCIRPC Target Area (NTA)) to be the focal points for environmental assessment based on need and development goals. The target areas represent a congregation of vacant or underutilized industrial, commercial, and municipal sites near each other, areas in need of redevelopment, and businesses no longer in operation or are underutilized. The NCIRPC believes that the

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

We appreciate your input!



LTA, MTA, and NTA represent the best opportunity 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.

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

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

IDEM considers NCIRPC 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 NCIRPC and its constituent communities. For further assistance, please contact John Morris of the Indiana Brownfields Program directly at (317) 234-0235 and at jmorris@ifa.in.gov.

Sincerely,



Mitchell Smith
Technical Staff Coordinator
Indiana Brownfields Program

MS/JTM

cc: *(via electronic transmission)*

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

1. Project Area Description & Plans for Revitalization – Coalition Members, Target Area & Brownfields, a. Coalition Members: North Central Indiana Regional Planning Council (NCIRPC) is a 501(c)(3) non-profit based in Peru, Indiana that provides technical assistance related to community economic development; grant writing & administration; project support for infrastructure, brownfields, health & safety programs, and transportation. NCIRPC’s service area comprises 6 contiguous counties (Cass, Clinton, Fulton, Howard, Miami, and Tipton) (combined pop. 225,792) (2023 ACS) known as the North Central Indiana Region (Region). Our mission is to provide impactful services and programs that support sustainable and competitive communities throughout North Central Indiana.

With our non-lead members, the City of Logansport (pop. 17,766) and the Miami County Economic Development Authority (MCEDA) (Miami Co. pop. 35,772) (2023 ACS), we comprise the NCIRPC Coalition (Coalition). The City of Logansport is a local unit of government and the MCEDA is a quasi-governmental entity. The City of Logansport and the MCEDA are non-lead members of the Coalition because they like many other communities in the Region have need but don’t have the capacity to apply for and manage brownfields grants, partly due to their size and their lack of access to brownfield resources to address their brownfield sites on their own.

1.b. Overview of Brownfield Challenges and Description of Target Areas: The geographic boundaries for which we propose to conduct assessment activities encompass the 6-county Region noted in 1.a above, which consists of many small to medium-size rural communities that grew as agricultural and industrial centers with numerous industries including agriculture, forest products, stone & gravel, national security & defense, furniture, automotive components, electronics, and medical products. Railroads connected the Region’s communities and industry/commerce grew along these corridors, establishing neighborhoods in our communities, allowing residents to work and play near their homes. However, as in much of the Midwest region, our manufacturing base has experienced a significant decline since the 1960s. Unfortunately, after our industry peaked in the 1960’s, many of our communities have experienced a steady decline in prosperity due to the business closures, transfer of manufacturing jobs overseas, and increased automation. **Company closures and reductions at large employers (Haynes International, Schneider Electric, Carter Fuel Systems, Kauffman Engineering, Steel Parts Manufacturing Inc., NHK Seating of America, Howard Regional Care, etc.) have resulted in more than 4,250 lost jobs in the Region since 2013** (IN Dept. of Workforce Dev.). Many surviving industries moved to “greenfields” outside of our towns leaving our downtowns, industrial/commercial corridors, and historic surrounding neighborhoods in a state of decay, with dozens of the Region’s communities burdened with hundreds of brownfields. Despite our Region’s attempts to rehabilitate some of these legacy sites, most of them are still languishing in neglect, continuing to negatively impact the surrounding neighborhoods, adversely affecting many NCIRPC communities that have not fully recovered from deindustrialization that started in the 1980s and escalated after the 2008 global financial crash and the recent economic downturn. **This left behind hundreds of brownfields throughout our Region, totaling more than an estimated 950 acres of blighted or underutilized land, much of it within or adjoining poor neighborhoods and our downtowns, both in urban and rural areas.**

If awarded, NCIRPC will utilize funding from this FY26 EPA Brownfields Assessment Grant to assess eligible sites in communities throughout the 6-county Region (see 1.a). We have chosen three (3) target areas (**Logansport Target Area (LTA), MCEDA Target Area (MTA), & NCIRPC Target Area (NTA)**) as our focus where EPA Brownfields Assessment Grant funding will have the greatest initial impact and move these sites towards redevelopment. The **LTA** is bound by Fulton St. to the north, 18th St. to the east, Erie Ave. to the south, and 6th St. to the west in Logansport, Cass Co., IN. The LTA encompasses an area of approximately 0.75 mi² in Census Tract (CT) #18017951200 and CT #18017951500. The **MTA** is bound by Tyler Ave. to the north, Pine St. to the east, Jefferson Ave. to the south, and Denver Pike to the west, in Peru, Miami Co., IN. The MTA encompasses 0.29 mi² in CT #18103952200. The **NTA** is bound Walnut St. to the north, Water St. to the east, Washington St. to the south, and Lincoln St. to the west in Bunker Hill, Miami Co., IN. The NTA encompasses an area of approximately 0.12 mi² in CT #18103952700. The LTA, MTA, and NTA encompass disproportionately impacted commercial and industrial corridors that are located within our severely impoverished low-income residential neighborhoods. These neighborhoods are interspersed with numerous underutilized commercial properties, abandoned residential properties, and vacant and potentially contaminated

