



## B. Application Information Sheet

1. Applicant Identification:  
City of Bloomington  
Suite 150  
401 N. Morton Street  
Bloomington, IN 47404
2. Website URL: <https://bloomington.in.gov/>
3. Funding Requested:
  - a. Assessment Grant Type: Multipurpose
  - b. Federal Funds Requested: \$1,000,000
4. Location:
  - a. City of Bloomington
  - b. Monroe County
  - c. Indiana
5. Target areas and Priority Site Information:
  - Hopewell Target Area (HTA) – This 0.47 mi<sup>2</sup> tract of land consists of numerous commercial, municipal, and/or former industrial properties located in low-income residential and mixed-use areas. Consisting of portions of census tracts CT #18105000301 and CT #18105000401, the HTA is bound by 2nd & 3rd Streets to the north; Lincoln St. to the east; Grimes Ln. & W. Patterson Dr. to the south; and S. Walker St. to the west. The primary focal point of the HTA is the 24-acre former Hopewell Hospital site (Hopewell) which opened in 1905 as the City's first hospital.
    - Site 1: Hopewell East, southeast corner of 2nd & Rogers Streets.
    - Site 2: Hopewell West, southwest corner of 2nd & Rogers Streets
    - Site 3: Hopewell South, southwest corner of 1st & Rogers Street
    - Site 4: Auto Heaven Salvage, 103 W. Allen Street

6. Contacts:

a. Project Director:

Ms. Andrea de la Rosa  
 Asst Dir Small Business Development  
 812-349-3419  
 de.delarosa@bloomington.in.gov  
 401 N Morton Street, Suite 150  
 Bloomington IN 47404

b. Chief Executive:

Ms. Jane Kupersmith  
 Director, Economic and Sustainable Development  
 812-349-3477  
[jane.kupersmith@bloomington.in.gov](mailto:jane.kupersmith@bloomington.in.gov)  
 401 N Morton Street, Suite 150  
 Bloomington IN 47404

7. Population:

City of Bloomington, Monroe County, IN – pop. 78,79 (2023 ACS)

8. Other Factors:

| <b>Other Factors</b>   | <b>Page#</b> |
|--|--------------|
| 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 3       |
| The priority site(s) is in a federally designated flood plain.   | Page 3       |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.   |              |
| The reuse of the priority site(s) will incorporate energy efficiency measures.   | 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.  |              |

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

100 N. Senate Avenue • Indianapolis, IN 46204  
(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. Andrea de la Rosa  
Assistant Director of Small Business Development  
City of Bloomington  
401 North Morton Street, Suite 150  
Bloomington, Indiana 47404

Re: IDEM Acknowledgement Letter  
U.S. E.P.A. Brownfields Grant Proposal  
Multipurpose Grant  
City of Bloomington  
Monroe County

Dear Ms. De la Rosa:

This letter is provided in support of the City of Bloomington (Bloomington) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Multipurpose Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that Bloomington is requesting \$1,000,000 for hazardous substances and/or petroleum assessment and cleanup/redevelopment planning.

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

Bloomington has identified their Hopewell Target Area (HTA) as a focal point for environmental assessment and remediation based on need and development goals. The HTA is a 24-acre former hospital site located in a low-income neighborhood and is in the early stages of redevelopment. Within the HTA, Bloomington has three priority sites, all owned by Bloomington, all three of which will need additional assessment and planning, as well as potential remediation. Hopewell East is 6.75 acres, Hopewell West is 11 acres, and Hopewell South is 6.25 acres.

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

*We appreciate your input!*



Remediation will likely be necessary on portions of these sites and environmental concerns include metals and residual petroleum contamination remaining in onsite soils. The City believes that the HTA represents the best opportunity for quality redevelopment, mitigation of potential health hazards, and value added to the community in terms of enhanced property values, commercial and residential development, and new jobs.

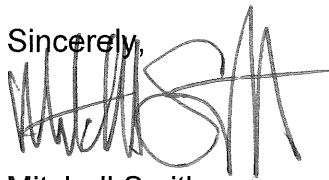
End use for priority sites is outlined in Bloomington's Hopewell Master Plan and will consist of a blend of affordable housing, workforce housing, multi-use development, greenspace, a new police station, etc. Those sites targeted for mixed use will likely be a mix of residential with some commercial use. For example, some redevelopment plans may include commercial use for the ground floor with residential apartments or condos on the upper floors.

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

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

IDEM considers the City of Bloomington 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 Bloomington. 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:** The City of Bloomington (the City) is located in south-central Indiana, 45 miles south-southeast of Indianapolis via I-69/IN-37. The home of Indiana University, Bloomington (pop. 78,791) (2023 ACS) is also source of the highest quality quarried limestone in the US. Iconic structures such as the Pentagon, Empire State Building, and Lincoln Memorial were all constructed with Bloomington area limestone, solidifying Bloomington’s distinction as “the Limestone Capital of the U.S.” We also have a long history of manufacturing high quality goods that included furniture, appliances, electronics and elevators among others. Industry and commerce grew alongside our neighborhoods, allowing residents to work near their homes. However, the regional limestone industry was hit hard during the great depression resulting in significant job losses, and like much of the Midwest, our manufacturing base has declined since the 1960s. **Company closures or reductions at large employers (US Food Service, Moduslink Global, IN Limestone, IU Cyclotron, Raydia Food Group, Hartmann USA, etc.) have resulted in more than 2,300 lost jobs in our community since 2009** (IN Dept. of Workforce Dev. (IN DWD)) Bloomington has also sustained a **population loss of 5,860 residents in the last four years (down from 84,691 in 2020, a decline of 7%)** (2020-2023 ACS). This has left parts of our downtown, our industrial/commercial corridors, and our historic neighborhoods in a state of decay with more than 75 identified brownfield sites.

