

Policy Board Excerpt September 2023

Recording: <https://www.youtube.com/watch?v=9PTen6DfG3Q>

Presentation

EPA Brownfields Grant Update & FY 2019 Report



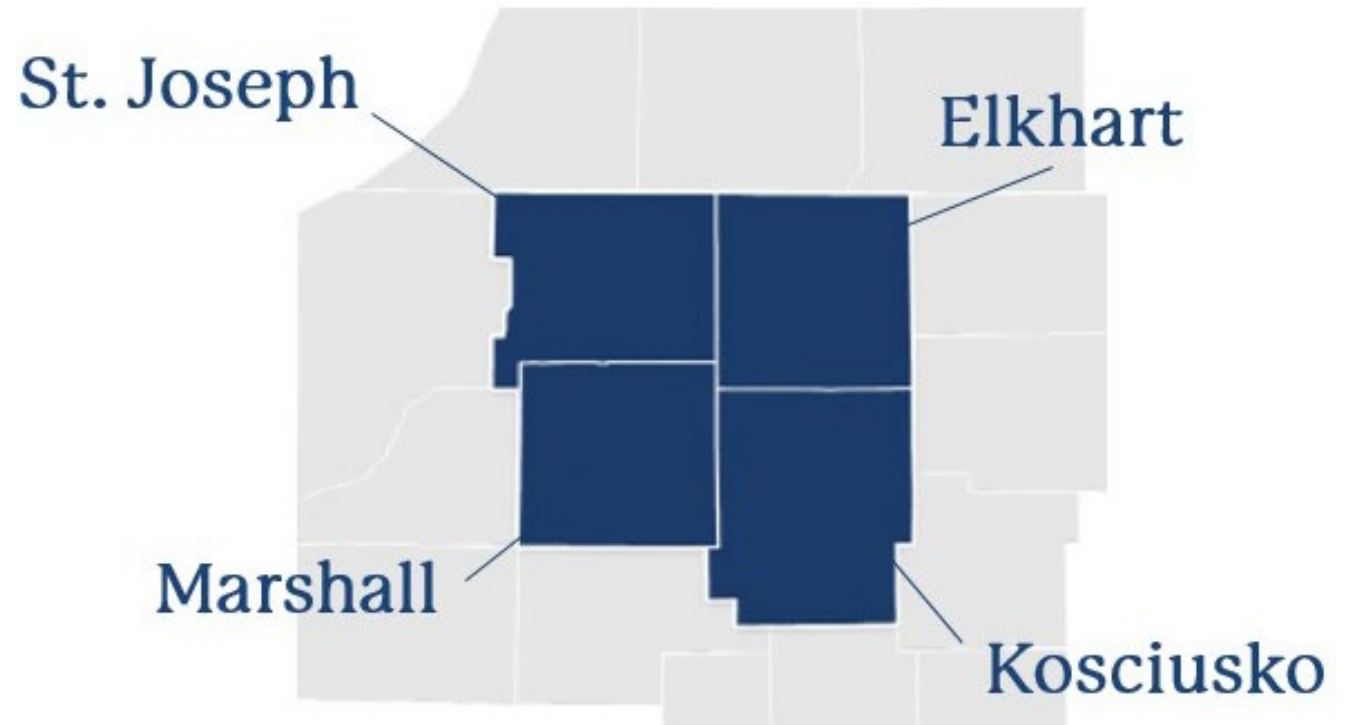
Arnolt Site, Warsaw – now “The 2525”



2525 Durbin Street • Warsaw, IN 46580

Regional Brownfields Coalition, est. 2018

- MACOG (Grant Recipient)
- Elkhart County
- Kosciusko County
- Marshall County
- St. Joseph County