industrial and commercial brownfields sites. These sites are not experiencing active redevelopment due to the perceived contamination that exists at them and also in part to the lack of quality housing options in our area. Developers are not encouraged to invest in our target areas due to the fact that quality housing would not be available to future employees within a reasonable distance. When possible, reuse of brownfields in our target areas will also include quality housing options that make these areas desirable for industrial and commercial redevelopment and in turn will bring higher paying employment options to those who are most severely impacted by poverty in our community.

Residents living among brownfields in the LTA, MTA, and NTA experience **low income (Median Household Income (MHI) is 20% to 38% less than the US and 10% to 30% less than IN). The LTA & MTA experience high poverty (43% & 115% higher than the US and 45% & 118% higher than IN) and the LTA, MTA, & NTA experience high child poverty (53% to 135% higher than the US and 59% to 144% higher than IN). Our LTA also has a high minority population (96% higher than IN), and a high Hispanic population (110% higher than the US and 375% higher than IN).**

The financial challenges experienced by our target area residents have perpetuated a cycle of low-quality jobs, inadequate affordable housing, unhealthy nutritional options, food deserts, 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 LTA, MTA and NTA and are making a focused effort to address priority brownfields (see 1.b) and leverage additional funding for the 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 LTA, MTA and NTA. For example, **NCIRPC was recently awarded \$35 million in Indiana Regional Economic Acceleration and Development Initiative (READI) matching funds that is being utilized to spur brownfield redevelopment within the Region. These funds helped complete a recent \$22.5M multiuse redevelopment project in Peru, IN near the MTA.** We believe that strategic investment of EPA assessment funds will revitalize our target areas, making our communities more attractive to new businesses, developers, visitors, and residents.

1.c. Description of the Priority Brownfield Sites): There are more than 60 brownfield sites in the LTA, MTA and NTA combined, ranging in size from less than half an acre to over 20 acres in size. Table 1 presents our priority sites that offer the greatest opportunity to trigger successful reuse and resurgence in our target areas. 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*
Former Power Plant, 800 Race St., Logansport (LTA) – 3.5 acres, adjoins low-income neighborhood & Eel River. In Floodplain Zone AE	Coal-fired power plant, closed 2016 / Vacant / Mixed-use redevelopment, expand park & greenspace	Petroleum, metals, VOCs, PAHs, PFAS
Coal Storage Lot, 824 Michigan Ave., Logansport (LTA) – 23.3 acres, adjoins low-income neighborhood & Eel River	Former coal storage lot / Vacant w/ empty buildings / mixed-use redevelopment or greenspace/trail	Petroleum, metals, VOCs, PAHs, PFAS
Industrial Facility, Harrison Ave., Peru (MTA) – 6.57 acres, adjoins low-income neighborhood	Former canning factory / Vacant with empty building / light industrial	Petroleum, asbestos, lead paint, metals, VOCs, PAHs, PFAS
Industrial Facility, Tyler Ave., Peru (MTA) – 9.5 acres, adjoins low-income neighborhood and Prairie Ditch. In Floodplain Zone AE	Former furniture factory / Underutilized with standing building / light industrial	Petroleum, asbestos, lead paint, metals, VOCs, PAHs, PFAS
Commercial Buildings, 127-129 & 147 E. Broadway St., Bunker Hill (NTA) – 0.2 acres, adjoins low-income neighborhood	Former commercial buildings / Abandoned with empty buildings / Mixed-use redevelopment	Petroleum, asbestos, lead paint, metals, VOCs, PAHs, PFAS

*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 their redevelopment will meet immediate needs in our target areas, align with our revitalization plans, and the redevelopment is imminent due to funding already committed (\$145M from public and private investors). The investment to redevelop downtown historic structures, residential/mixed-use commercial assets, and turn-key industrial facilities on priority brownfield properties in the target areas and others throughout the Region's communities will serve as examples of success, triggering further investment. For example, the Commercial Buildings in Bunker Hill potentially impact the adjoining neighborhood with environmental impacts including the historical use and release of petroleum products, chlorinated solvents, asbestos, and lead paint. NCIRPC has plans to repurpose these buildings, removing the environmental and health threats, and transforming it into a much-needed mixed-use commercial and residential development along the Nickel Plate Trailway per Revitalization Plans (1.e). The redevelopment of our priority brownfield properties in our target areas and throughout the Region (we have an initial inventory of over 200 brownfield properties) will serve as examples of success, triggering further investment into our economically impoverished communities. For example, the **vacant Industrial Facility properties in the MTA potentially impact adjoining low-income neighborhoods with historical solvents or other industrial chemical releases**. The MCEDA has plans to revitalize these sites, removing the environmental and health threats and transforming the sites into active light industrial developments, bringing desperately needed high-paying jobs to this community.