**However, there is a generational opportunity for revitalization of our community with the recent I-69 extension connecting Evansville, IN through Bloomington, to Canada, offering new opportunities for access, connectivity, infrastructure investment, and neighborhood and downtown revitalization with a mix of public and private property investments.** We’ve selected the Hopewell Target Area in the central portion of our community where EPA Brownfield Assessment Grant funding will have a significant impact and ability to capitalize on this opportunity for redevelopment.

***Hopewell Target Area (HTA)*** – This 0.47 mi<sup>2</sup> tract of land consists of numerous commercial, municipal, and/or former industrial properties located in low-income residential and mixed-use areas. Consisting of portions of census tracts CT #18105000301 and CT #18105000401, the HTA is bound by 2<sup>nd</sup> & 3<sup>rd</sup> Streets. to the north; Lincoln St. to the east; Grimes Ln. & W. Patterson Dr. to the south; and S. Walker St. to the west. The primary focal point of the HTA is the 24-acre former Hopewell Hospital site (Hopewell) which opened in 1905 as the City’s first hospital. In 2021 when Indiana University Health-Bloomington Hospital moved to a greenfield site on the edge of the community, Hopewell was vacated and City of Bloomington purchased the parcels. Surrounding Hopewell are several historic neighborhoods (McDoel Gardens and Prospect Hill) that are interspersed with legacy brownfields. **The residents living among brownfields in the HTA experience low income (MHI is 41% less than the US and 34% less than IN), high poverty (176% higher than the US and 174% higher than IN), and high child poverty (46% higher than the US and 45% higher than IN)(2023 ACS).**

The numerous brownfields in the HTA expose residents to health risks from legacy pollution and blighted, crumbling structures and perpetuate a cycle of low-quality jobs; inadequate affordable housing; insufficient park/recreational space; poor community walkability, and social and economic constraints that threaten the physical and financial wellbeing of residents. Brownfield challenges such as abandoned buildings, increased crime, and strain on public resources, add to the financial burdens and health disparities (**higher cancer rates, kidney disease, and infant low birth weight than US & IN**) for HTA residents. Bloomington recognizes the great redevelopment potential of the HTA, and we are making a focused effort to address priority brownfields (1.b) and leverage additional funding for these communities.

Successful implementation of our 2021 Brownfields Assessment Grant has positioned us to be able to take on the challenge of the HTA redevelopment. With our Revitalization Plans (1.d.) as resources, the City is strategizing how to balance greenfield development along the new I-69 with redevelopment of the many brownfields in our community. Our Revitalization Plans recognize the need to restore these areas of our community with modern, multi-use redevelopment with a focus on quality, affordable housing. We have put the pieces in place to implement a strategy of creating modern mixed-use development, commercial investment, and housing that balances

social, economic and environmental interests in an initiative to create sustainable, lasting development. We recognize the great redevelopment potential of the HTA and are making a focused effort to address priority brownfields (1.b.) and leverage additional funding for this hardest hit part of our community where redevelopment investment has the greatest opportunity for success. Once our priority sites are redeveloped, they will serve as examples of success, triggering more investment. Already secured funds in the HTA **include more than \$38M committed to redevelopment of the former Hopewell Hospital property**, which will be accomplished once environmental investigation/remediation is completed. We believe that a strategic investment of EPA assessment funds from this Multipurpose grant will provide the initial, high-risk due diligence necessary to steer the economic wave that I-69 is creating to revitalize the HTA and other older areas of our community, where our economically impoverished and disproportionately impacted residents live. Redeveloping the HTA will revitalize these areas, reducing crime on and around target area brownfields and making them more attractive to new businesses, developers, visitors, and residents.

**1.b. Description of the Priority Brownfield Site(s)** We have identified over 25 potential brownfields in the HTA, totaling approximately 55 acres. Many of these sites adjoin neighborhoods, schools, and Clear Creek, exposing our sensitive populations. Building upon our previous EPA Assessment grant, this Multipurpose grant will fund redevelopment tasks, including 17 Phase I and 14 Phase II ESAs, one cleanup, five cleanup/reuse plans. Sites were selected based on their threat to our already economically impoverished and disproportionately impacted residents; environmental concerns; potential to advance our Revitalization Plans, and the fact that their redevelopment is imminent. These four sites are our highest priorities:

**Site 1: Hopewell East, southeast corner of 2nd & Rogers Streets.** -- This is the eastern portion of the Hopewell site in the HTA. It is City owned and is approximately 6.62 acres in size. It adjoins the low-income Prospect Hill Neighborhood to the north and Bloomington's B-Line Trail to the east. Redevelopment of Hopewell East has already begun, with the central portion currently being transformed into an east-west trending green space called Hopewell Commons, connecting the entire Hopewell redevelopment to the B-Line. However, a portion of Hopewell East (formerly 413 W. 2<sup>nd</sup> St.) contained a bulk petroleum plant. Phase II ESA's performed in 2020 and 2024 (Bloomington FY21 EPA Grant funded) indicated shallow soils impacted by VOCs, PAHs, and metals. The City will use grant funds to conduct environmental cleanup, enabling developers to complete construction of a series of mixed-use mid-rise and low-rise apartments in accordance with our Redevelopment Plans (1.d.). Hopewell East is ready and waiting for funding to conduct site cleanup. Once completed, redevelopment activities for this portion of Hopewell can continue.