U.S. EPA Brownfields Grants

- FY 2019 \$600,000 (closed out)
- FY 2022 \$500,000
- Re-applying for FY 2024



Former Ward Bakery Building transforming into “Portage Place” in South Bend

Brownfields Project Team



Regional Brownfields Working Group



FY 2019 Report

MACOG
Regional Brownfields Coalition

**FINAL
REPORT AND
REDEVELOPMENT
HIGHLIGHTS**

FY 2019 EPA
Coalition Assessment Grant

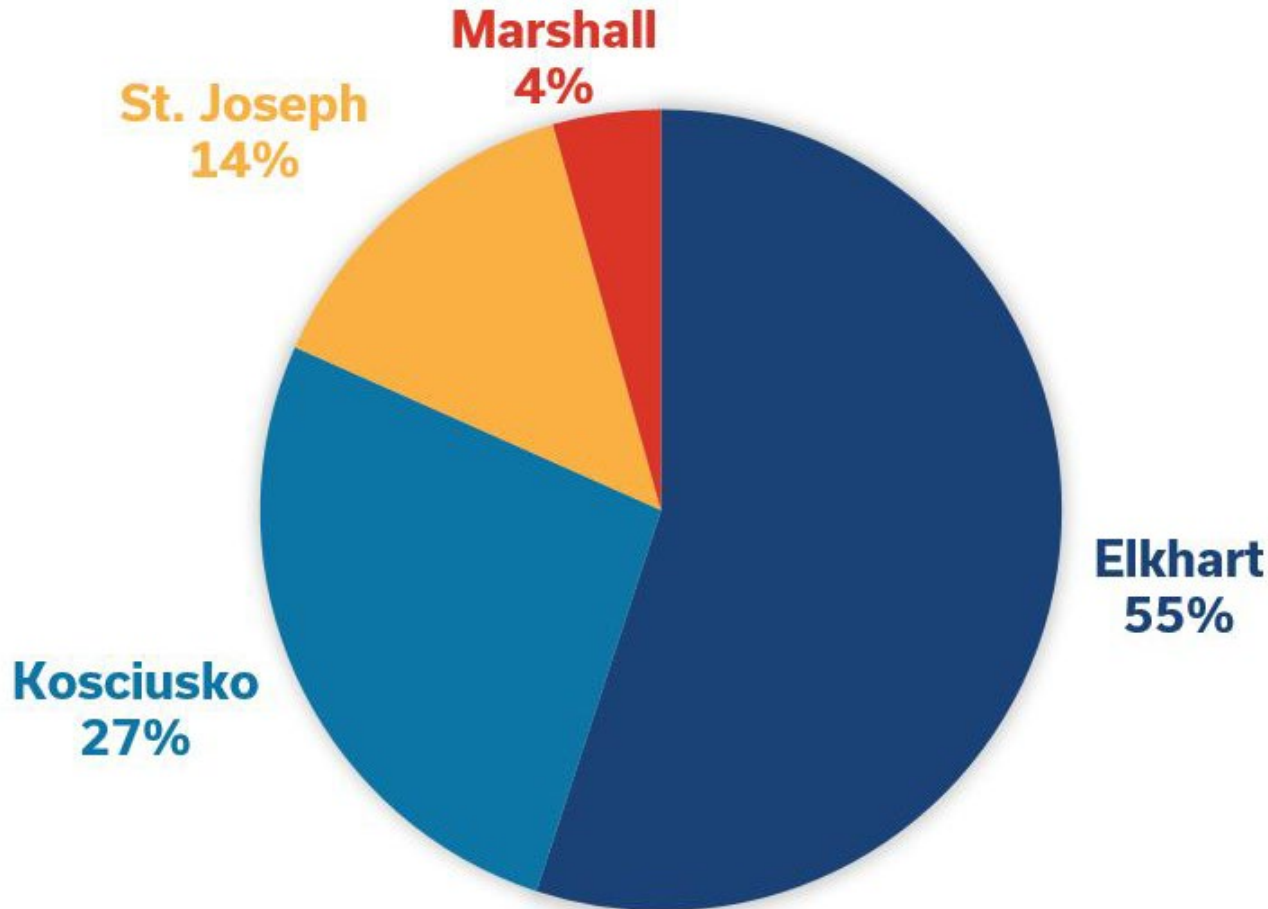
DRAFT



415 W Garro, Plymouth



Spending by County, Sites



Elkhart (7)

C.G. Conn, Elkhart
1701 Sterling, Elkhart
2101 S Main, Elkhart
511 Division, Elkhart
700 block S Main, Elkhart
ISES, Old US 20, Elkhart County
Dollar General, Wakarusa

Kosciusko (4)

Arnolt, Warsaw
Gatke, Warsaw
Syracuse Elementary
Syracuse Golf Course

Marshall (2)

Historic Fire Station, Plymouth
415 W Garro, Plymouth

St. Joseph (3)

Claeys Candy, South Bend
808 Portage Ave, South Bend
Ward Bakery, South Bend

Expenditure by Task

~70% Phase I/II Environmental Site Assessments

Expenses by Task		
Task	Spent	% of Total
1. Program Management	\$29,822.73	5%
2. Outreach/Inventory	\$79,034.81	13%
3. Phase I ESAs	\$47,056.18	8%
4. Phase II ESAs (Sampling)	\$365,942.82	61%
5. Planning (Cleanup, Reuse)	\$78,135.75	13%