1.d. Identifying Additional Sites: Our focus at the outset of this grant will be the LTA, MTA, and NTA target areas. As we complete assessment of all priority sites, additional sites will be identified using the brownfield inventory and community input. Additional sites will be located in areas throughout the Region that exhibit similar criteria (demographics, sensitive populations, environmental threats, health challenges, redevelopment potential, etc.) used to define our disproportionately impacted target areas, which means they will be in an economically impoverished portion of our community. Additional sites will be prioritized based on their potential for redevelopment, remediation, and whether they are likely to be an immediate threat to human health, especially within a residential area.

Revitalization of the Target Area, 1.e. Reuse Strategy & Alignment with Revitalization Plans: The 2017 NCIRPC Regional Economic Development Plan, 2024 Peru Downtown Revitalization Plan, and 2025 Logansport Comprehensive Development Plan: On the Banks of the Eel (Revitalization Plans) specify revitalization of the LTA, MTA, and NTA target areas as a key initiative and outline critical infrastructure and renovations to enhance our role as a regional economic hub. This mix of brownfields to industrial and mixed-use commercial and residential redevelopment and increased walkability and connectivity in the LTA, MTA, and NTA will allow target area residents to live, work, shop, and recreate within their neighborhoods and throughout target area communities.

The key to revitalization of our target areas and other portions of the Region is brownfields reuse, for which this EPA brownfields grant is vital. These funds will help us reach redevelopment goals outlined in our Revitalization Plans, tackling environmental challenges associated with the highest priority sites within the LTA, MTA, and NTA, triggering further environmental and redevelopment funding (see 1.g). Increasing our stock of mixed-use commercial/residential properties and accessible owner-occupied, moderate-income housing near our commercial centers will alleviate our housing shortage and align with our goal to increase the walkability/connection of our downtowns to area neighborhoods. **Revitalizing the former Power Plant along Race Street in Logansport as multi-tenant and commercial mixed-use development, will bring much needed space for small business development as well as commercial and housing opportunities to the LTA.** The revitalization efforts for our priority sites will create needed jobs, affordable housing, and walkable greenspace within our target areas, improving our residents' quality of life and meeting the visions outlined in our Revitalization Plans. **Significant resources have already been pledged for reuse of LTA, MTA, and NTA properties (see 1.g), including major infrastructure improvements along the Eel River and Michigan Avenue in Logansport.** With EPA funds to cover environmental assessment and planning costs, we will realize the outcomes and benefits outlined below.

1.f. Outcomes & Benefits of Reuse Strategy: Assessment and reuse of priority sites such as the Commercial Buildings in Bunker Hill will remove environmental threats, eliminate blight, reduce crime, and stimulate private sector investment in surrounding properties. This in turn will be linked to successful reuse outcomes, creating equitable, affordable housing; improving the economic competitiveness of our target area; leveraging current and future investments; and creating unique, healthy, safe, and walkable neighborhoods, particularly in our target areas, where many of our low-income populations live and recreate. Reuse of brownfields will also generate higher tax revenue for our communities, and through increased investment, new jobs will be created, new residential units will be constructed, and property values will rise. **Reuse/redevelopment of all Table 1 properties will create an estimated 980 construction jobs and over 607 permanent jobs and will generate more than \$10.6M in annual income tax revenue**, according to projections. Additionally, since our priority sites are in designated Tax Increment Financing (TIF) districts, incremental increases in property taxes retained for redevelopment purposes by our communities could **generate up to \$1.2M in annual incremental tax revenue which will be reinvested in the LTA, MTA, and NTA.**

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 or may seek housing with energy efficiency and less maintenance costs. Addressing priority sites in the LTA, MTA, and NTA 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 in our target areas will help meet community goals by creating energy efficient, sustainable development, conserving and preserving greenfields, reducing carbon emissions by enhancing our parks network, encouraging green transportation, and turning idled brownfields into new hubs for the growth of our economy.**

Transforming priority sites such as **the Former Power Plant in Logansport into multi-use redevelopments**, will create a more walkable community. This in turn will help **mitigate community vulnerability to climate change by reducing carbon emissions and encouraging green transportation (walking, biking, etc.)**, ultimately providing justice to disadvantaged residents (due to low-income, high minorities, distressed neighborhoods) who experienced a disproportionate exposure to environmental and climate change impacts from brownfields, etc.).