**Site 2: Hopewell West, southwest corner of 2nd & Rogers Streets** -- This is the western portion of the Hopewell site in the HTA. It is City owned and is approximately 11.1 acres in size. It also adjoins the low-income Prospect Hill Neighborhood to the north and Bloomington's Building Trades Park to the north. Redevelopment of Hopewell West will be redeveloped as mixed-use commercial/residential, also with a green space trending east west through the parcel. The northeast corner of this site historically was the location of a gas station. Several Phase II's performed on this portion of the site between 2019 and 2024 (Bloomington FY21 EPA Grant funded) indicated shallow soils impacted by VOCs, PAHs, and metals. The City will use grant funds to conduct environmental cleanup, enabling developers to complete construction of a series of mixed-use mid-rise apartments planned in accordance with our Redevelopment Plans (1.d.). Hopewell West is also ready and waiting for funding to conduct site cleanup. Once completed, redevelopment activities for this portion of Hopewell can continue.

**Site 3: Hopewell South, southwest corner of 1st & Rogers Street** -- This is the southern portion of the Hopewell site in the HTA. It is City owned and is approximately 6.28 acres in size. It adjoins the low-income McDoel Gardens Neighborhood to the south. The City will invest grant funds to complete environmental assessments including Phase I and Phase II ESAs, perform clean-up planning, conduct cleanup (if needed), etc. Potential contaminants could include VOCs, PAHs, metals, PCBs, petroleum, asbestos, and lead paint. Planned redevelopment for Hopewell South includes mixed-use low-rise and four-plex apartments and small lot single-family homes. This will help to address our housing shortage and align with our goal to increase the walkability/connection of our downtown to area neighborhoods.

This site is ready for assessments as soon as grant funding is available.

**Site 4: Auto Heaven Salvage, 103 W. Allen Street** – This 5-acre auto scrap & parts yard is located in the southeast portion of the HTA. It is not owned by the City; however, we are working towards ownership in the near future. Auto Heaven is located in an area of smaller commercial businesses adjoining a low-income neighborhood. Clear Creek flows directly through the middle of this site, and the B-Line Trail borders it to the west. The City will invest grant funds to complete environmental assessments including Phase I and Phase II ESAs, perform clean-up planning, conduct cleanup (if needed), etc. Potential contaminants could include VOCs, PAHs, metals, PCBs, PFAS, petroleum, asbestos, and lead paint. Planned redevelopment for Auto Heaven includes potential green space. This will help to align with our goal to increase the walkability/connection of our downtown to area neighborhoods. This site is ready for assessments as soon as grant funding is available.

These sites are Bloomington's highest priorities because they will meet immediate needs in the target area, align with existing revitalization plans, and redevelopment is imminent due to funding already committed (**over \$47M from public and private investors to date**). The investment to redevelop downtown historic structures, residential/mixed-use commercial assets, and greenspace amenities on priority brownfield properties in the HTA and others throughout Bloomington will serve as examples of success, triggering further investment. For example, the three Hopewell sites potentially impact adjoining neighborhoods with historical petroleum, solvents, or other industrial chemical releases. We have plans to repurpose these sites, removing the environmental and health threats, and transforming them into very much-needed affordable mixed-use residential development, connected to our growing trail & parks system which residents and non-residents alike can utilize per our Revitalization Plans (1.c.). 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 will be the HTA

**1.c. Identifying Additional Sites:** Our focus at the outset of this grant will be the priority sites identified in the HTA based on the potential impacts to surrounding populations and the environment; potential for successful redevelopment; and needs of the community. If we complete assessment of our priority sites, additional sites will be identified using our updated brownfield inventory and community input, and will exhibit similar criteria (demographics, sensitive populations, environmental threats, health challenges, redevelopment potential, etc.) used to define our target area, which means they will be in an economically impoverished or disproportionately impacted portion of our community.

**Revitalization of the Target Area, 1.d. Overall Plan for Revitalization:** *Our Bloomington Hospital Site (Hopewell) Redevelopment (BHSR) Master Plan (2021)* specifies that Bloomington must: 1) diversify and expand opportunities for all; 2) create sustainable neighborhoods to advance toward a zero-carbon future; and continue to be a place of beauty and excellent design for all. The Hopewell redevelopment will satisfy each of these goals. It will be inclusive where people from all walks of life, ages, incomes, abilities, and backgrounds can thrive. It will exhibit best practices in sustainable redevelopment as a blueprint for a more equitable, livable, and resilient Bloomington. It will be an inspiring neighborhood of excellent design, with a mix of public and private amenities. Additionally, redevelopment of Hopewell will catalyze investment and connectivity across Bloomington's center city, linking the Convention Center, Trades District, Hopewell Redevelopment, and our world class Switchyard Park. Revitalization of HTA brownfields will help achieve these goals, by creating new community assets such as mixed-use development, new industry/commercial business, and greenspace/trail amenities that will in turn, improve the lives of surrounding residents, encourage new residents and businesses, and allow our community to develop in a methodical, logical way that capitalizes on existing assets and infrastructure.