1701 Sterling, Elkhart



FY 2022 Grant Sites



South Bend Range Fieldwork

Target Areas – Downtown Elkhart, South Bend

Elkhart (6)

C.G. Conn, Elkhart

1701 Sterling, Elkhart

511 Division, Elkhart

Roundhouse, Elkhart

6th & Indiana, Elkhart

Western Rubber, Goshen

Kosciusko (2)

Owen's Supermarket, Warsaw

Syracuse Library

Marshall (1)

123 E Washington, Plymouth

St. Joseph (4)

Claeys Candy, South Bend

Diamond View, South Bend

Oil Express, South Bend

South Bend Range

Underlined sites were part of FY 2019

FY 2022 Grant Sites – Syracuse Public Library



Western Rubber/Ariel Cycleworks, Goshen



Photo: Goshen Historical Society Museum

Rendering: <https://www.apdevelopmentllc.com/ariel-cycle-works>

DESIGN CONCEPT

GROUND LEVEL VIEW OF 4-STORY APARTMENTS

DELV
DESIGN



123 E Washington St, Plymouth



Owen's Supermarket, Warsaw



Millworks – three-story apartment, commercial building



South Bend Range



EPA Removal Action 2022-2023

FY 2022 Grant ~70% Spend

- 3 Phase I Report
- 14/18 Phase II / Sampling
- 4 Public Meetings
- 6 Site Reuse Vision Concepts
- 1 Preliminary Cleanup Plan
- \$4M Cleanup Funding Secured (C.G. Conn)

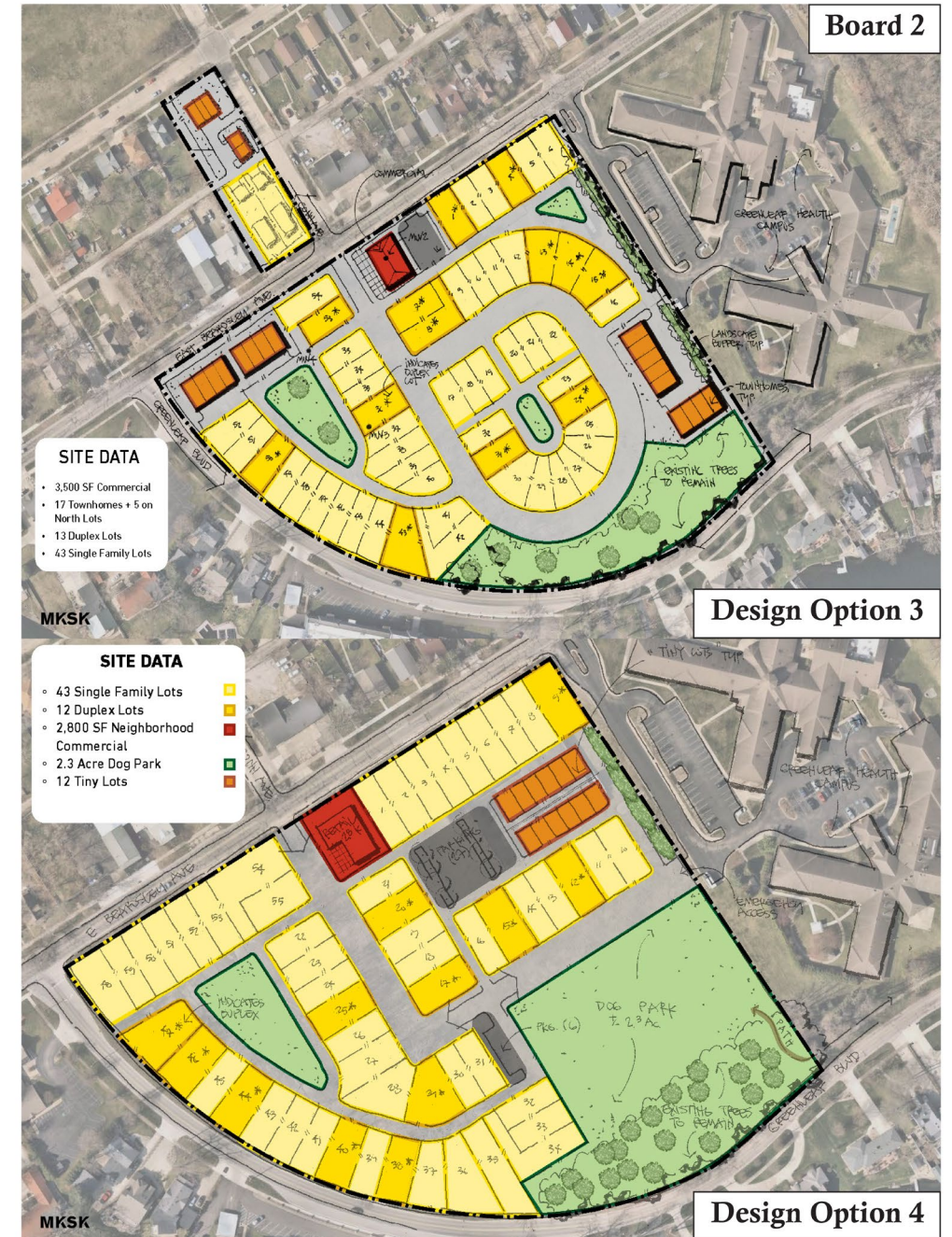
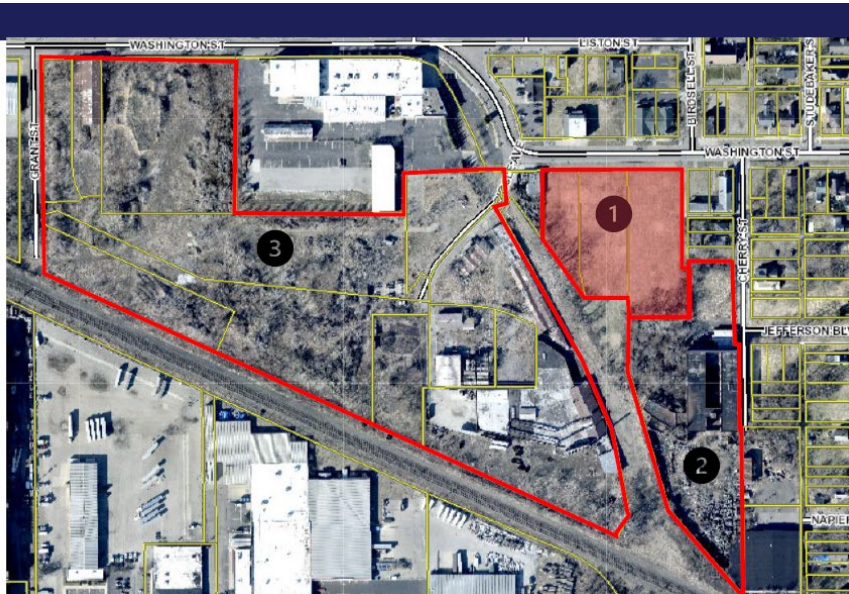
1 1510-1520 W. Washington St.
(Former Oil Express)
Owner – City of South Bend