Strategy for Leveraging Resources, 1.g. Resources Needed for Site Reuse: Our target communities have a history of leveraging investment in projects. Since 2014, NCIRPC has secured & administered over \$18M in local, state, and federal funding to develop and implement projects including brownfield redevelopment. More investment is planned, focusing on the target areas. Without EPA funding for the initial high-risk environmental assessment of these sites, brownfield redevelopment will stagnate. Local stakeholders 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 - \$145M private & public funds committed to fund redevelopment of properties in the Region to date.**
- **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 Region communities** to aid in the redevelopment of brownfields.
- **EPA** - Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) to further the brownfield reuse goals of the Coalition (\$500K-\$1.5M)
- **Federal Highway Administration** - Infrastructure improvements like streets & pedestrian/bicycle pathways (Est. \$5M+)
- **Indiana Economic Development Corp.** - Tax credits & other incentives to help communities create a climate where pressures from taxes, investment costs, & red tape are lower (Est. \$1M+)
- **Indiana Brownfields Program** - Low-interest/partially forgivable loans for brownfield investigation and cleanup through the EPA-funded Revolving Loan Fund (Est. \$1M)

- *Indiana Finance Authority* - SRF funding generated from an interest rate discount on wastewater improvement project loans. The savings realized through the rate reduction can be used to remediate brownfield sites (\$500K+)
- *Indiana Brownfields Program (IBP)*: Petroleum Orphan Site Initiative (POSI) funding may be used to complete the investigation of sites identified and partially assessed in this Grant and other sites in the target area (Est. \$75K)
- *Indiana Office of Community and Rural Affairs* – Community Development Block Grants (CDBG)(Est. \$750K); Main Street Revitalization Program (Est. \$500K); Blight Clearance Program for demolition of unsafe structures (\$500K)
- *Excess Liability Trust Fund* - State insurance funding for investigating and remediating eligible petroleum contaminated sites with underground storage tanks (up to \$2M)
- *Liability Insurance Funding* - Indiana courts have ruled that historical general liability policies must cover assessment and remediation costs on sites known to be contaminated. Using EPA Assessment Grant funding to demonstrate the presence of contamination will help trigger viable liability insurance policies to fund cleanup of environmental damages. NCIRPC 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.h. 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 community's core neighborhoods in our target areas before additional land is considered for development. All priority sites have full utilities already present including 3-Phase electricity, natural gas, city water and sewer, telephone, and fiber optic service. Redevelopment will utilize these existing services and other physical infrastructure such as roads, curb cuts, on- and off-street parking and commerce (I-65, US-24, and US-31), and the Nickel Plate Trail 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. The former Industrial Facility on Tyler Ave. (MTA) and Former Commercial Buildings (NTA) priority sites will have direct access to the Nickel Plate Trail, connecting them from Rochester to Kokomo. Additional funding for roads, trails, or other infrastructure necessary for planned reuse will be sought from the US DOT Better Utilizing Investments to Leverage Development (BUILD) Grant program, local funds (when available), and CDBG funds. Our utility infrastructure is large and robust enough to handle the added capacity and need brought by the planned redevelopment in our target areas. With revitalization ranging from mixed-use commercial/residential to industrial, existing infrastructure will allow for easy access for commercial and industrial development, enabling residents to work and live in the same neighborhood, and creating a walkable community.

2. Community Need and Community Engagement – Community Need, 2.a. The Community's Need for Funding: NCIRPC needs EPA's financial assistance because we do not have the necessary funds for environmental assessments in our general budget (\$550k FY25) to address brownfields anywhere in our service area, let alone in our target areas. Indicators of need in the Region are evident in numerous key economic-demographic factors: **low income (MHI is 20% to 38% less than the US and 10% to 30% less than IN). The LTA & MTA; high poverty (43% & 115% higher than the US and 45% & 118% higher than IN); the LTA, MTA, & NTA experience high child poverty (53% to 135% higher than the US and 59% to 144% higher than IN); and our LTA also has a high minority population (96% higher than IN) and a high Hispanic population (110% higher than the US and 375% higher than IN) (see 2.b) (2023 ACS).**

The large number of vacant buildings on target area brownfields has resulted in an estimated twofold increase in crime within the LTA, MTA, and NTA when compared to other parts of their respective communities (according to community estimates), further limiting local government resources due to additional public safety services (police and fire calls) to brownfield sites. Our priority 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.

Parts of the NCIRPC area were negatively impacted by severe storms and tornadoes as indicated by the June 1st, 2023 Presidential Major Disaster Declaration (DR-4704-IN). The damage caused by this disaster event in conjunction with the disastrous effects on the Region as a result of COVID-19, slowed economic recovery in many of our service areas. Repairing damaged buildings and delayed re-openings slowed the economic rebound for many small businesses in our communities. **Company closures and reductions at large employers (Haynes International, Schneider Electric, Carter Fuel Systems, Kauffman Engineering, Steel Parts Manufacturing Inc., NHK Seating of America, Howard Regional Care, etc.) have resulted in more than 4,250 lost jobs in the Region since 2013** (IN Dept. of Workforce Dev.), have added substantially to the economic challenges facing our communities, diminishing local income and property tax revenues, and increasing poverty. Because of our communities’ small populations, and with budgets barely able to provide essential services and needed infrastructure maintenance, our target area communities lack the discretionary funds necessary to complete the proactive assessment or remediation, and reuse 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 NCIRPC to fulfill the revitalization needs for our target areas and beyond, creating unique, healthy, safe, and walkable neighborhoods.