**City of Bloomington is requesting \$1,000,000 in grant funding, 94.5% of which will be used for site-specific contractual activities (site assessments, cleanup planning, and remediation), with 29% of the budget being allotted to site remediation,** providing the initial, highest risk investment necessary for brownfields redevelopment. This approach will maximize grant value and trigger further environmental, redevelopment, and resilience work with other funding as noted in 1.f. Increasing our stock of owner-occupied, moderate-income housing and

mixed-use commercial/residential properties near our downtown/commercial center will alleviate our existing housing shortage and aligns with our goal to increase the walkability/connection of our downtown to area neighborhoods. For example, all of our priority sites are located either adjoining or in close proximity to our B-Line Trail, which will provide new, affordable housing options within walking distance of our downtown, Switchyard Park, and our Trades District for residents. The revitalization efforts for our priority sites will create needed jobs, affordable housing, and walkable green space within the HTA, improving our residents' quality of life and meeting the visions outlined in our Revitalization Plans. Significant resources have already been pledged for the reuse of HTA properties (1.f.), and with EPA funds to cover environmental assessment and planning costs, we will realize the outcomes and benefits outlined below.

***1.e. Outcomes & Benefits of Overall Plan for Revitalization:*** Assessment and reuse of priority sites such as Auto Heaven will remove environmental threats, eliminate blight, reduce existing 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 areas; leveraging current and future investments; and creating unique, healthy, safe, and walkable neighborhoods, particularly in the HTA where the largest number of our economically impoverished and other sensitive populations reside.

Reuse of brownfields will also generate higher tax revenue for the City, 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 (2.b.) will create an estimated 629 construction jobs and 468 permanent jobs and will generate more than \$6.2M in annual income tax revenue, according to projections.** Additionally, since these priority sites are in our Consolidated Tax Increment Financing (TIF) district, incremental increases in property taxes retained for redevelopment purposes by the City could **generate up to \$710K in annual incremental tax revenue** which will be reinvested in the HTA.

During all phases of the revitalization process, the City will promote/encourage the re-use of existing buildings and infrastructure, including implementing building codes that require or promote energy efficiency measures such as energy efficient lighting, low-flow showers/toilets, geothermal heating/cooling, etc. Residents will benefit from increased property values or may seek housing with energy efficiency and less maintenance costs. Addressing priority sites in the HTA will create affordable and sustainable housing, workforce development (new jobs), and remediate/reduce legacy pollution in areas with higher concentrations of economically impoverished residents. **EPA's investment in brownfields in the HTA will create energy efficient, sustainable development, conserving and preserving greenfields, reducing carbon emissions by enhancing our trail networks, encouraging green transportation, and turning idled brownfields into new hubs for the growth of the local economy. These accomplishments will especially help our economically impoverished and disproportionately impacted residents (due to low-income, high poverty, distressed neighborhoods, disproportionate exposure to environmental impacts from brownfields, etc.).** To minimize displacement of community residents and businesses, redevelopment plans will include affordable housing for all income levels, competitive-wage job creation, and the attraction of potential consumers. The community will be involved in the planning, design and development of their neighborhoods. Redevelopment plans will preserve federally subsidized housing programs.

***Strategy for Leveraging Resources, 1.f. Resources Needed for Site Reuse:*** Bloomington has a stellar history of leveraging investment in brownfield projects throughout our community. For example, Bloomington has leveraged more than \$80M in public & private funds to date for redevelopment of our Trades District (a former brownfield site). For Hopewell, **more than \$47M has already been leveraged for the redevelopment of priority sites.** Without EPA funding for the initial high-risk environmental assessment of these sites, brownfield revitalization will stagnate. The City 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* – Developers, lending institutions, other private investors. Variable.
- *Tax Increment Financing (TIF)* – Property tax revenue used as a subsidy for redevelopment,

infrastructure, and other improvements. Up to \$100K in TIF funding pledged to aid in the redevelopment of HTA 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 has already been used to complete the investigation of HTA priority sites and other sites in the HTA (est. \$350K)***
- *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. The City will make efforts to apply this funding source to all eligible sites, including privately and municipally owned property (often \$1-3M/site). Insurance coupled with EPA assessment funding has been used on brownfields in many communities in Indiana, commonly leveraging hundreds of thousands, or even millions in assessment and cleanup funding.

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

***I.g. Use of Existing Infrastructure:*** Our HTA Revitalization Plan land use goals emphasize the build-out of existing parcels, and rehabilitation and infill development in our traditional core neighborhoods before additional land is considered 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, reducing site reuse costs. With revitalization ranging from residential to industrial, existing infrastructure will allow for easy access for commercial/industrial development, enabling residents the opportunity to work and live in the same neighborhood, creating a walkable community. Traditional transportation infrastructure will be complemented by pedestrian connectivity, bicycle improvements, and universal 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. The Hopewell project will have a green space that connects directly to our B-Line Trail in order to link all the Hopewell sites to the rest of our City. Additional funding for roads, trails, or other infrastructure necessary for planned reuse will be sought from US DOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) 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:** City of Bloomington needs US EPA’s financial assistance because we do not have the necessary funds in our general budget to address brownfields anywhere in our community, let alone in our target area. For the HTA, indicators of need include key economic and demographic factors suffered by our target area residents, including low income, poverty, and child poverty. **MHI is 41%**

**less than the US and 34% less than IN; poverty is 176% higher than the US and 174% higher than IN; child poverty is 46% higher than the US and 45% higher than IN (Table 2).** The large number of vacant buildings on HTA brownfields has resulted in an estimated twofold increase 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. HTA 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. In addition, the loss of quality employers (**US Food Service, Moduslink Global, IN Limestone, IU Cyclotron, Raydia Food Group, Hartmann USA, etc.**) **have resulted in more than 2,300 lost jobs in our community since 2009**(IN DWD) adding substantially to the economic challenges facing our community, diminishing local income and property tax revenues, and increasing poverty.