2.b. Health or Welfare of Sensitive Populations:

Our most sensitive populations (low-income residents and individuals living in poverty, especially children, & in the LTA, minorities and Hispanic impoverished populations), live in and around our LTA, MTA, and NTA (Table 2) brownfield sites that are often unsecured, and trespassers (including children), risk exposure to toxic chemicals, asbestos, soil and groundwater contamination, and unsafe structures. Contaminants such as PCBs, metals, petroleum, VOCs, PAHs, PFAS, lead paint, and asbestos are potentially causing harm to our sensitive populations. **More than 88% of houses in the LTA and 62% - 83% in the MTA and NTA were constructed before 1980, making them much more likely to contain lead-based paint, a significant threat to young children and pregnant women.** The former Industrial Properties in the MTA, adjoining a low-income neighborhoods, are potentially impacted with petroleum, VOCs, PAHs, metals, asbestos, and other contaminants that our residents are potentially exposed to on a regular basis. The environmental contaminants are known to cause various cancers, pregnancy complications, and emergency respiratory issues, **which are experienced by LTA, MTA, and NTA residents at much higher rates than the average of both IN and US residents** (2.c). The proximity of brownfields to our impoverished neighborhoods in the LTA, MTA and NTA drives down our housing values, suppresses commercial investment in these areas, and limits our residents’ access to adequate employment options, all of which results in a disadvantage for target area residents with no relief in sight.

Table 2 ¹	US	IN	LTA	MTA	NTA
Median Household Income	\$78,538	\$70,051	\$48,691	\$53,043	\$62,725
Median Home Value	\$303,400	\$201,600	\$77,766	\$83,900	\$132,600
Percent Minority	41.8%	23.9%	46.9%	---	---
Percent Hispanic	19.0%	8.4%	39.9%	---	---
Individuals Living in Poverty ²	12.4%	12.2%	17.7%	26.6%	---
Children Living in Poverty ²	16.3%	15.7%	25.9%	38.3%	25.0%

¹ All Stats from 2023 ACS ² Last 12 months

Assistance through funding from this EPA grant will provide much needed capital for the assessment of our blighted properties that are perceived to have environmental impacts, clearing the way for remediation and revitalization of the Region. This renewal includes much needed affordable and safe housing, increased areas of greenspace, strategic connectivity throughout our growing trail system, and constant investment to our infrastructure systems. The resulting resurgence of commerce will support new and revitalized local commercial retail businesses and industrial developments, which in turn will

boost local employment with quality diversified jobs that offer a living wage. Redeveloping our brownfields will increase the tax revenues of our local communities which will directly benefit the Region’s disproportionately impacted and impoverished populations, including removal of blight, reducing exposure to toxic chemicals, lowering crime, providing safer neighborhoods, and better access to public services, ultimately improving the health of our communities.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Contaminants from target area brownfields are affecting the health of our residents. Many of the priority sites are believed to be impacted by PCBs, VOCs, PAHs, petroleum, metals, asbestos, lead paint, and/or other chemicals. Studies on the health effects of exposure to these contaminants has been linked to higher incidences of various cancers, pregnancy complications, and asthma among other ailments. As Table 3 below shows, our target area counties have high incidences of cancer, asthma, premature births, and low birth weights, and all are potentially linked to impacts from nearby brownfields. Though not available at the municipal level, this data is believed to be representative of our target areas due to the large number of economically vulnerable people living in them.

Table 3 – Health Indicators

Disease/Health Condition	IN Rate	Cass Co. Rate	Miami Co. Rate	Targets vs IN
Lung Cancer Deaths ^{1,3}	39.8	---	52.3	31% higher
Asthma Emergency Dept. Visits ^{1,4}	23.0	43.6	---	90% higher
Newborns with Low Birth Weight ^{1,5}	7.6%	10.9%	---	43% higher
Premature Births ^{1,5}	10.7%	11.9%	11.9%	11% higher
Bladder Cancer Deaths ^{2,3}	4.7	---	8.6	83% higher
Colon & Rectum Cancer Deaths ^{2,3}	14.6	---	19.4	33% higher
¹ 2016-21 IN State Dept. of Health ² 2018-2022 NIH ³ Per 100K Res. ⁴ Per 10K Res. ⁵ Percent of Live Births				

There are 4,037 Coalition properties with environmental records on IDEM’s Virtual File Cabinet (VFC), including many industrial properties located specifically in our target areas. The cumulative effects of these sites likely contribute to the adverse health conditions impacting our residents. **Removal of sources of environmental contaminants present at brownfields in our target areas will reduce exposure of our underserved populations to these materials and in turn, reduce disproportionate incidences of disease and other poor health outcomes that these residents currently experience.**

2.d. Economically Impoverished/Disproportionately Impacted Populations: The public health impact from LTA, MTA and NTA brownfields and commercial and industrial operations, and their proximity to our disproportionately impacted populations, including low-income residents, has exposed them to environmental pollutants, resulting in an inability to maintain their health and wellbeing. Brownfield assessment, cleanup, and reuse strategies will improve the welfare of our sensitive populations by eliminating the health risks they pose, and this EPA grant will play a crucial role, reducing threats by funding environmental investigation work needed to trigger stalled cleanup and redevelopment on priority sites. New jobs in our target areas will create gainful employment for residents, reducing poverty, minimizing displacement, and improving the state of our housing by encouraging the redevelopment of residential properties in the target areas. For example, **repurposing the former Industrial Facility on Harrison Ave. in the MTA will provide needed high-paying jobs in our community and encourage the redevelopment of other properties, including residential, in the area.** Grant funds will assess lead-based paint, spurring other federal programs (e.g. CDBG) to help fund lead-based paint abatement and other residential improvements. Increased employment, higher wages, and new development on brownfield properties will create a sense of pride and ownership of the neighborhoods, incentivizing investment in other area properties. New tax revenue will be generated and reinvested in the community. **Health indicators such as high rates of death from lung cancer, bladder cancer, and colon & rectum cancer, high rates of premature births and low birth weights, and asthma related emergencies (2.c) will no longer be influenced by environmental impacts that are related to our target area brownfield sites. This reduction in environmental exposure will be accomplished where our disproportionately impacted and impoverished 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 and public at a grassroots level. They have regional influence and local ties, maximizing the benefits they bring to the project. For example, United Way of Cass County will help connect workers to job opportunities created by this grant, including temporary jobs created during the redevelopment of brownfield sites, as well as permanent jobs for new businesses on redeveloped brownfield properties.

Table 4 – Project Partners and Roles

Partner Name	Point of Contact	Description and Project Roles
North Central IN Economic Development Partnership	Shan Sheridan, CEO shan@ccinchamber.org 765-654-5507	Community outreach, project identification & prioritization; educate public on brownfields & benefits of reuse, dissemination of information
Kirklín Main Street	Angie Mollenkopf, angie@kirklín-mainstreet.org 765-620-1493	Community philanthropic organization, provide project planning, community project liaison, provide meeting space; identify and refer potential new eligible projects
Rochester Downtown Partnership	Harry Webb, President assistant@fultoncountychamber.com 574-223-7373	Group of local neighborhood leaders. They will aid with community outreach & will provide input on additional site selection, cleanup decisions, & reuse
United Way of Cass Co.	Chris Armstrong, Executive Director carmstrong@unitedwayofcasscounty.org 574-753-3533	Community philanthropic organization. Provide public outreach, provide public meeting venue; community education and advocacy
Logan's Landing	Becki Harris, Executive Director lldirector@loganslanding.com 574-722-9345	Organization committed to revitalizing Cass County's downtown. Identify target sites, assist business with environmental needs, market sites for reuse

2.g. Incorporating Community Input: NCIRPC 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** in various Region communities 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. In the event social distancing or other restrictions limit in-person community meetings, we will follow existing recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants* that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). The Region will be updated on progress throughout the grant and will have the opportunity to share input through comment opportunities on NCIRPC and community partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input without access to digital resources. We will advertise meetings, interpret presentations, or translate documents in Spanish or other languages as needed. We have already begun engaging Region 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 schedule 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 community Planning & Zoning Departments, Plan Commissions, and Chambers of Commerce to bring awareness of the redevelopment opportunities priority sites and brownfields in our target areas offer. Developers will be identified and 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. Community input will be regarded as the highest priority to ensure that our residents are able to influence the final outcomes of brownfield redevelopment in their communities.

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

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

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

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

ii. 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 specific project activities require) throughout the grant period; update and prioritize brownfield inventory the first 2 quarters, then as necessary for the remainder of the grant period; ACRES updates will be conducted at least quarterly throughout the grant period

iii. Task/activity Leads: NCIRPC & QEP

iv. Output(s): Travel - NCIRPC 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 NCIRPC, QEP, EPA, etc. to manage the grant's Cooperative Agreement.

Task/Activity 2: Environmental Investigation:

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

ii. 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.

iii. Task/activity Lead(s): NCIRPC & QEP

iv. Outputs: 29 Phase I ESAs; QAPP, SAPs/HASPs, estimated 31-32 Phase II ESAs.