With budgets currently only able to provide essential services and much-needed infrastructure maintenance, Bloomington lacks the discretionary funds necessary to complete the proactive assessment, planning, and remediation 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 Bloomington to fulfill the revitalization needs for our target area, creating unique, healthy, safe, and walkable neighborhoods.

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

Bloomington’s most sensitive populations (low-income residents, children (especially those living in poverty), and pregnant women or women of child-bearing age)(Table 2 below) live in and around HTA brownfield sites which are often unsecured, and trespassers, including children, risk exposure to toxic chemicals, asbestos, and unsafe structures, causing soil and groundwater contamination. Contaminants such as metals, petroleum, VOCs, SVOCs, PAHs, glycols, lead paint, and asbestos are potentially causing harm to our sensitive populations including children and women who are or may become pregnant. 60% of houses in the HTA neighborhoods are older than 1980, making them much more likely to contain lead-based paint, a significant threat to young children and pregnant women. **For example, the Auto Heaven , adjoining a low-income neighborhood, is potentially impacted with petroleum, asbestos, metals, VOCs, PAHs, and other contaminants that are known to cause various cancers, which are experienced by Monroe County residents at rates significantly higher than the US and IN** (2.c.)

The proximity of the large number of brownfields to low-income neighborhoods in our HTA drives down housing values, suppresses commercial investment, and limits residents’ access to adequate employment, resulting in a disadvantage 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 HTA 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 Uplands communities’ underserved and sensitive populations, including removal of blight, reduction in exposure to toxic chemicals, lower crime, safer neighborhoods, and access to better public services, ultimately improving the health of our community.

| <b>Table 2</b>  | US <sup>1</sup> | IN <sup>1</sup> | HTA <sup>1</sup> |
|---|-----------------|-----------------|------------------|
| Median Household Income   | \$78,538        | \$70,051        | <b>\$46,047</b>  |
| Individuals Living in Poverty <sup>2</sup>                          | 12.8%           | 12.9%           | <b>35.3%</b>     |
| Children Living in Poverty <sup>2</sup>                             | 17.5%           | 17.6%           | <b>25.5%</b>     |
| Note: <sup>1</sup> Stats from 2023 ACS. <sup>2</sup> Last 12 months |                 |                 |                  |

**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. Some of our priority sites are impacted by VOCs, PAHs, petroleum, metals, asbestos, lead paint, or other contaminants. Studies on the health effects of exposure to these contaminants have been linked to higher incidences of cancer, kidney diseases, and prenatal child issues. As Table 3 indicates, Monroe County has **extremely high incidences of cancers, kidney disease deaths, and low birth weight**

**newborns, all potentially linked to impact from nearby brownfields.** Though not available at the

| Disease/Health Condition <sup>2</sup> | Monroe Co. Rate <sup>3</sup> | Rank <sup>1</sup> | Difference | IN Rate <sup>3</sup> |
|---------------------------------------|------------------------------|-------------------|------------|----------------------|
| Pancreas Cancer Deaths                | 13.8                         | 5 <sup>th</sup>   | 30% higher | 10.6                 |
| Hodgkin Lymphoma Cancer               | 3.1                          | —                 | 19% higher | 2.6                  |
| Leukemias Cancer                      | 16.5                         | —                 | 14% higher | 14.5                 |
| Kidney Disease Deaths                 | 14.1                         | 28 <sup>th</sup>  | 96% higher | 7.2                  |
| Newborns with Low Birth Weight        | 0.088                        | 23 <sup>rd</sup>  | 14% higher | .077                 |

<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

municipal level, this data is believed to be representative of the HTA due to the large number of economically vulnerable people living there. There are

1,186 Bloomington sites with environmental records on the IDEM Database, the cumulative effects of which likely contribute to the adverse health conditions impacting residents. **Removing sources of environmental contaminants at target area brownfields will reduce exposure risks to our economically impoverished and disproportionately impacted populations, reducing the 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 economically impoverished residents, has disproportionately exposed them to environmental pollutants, resulting in an inability to maintain their health and wellbeing. Contaminants such as sulfur dioxide in the air from nearly 70 years of historic power generation at the Indiana University coal-fired plant (Monroe County), congestive highway traffic, and nearby heavy urban industry, have affected HTA residents’ health. Many of Bloomington’s economically impoverished populations are concentrated in our target areas, putting disproportionately impacted residents 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 HTA 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 the HTA. New jobs in the target area will create gainful employment for residents, reducing poverty and improving the state of our housing by redeveloping much of the Hopewell project as low to moderate income residential housing according to our Revitalization Plans (, such as the Fabrication Shop and Fleet Service, which when complete, will add greenspace and up to 75 housing units. Other federal programs (e.g. CDBG) will help to fund lead paint abatement and other residential improvement. 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 cancers, chronic liver disease, and preterm infant births (2.c.) will no longer be influenced by environmental impacts caused by target area brownfields. This will be accomplished in areas where low-income and minority populations are concentrated,**

**Community Engagement, 2.e. Prior/Ongoing Community Involvement**

Bloomington has been planning for the redevelopment of the HTA since well before 2021 when we started purchasing the hospital property. We have held regular public meetings with the neighborhoods affected by the hospital vacating and the subsequent construction and redevelopment. Those discussions continue as decisions are made on the directions that the project takes. Our Hopewell project website is routinely updated as plans are made or altered. We meet routinely with neighborhood groups to get their opinions on project progress and will continue this into the future as redevelopment occurs.