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

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

ii. 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.

iii. Task/activity Lead(s): NCIRPC & QEP

iv. Output(s): estimated 13 cleanup planning documents

Task/Activity 4: Community Outreach & Involvement:

i. Project Implementation: 8-12 public meetings will be held at various venues throughout NCIRPC’s service area 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. NCIRPC will complete this task, assisted by the QEP, who will manage the technical aspects of the community outreach program, and will attend/participate in outreach events. Social media outlets and online media will be developed/maintained, and outreach efforts will inform the public on the progress of brownfield investigation/cleanup planning and provide marketing resources for future development. Additional sites can be identified during public community outreach meetings. These meetings will be focused on public engagement including what sites the community views as a priority for redevelopment. Priority will be granted to sites identified by disproportionately impacted communities, especially when those sites are within impoverished residential neighborhoods.

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

iii. Task/activity Lead(s): NCIRPC & QEP

iv. 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. NCIRPC 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.c, 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 NCIRPC Coalition is requesting \$1,500,000 in grant funding, which is essential to complete environmental assessments of target area priority brownfields. 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. NCIRPC will allocate \$1,288,550 (86% of total grant funds) to Phase I and II ESAs.

Table 5 Budget	Budget Categories ¹	1. Program Mgmt. Training Support, Inv / Prioritization	2.Phase I / II ESAs	3. Clean-up / Reuse Planning	4. Community Outreach & Involvement	Budget Category Total
	Personnel	\$24,600			\$12,000	\$36,600
	Travel	\$8,260				\$8,260
	Supplies				\$490	\$490
	Contractual ²	\$54,900	\$1,288,550	\$95,000	\$16,200	\$1,454,650
TOTAL BUDGET		\$87,760	\$1,288,550	\$95,000	\$28,690	\$1,500,000

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

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

1. Program Management & Training Support, Inventory/Prioritization: \$87,760 – **Personnel:** Direct admin. Cost includes 410 hrs. \$60/hr. = \$24,600. **Travel:** Attend 2 National Brownfield Conferences (2 people each): airfare x 4 @ \$2,500, 2 rooms, 3 nights lodging for 2 confs. @ \$3,300, meals @ \$1,020, ground transportation @ \$400, conf. registration for 2 people x 2 events @ \$1,040 = \$8,260. **Contractual:** total \$54,900, includes approximately 160 hrs. \$90/hr. = \$14,400 for inventory, & approximately 450 hours \$90/hr. = \$40,500 for program mgmt.

2. Env. Investigation: \$1,288,550 – **Contractual:** 29 Phase I ESAs at an average cost of \$3,700 each = \$107,300, & 31-32 Phase II ESAs at an estimated cost of \$37,500 (depending on site complexity/environmental conditions) = \$1,181,250 (@ \$37,500 average cost). Though our budget will support 22 Phase I's and 31-32 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 inventories as priority sites listed in 1.c.

3. Clean-up & Re-use Planning: \$95,000 – **Contractual:** 13 ABCAs/Clean-up plans or Re-use plans/Design Charettes expected to cost \$5,000-\$15,000 each = \$95,000.

4. Community Outreach & Involvement: \$28,690 – **Personnel:** Direct admin. Cost includes 200 hrs. \$60/hr. = \$12,000. **Supplies:** printed flyers, advertising, grant fact sheets, outreach visual aids, advertising, postage, etc. = \$490. **Contractual:** approx. 180 hours at an estimated \$90/hr. = \$16,200.

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

NCIRPC staff members will manage this grant. NCIRPC has previously managed many other economic development resources valued at over \$18M over the past 11 years. NCIRPC has the technical, financial, and administrative capacity to implement this EPA Brownfield Assessment Grant successfully, as they have proven in the past. Mr. Steven Ray, the Executive Director of NCIRPC, will serve as the Grant Manager. Mr. Ray has been with NCIRPC since its inception in 2014 and has over 16 years of experience in grant administration and leading brownfield redevelopment throughout the Region. Mr. Ray will be assisted in administering this grant by Ms. Jenni Mykkanen, Project Development Specialist with 13 years of experience in community development and brownfield redevelopment projects. Both Ray and Mykkanen will aggressively use their previous brownfield redevelopment and small business growth experience to seek redevelopment opportunities for all brownfield sites, including those without secured redevelopment contracts or investors. Mr. Tim Carson, Community Development Coordinator with NCIRPC will serve as the Grant Financial Manager. MR. Carson will be responsible for all accounting and financial reporting related to the grant. He has provided these services on many other grant and loan programs for NCIRPC, including our current EPA Brownfields Assessment Grant.

In the unlikely event that a member of the NCIRPC grant management team leaves their job prior to the completion of grant tasks, the depth and experience level of the NCIRPC team will allow for a quick and seamless transition of responsibilities to another member of our team.