**2.f. Project Involvement & 2.g. Project Roles:**

Several community organizations have pledged supporting roles for our brownfields program and grant (Table 4). This diverse assemblage of community groups is well suited to engage the community at a grassroots level. They have regional influence and local ties, maximizing the benefits they bring to the

project.

Table 4 – Project Partners

| Partner Name                                     | Point of Contact  | Specific Role in Project  |
|--|---|---|
| Bloomington Economic Development Corporation     | Stacie Marotta<br><a href="mailto:smarotta@bloomingtonedc.com">smarotta@bloomingtonedc.com</a><br>812-340-2129                                    | Community business expansion organization – Provide marketing of brownfields properties to innovative businesses, support workforce development, provide input on site selection                    |
| Community Foundation of Bloomington & Monroe Co. | Tina Peterson, President<br><a href="mailto:tinapeterson@cfbmc.org">tinapeterson@cfbmc.org</a><br>812-333-9016                                    | Community philanthropic organization - Provide project planning; project funding; community project liaison; provide meeting space; identify and refer eligible projects                            |
| Summit Hill Community Development Corp.          | Ryan Still, Director of Real Estate Dev.<br><a href="mailto:info@shcdc.org">info@shcdc.org</a><br>(812) 339-3491 x 116                            | Community development organization – currently partnered w/ developer & service provider to redevelop the Kohr Building in HTA into permanent affordable housing.                                   |
| Housing and Neighborhood Development (HAND)      | Anna Killion-Hanson, Director<br><a href="mailto:Anna.killionhanson@bloomington.in.gov">Anna.killionhanson@bloomington.in.gov</a><br>812-349-3420 | Bloomington housing & neighborhood department to promote affordable housing & neighborhood vitality - Provide project planning & input; provide meeting space; identify and refer eligible projects |
| McDoel Gardens Neighborhood Association          | Jeannie Byers, Executive Committee<br>[REDACTED]  | Adjoining neighborhood advocacy group - provide input on redevelopment direction for HTA, help disseminate info about grant; provide public outreach; provide input on site selection               |

**2.h. Incorporating Community Input:** Bloomington has a culture of community involvement that we will maintain throughout this grant. **A total of 10-15 public meetings will be held during the 5-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 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.). The community will be updated on progress throughout the grant and will have the opportunity to share input through comment opportunities on City 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 been engaging HTA residents, business owners, not for profits, churches, and other community advocates for several years to solicit their input regarding HTA redevelopment 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 our Planning Commission, and Chamber 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**

City of Bloomington 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, the City and its QEP will complete the following

tasks:

**Task /Activity 1: Program Management & Outreach**

*a. Project Implementation:* City staff will travel to regional and national brownfields conferences/meetings, participate in calls, meetings, and correspondence between Bloomington, QEP, EPA, etc. to manage the grant's Cooperative Agreement. 10-15 public meetings will be held at various venues throughout Bloomington during the grant period to update ESA progress and seek public input/involvement. Print and mail material for project/site information and marketing documents will also be funded under this task. The City 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 investigation, cleanup planning, and cleanup activities and provide marketing resources for future development. 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 5-year project period. The City, with QEP support, will update its existing brownfield inventory to use as a tool to help accomplish reuse goals. Inventoried sites are prioritized based on the following criteria, in no order: 1) reuse potential, 2) potential for environmental or human health impact and environmental justice, and 3) community input. Additional sites will be identified by the City, community leaders, redevelopment investors, and through community outreach. Priority will be granted to sites near residential areas that pose health risks to our economically impoverished and disproportionately impacted populations. Priority will also be considered for sites that have a higher chance of redevelopment and a greater economic impact potential within our target area.

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

*c. Task/activity Leads:* Bloomington & QEP

*d. Output(s):* Travel - City staff to regional/national brownfields conferences/meetings; prioritized inventory; project performance reports: 20 Quarterly Reports, ACRES entries, 5 MBE/WBE reports, 5 annual reports, etc.; calls, 10-15 public meetings to update communities on the brownfield assessment progress and seek public input and involvement; supplies: printed flyers, advertising, postage, etc. program, and regular correspondence between the City, QEP, EPA, etc. to manage the grant's Cooperative Agreement, including inventory and site prioritization, reuse plans, economic development, and community engagement efforts.

**Task/Activity 2: Environmental Investigation**

*a. Project Implementation:* Prior to applying for site eligibility, an access agreement will be prepared and executed for each site being considered. Eligibility determinations will be completed under this task and the QEP will complete Phase I ESAs activities on sites selected by the City. 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 the City, will complete Phase II ESAs based on environmental conditions identified in the Phase I ESAs.

*b. Schedule:* Obtain site access, request eligibility determinations & finalize site access to initial sites for investigation-early 2<sup>nd</sup> Quarter of Grant period; Begin Phase I ESAs-2<sup>nd</sup> Quarter of Grant period; Submit QAPP to EPA for review/approval; QAPP approval & Phase II ESAs begin-3<sup>rd</sup> Quarter of Grant period; all Phase I ESAs completed-end of 19<sup>th</sup> Quarter of Grant period; all Phase II ESAs completed, and final contractor invoices submitted-45 days before end of grant period.

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

*d. Outputs:* 17 Phase I ESAs; QAPP, SAPs/HASPs, estimated 14 Phase II ESAs.