4.d. *Acquiring Additional Resources:* NCIRPC, our coalition staff, and our QEP will make every effort to contract with local business enterprises and local consultants/contractors who employ members of our community, when possible, and we will require our QEP to make every effort to do the same. Coalition staff have a history of working cooperatively with state and federal environmental agency personnel and engaging qualified environmental consultants. Through a competitive bidding and procurement process, consistent with 2 CFR Part 200, NCIRPC will select a QEP with experience assessing brownfields. The team and execution plan outlined above will ensure timely and successful expenditure of funds within the prescribed 4-year project period. We will work with the Small Business Administration (SBA) to identify small businesses in the area with strong labor practices who have been vetted by the SBA as qualified to perform remediation activities and other contracted services. We will invite vetted contractors through the competitive bidding process noted above. We will also work with local project partner organizations (2.e) to link our community members to job opportunities related to the investigation, remediation, redevelopment, and ultimate reuse of brownfields.

4.e. *Past Performance & Accomplishments – Currently Has or Previously Received an EPA Brownfields Grant, (1) Accomplishments:* The NCIRPC (Coalition Lead) previously received an FY23 EPA Community Wide Brownfields Assessment Grant (BF – 00E03543-0 (07/01/2023 - 09/30/2027)) for \$500k (currently ongoing). Skillful execution of the Work Plan has resulted in the completion of 13 Phase I ESAs and 9 Phase II ESAs. At the time of this submission, all outputs and outcomes related to the grants (community engagement, QAPP, 13 Phase I ESAs, 9 Phase II ESAs, remedial planning, reporting and ACRES entries) have been met and are accurately reflected in the ACRES system.

4.e.(2) *Compliance with Grant Requirements:* All Work Plan goals, outputs, and outcomes of the previous EPA Brownfields Assessment Grant were achieved, and all reports including Quarterly Reports, Annual Reports, MBE/WBE Utilization Reports, ACRES submissions, etc. were completed in a timely manner, and no corrective measures were needed. NCIRPC is fully compliant with the terms and conditions of the current Cooperative Agreement. As of October 1, 2025, over 70% of the FY23 grant funds have been expended, making NCIRPC eligible to apply for this FY26 EPA Brownfields Assessment Grant. As with our current grant, NCIRPC has a clear plan to aggressively address targeted brownfields in the community, and firm leveraging commitments to redevelop sites into viable assets for our residents. 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 assess and redevelop brownfields.

2.B. Threshold Criteria for Coalition Grants

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

- a. North Central Indiana Regional Planning Council (NCIRPC) (applicant and Coalition Lead) 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.

NCIRPC (Coalition Lead) has two (2) coalition non-lead members for this application:

- City of Logansport is a non-lead member, and as a General-Purpose Unit of Local Government as defined under 2 CFR § 200.1 and a political subdivision of the State of Indiana, is eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.
 - The Miami County Economic Development Authority (MCEDA) is a non-lead member, and as a General-Purpose Unit of Local Government as defined under 2 CFR § 200.1 and is a quasi-governmental entity that operates under the supervision and control of, or as an agent of, a General Purpose Unit of Local Government, and therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.
- b. Neither the lead applicant (NCIRPC) nor the non-lead member organizations (City of Logansport and MCEDA) are exempt from Federal taxation under section 501(c)(4) of the IRC.

2.B.(2) Target Areas

Target areas for the coalition lead and non-lead members are presented in the Application Information Sheet. One target area is located in each of the lead and non-lead coalition members. The target areas do not overlap and are in three distinct jurisdictions.

2.B.(3) Non-lead Member(s) that Never Received an EPA MARC Grant

Non-lead coalition member, MCEDA, has never been awarded an EPA Brownfields MARC Grant.

2.B.(4) Legal Authority to Expend Grants on Behalf of Non-Lead Coalition Members

- a. NCIRPC (applicant and Coalition Lead) has the legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
- b. NCIRPC's geographic boundary encompasses the geographic boundaries of both non-lead members.

2.B.(5) Coalition Agreement

Non-lead coalition members, City of Logansport and MCEDA, have submitted signed letters of commitment to NCIRPC agreeing to participate in the Coalition (documentation attached).

2.B.(6) Community Involvement

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions, and solutions. 8-12 outreach events (2-3 per yr.) will be held throughout the grant period to maintain stakeholder engagement and continue to gather public input on site selection and prioritization, assessment needs, cleanup decisions, mitigation measures from

cleanup/redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. When social distancing or other restrictions limit in-person community meetings, we will follow existing recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants* that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). See Section 2.e and 2.f. of the Narrative/Ranking Criteria for further information.

2.B.(7) Expenditure of Existing Grant Funds

NCIRPC received a FY2023 EPA Community Wide Brownfields Assessment Grant. Payment was received from EPA (drawn down) for over 70% of that Assessment Cooperative Agreement by October 1, 2025. Documentation is attached.

The City of Logansport received a FY2023 EPA Community Wide Brownfields Assessment Grant. Payment was received from EPA (drawn down) for over 70% of that Assessment Cooperative Agreement by October 1, 2025. Documentation is attached.

MCEDA does not have an open cooperative agreement for MARC Grant funding.

2.B.(8) Contractors and Named Subrecipients

N/A – NCIRPC has not procured/named any contractors or subrecipients.