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

- a. *Project Implementation:* The QEP, directed by the City, will prepare site specific clean-up plans/documents including: Analysis of Brownfield Cleanup Alternatives, remediation plans, site closure letter requests, and clean-up/reuse funding development (1.f.)
- b. *Schedule:* Prepared after Phase I and II ESAs are complete, contamination is present, and if cleanup is necessary. Task 3 activities will continue throughout the grant period.
- c. *Task/activity Lead(s):* Bloomington & QEP
- d. *Output(s):* 5-10 cleanup planning documents

**Task/Activity 4: Site Remediation:**

- a. *Project Implementation:* Cleanup will be performed at up to four sites during this grant (our priority sites in the HTA (1.b). However, **Cleanup will initially be conducted at the Hopewell East site in the HTA.** Costs include contaminated soil & groundwater remediation & disposal, subcontractor costs, equipment & supplies, and agency reporting, letters, and compliance.
- b. *Schedule:* Cleanup activities will begin in the 4<sup>th</sup> quarter of the grant period and continue through the duration of the grant period.
- c. *Task/activity Lead(s):* Bloomington & QEP, ensuring cleanup meets all state and federal requirements
- d. *Output(s):* Cleanup Completion and Closure reports for up to five sites.

We will work diligently to ensure startup activities are completed per the task and schedule above. The City will allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the 5-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:**

We will allocate \$944,940 to Site-specific contractual activities (or 94.5% of total grant funding assigned to ESAs) with 29% of the budget being allotted to site remediation. The costs outlined in Table 2 were developed anticipating tasks necessary to efficiently identify, characterize, and plan for the remediation of the priority sites listed (1.b.).

| Table 2 Budget      | Budget Categories <sup>1</sup> | 1. Program Mgmt & Outreach | 2.Phase I / II ESAs | 3. Clean-up / Reuse Planning | 4. Site Remediation | Budget Category Total |
|---------------------|--------------------------------|----------------------------|---------------------|------------------------------|---------------------|-----------------------|
| Direct Costs        | Travel                         | \$8,260                    | 0                   | 0                            | 0                   | \$8,260               |
|                     | Supplies                       | \$450                      | 0                   | 0                            | \$865               | \$1,315               |
|                     | Contractual <sup>2</sup>       | \$46,360                   | \$587,900           | \$66,000                     | \$290,175           | \$990,425             |
| <b>TOTAL BUDGET</b> |                                | <b>\$55,060</b>            | <b>\$587,900</b>    | <b>\$66,000</b>              | <b>\$291,040</b>    | <b>\$1,000,000</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/outcomes:

- 1. Program Management & Outreach:** \$55,060 – *Travel:* 2 people attend 2 National Brownfield Conferences: airfare x 4 @ \$2,500, 2 rooms, 6 nights lodging @ \$3,300, meals @ \$1,020, ground transportation @ \$400, conf. reg. @ 1,040= \$8,260, *Supplies:* printed flyers, advertising, grant fact sheets, outreach visual aids, postage, etc. = \$450, *Contractual:* total \$43,650, includes approximately 200 hrs. \$90/hr. = \$18,000 for program management, 175 hr. \$90/hr. = 15,750 for inventory, & approximately 140 hours \$90/hr. = \$12,600 for outreach activities.
- 2. Phase I & II ESAs:** \$441,000 –*Contractual:* 17 Phase I ESAs at an average cost of \$3,700 each = \$62,900, & 14 Phase II ESAs at an estimated cost of \$25,000-45,000 (depending on site complexity/environmental conditions) = \$525,000 (@ \$37,500 average cost). Though our budget will

support 17 Phase I's and 14 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 in 1.b.

**3. Clean-up & Reuse Planning:** \$66,000 – **Contractual:** 3 ABCAs estimated to cost \$5,000 & 3 Remediation Plans estimated to cost \$12,000 each = \$51,000, 1 Design Charette expected to cost \$15,000 each = \$15,000.

**4. Site Remediation:** \$291,040 – **Supplies:** print remediation specs, bid advertising, postage, etc. = \$865, **Contractual:** total \$290,175, includes: Regulatory Coordination/Project Management/Reporting estimated @ \$47,816; Consultant Oversight estimated @ \$58,035; Remediation – equipment & supplies @ 14,876; site investigation @ \$12,644; excavation/transportation of contaminated soil/ORC injections @ \$123,254; monitoring well installation & 8 quarters GW monitoring, well abandonment @ \$33,550.

**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 3a are not being met, we will create a corrective action plan to identify deficiencies and make the appropriate adjustments necessary to achieve the anticipated outputs on schedule. Further, the Multipurpose Grant will have the following measurable outcomes: sites/acreage assessed, sites/acreage remediated, jobs created/retained, redevelopment complete, number of parcels, 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's progress and success. At the close of the grant, Bloomington will provide a final report to the EPA and our residents summarizing project outputs and outcomes. After evaluation and remediation of sites are done, it is in the City's best interest that redevelopment happens, and as such, close monitoring of subsequent actions will be done diligently. 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:**

Per the narrative criterion in Section 4.C.(4), applicants may consolidate information for 4.a. – 4.c. into one response. Reviewers must evaluate the response against the sub-criteria outlined below.

The City's Department of Economic & Sustainable Development (DESD) will manage this grant. This office has previously managed 3 EPA Assessment Grants (FY13, FY17, & FY21) and many other economic development resources valued at well over \$300M over the past 10 years. The DESD staff, along with other city staff, have the technical, financial, and administrative ability in place to implement this grant project successfully. Ms. De de la Rosa, Assistant Director for Small Business Development in DESD, will serve as the City's Project Manager. She has been in this role for 3 years. She was the Project Manager for Bloomington's 2021 EPA Assessment Grant. Ms. de la Rosa will be assisted by Jonas Chang, Grant Manager for the City's Controllers Office. He has been in this role for over 2 years and has managed many different federal & state grants during his tenure. Mr. Chang will also be the Financial Manager for this grant and will be responsible for accounting and financial reporting. Both de la Rosa and Chang will aggressively use their previous brownfield redevelopment and small business growth experience to seek redevelopment opportunities for those sites without secured redevelopment contracts. In the unlikely event that a member of the team leaves their job prior to the completion of grant tasks, the depth of the City's team will allow for a seamless transition to other experienced members.

**4.d. Acquiring Additional Resources:**

Through a competitive bidding/procurement process, we will select an environmental consultant in accordance with federal procurement regulations (2 CFR 200.317 through 200.326 and "Brownfield Grants: Guidance on Competitively Procuring a Contractor – May 2023") and experience conducting environmental investigation and working with the Indiana Department of Environmental

Management/Indiana Brownfields Program (IDEM/IBP). The City will make every effort to contract with disadvantaged business enterprises (women and/or minority owned) and consultants/contractors who employ disadvantaged people, when possible, and we will require our QEP to make every effort to do the same. Bloomington staff have a history of working cooperatively with state and federal environmental agencies. The team and execution plan outlined above will ensure timely and successful expenditure of funds within the prescribed 5-year project period. This team will be supported by City departments including planning, finance, utilities, engineering, legal department, and office of the mayor as necessary. As appropriate, we will utilize visioning sessions and other assistance/advice offered by the Technical Assistance for Brownfields (Region 5 TAB) program to maximize the incorporation of community input. 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. Contracts for construction activities (remediation services) will be subject to the Davis-Bacon Act. When procuring construction contractors, we will use EPA “Best Practice Guide for Procurement Services, Supplies, and Equipment Under EPA Assistance Agreements” (11/2022) as guidance related to procurement rules and prevailing wage requirements. We will also work with MCEDA to link our community members to job opportunities related to the investigation, remediation, and reuse of brownfields.

***Past Performance & Accomplishments, 4.e.(1), Currently Has or Previously Received an EPA Brownfields Grant:***

The City has previously received and successfully managed three prior EPA Brownfields Community Wide Assessment Grants, (Table 6). All 3 grants were used to assess commercial and industrial sites.

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

| Awarding Agency | Project             | \$ Received | Accomplishments/Outputs/Outcomes/Measures of Success   |
|-----------------|---------------------|-------------|--|
| U.S. EPA        | FY2013 - BF00E01217 | \$200K      | For all grants, we completed/updated Brownfield Inventories, performed Community Engagement, completed 20 Phase I ESAs, prepared QAPPs, completed 27 Phase II ESAs (incl. supplemental investigations), Clean-up Planning, and all Reporting & ACRES entries |
| U.S. EPA        | FY2017 - BF00E02280 | \$300K      |  |
| U.S. EPA        | FY2021 - BF00E02875 | \$300K      |  |

**4.e.(2) Compliance with Grant Requirements:** All Work Plan goals, outputs, and outcomes of our previous EPA Brownfields Grants to date have been 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. The City has been fully compliant with the terms and conditions of their previous Cooperative Agreements. The outputs and outcomes from all 3 grants are accurately reflected in the ACRES system. All funds were strategically expended for each of the grants and over 1,000 new jobs and over \$950M in redevelopment funding throughout Bloomington can be linked to brownfields assessments funded by our EPA grants. As with previous grants, Bloomington 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 Multipurpose Grants**

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

- a. The City of Bloomington meets the definition of a Local Government under 2 CFR 200.64 and is a political subdivision of the State of Tennessee. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.
- b. The City of Bloomington is not exempt from Federal taxation under section 501(c)(4) of the IRC.

### **2.B.(2) Community Involvement**

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions, and solutions. 8-12 outreach events (2-3 per yr.) will be held throughout the grant period to maintain stakeholder engagement and continue to gather public input on site selection and prioritization, assessment needs, cleanup decisions, mitigation measures from cleanup/redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. When social distancing or other restrictions limit in-person community meetings 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 Sections 2.g. of the Narrative/Ranking Criteria for further information.

### **2.B.(3) Target Areas**

Target areas for the coalition lead and non-lead members are presented in the Application Information Sheet.

### **2.B.(4) Affirmation of Brownfield Site Ownership**

The City of Bloomington owns all priority sites identified in the Narrative/Ranking Criteria (Site 1, Site 2, and Site 3) that meet the CERCLA § 101(39) definition of an eligible brownfield. None of the proposed sites are listed on the National Priorities List; are subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or are subject to the jurisdiction, custody, or control of the U.S. government.

### **2.B.(5) Use of Grant Funds**

The City of Bloomington intends to conduct at least 17 Phase II Environmental Site Assessments (page 10 & 11 of the narrative) and 1 site remediation (pages 10 & 11 of the narrative). We will also further develop our existing overall plan for revitalization of the target area, with feasible reuse strategies for our priority sites (page 10 & 11 of the narrative).

### **2.B.(6) Expenditure of Existing Grant Funds**

The City of Bloomington does not have an open EPA Brownfields Assessment Grant or EPA Brownfields Multipurpose Grant.

### **2.B.(7) Contractors and Named Subrecipients**

N/A – The City of Bloomington has not procured/named any contractors or subrecipients. red/named any contractors or subrecipients.