2 133 Cherry St.
(Former South Bend Range)
Owner – Private [Tax Delinquent]


3 1610 Circle Avenue
(Former Hurwich Iron)
Owner – Private



City of South Bend
Indiana




MACOG Brownfields Webpage – Submit Sites of Interest



MACOG
Michiana Area Council of Governments

MACOG Regional Brownfields Coalition



BROWNFIELDS BASICS

What is the MACOG Regional Brownfields Coalition?

The Michiana Area Council of Governments Regional Brownfields Coalition is a coalition of Elkhart County, Kosciusko County, Marshall County, and St. Joseph County. The Coalition obtained a grant from the US Environmental Protection Agency (US EPA) to assess and plan for the reuse and cleanup of brownfields. We have identified focus areas, including Elkhart and Warsaw, and other sites across the region. The Coalition welcomes additional sites to be added to the inventory at any time. If there are sites you believe are brownfields and would like for us to take a closer look, please contact MACOG.

What is a "Brownfield"?

Many areas across the region were once active industrial and commercial sites and are now abandoned or underutilized. This makes them excellent candidates to be reused and redeveloped. Some of these properties may be contaminated, while others have not been assessed but it is suspected that they may have environmental issues. These properties are called "brownfields", defined by the US EPA as real property in which the expansion, redevelopment, and reuse can be complicated due to the presence or potential presence of a hazardous substance, pollutant, or contaminant. Typical properties of brownfields include abandoned factories, gas stations, blighted commercial buildings, and dry cleaners.

FOR MORE INFORMATION

MACOG Brownfields:
macog.com/brownfields.html

Environmental Protection Agency:
epa.gov/brownfields

Understanding Brownfields:
epa.gov/brownfields/understanding-brownfields

EPA Disclaimer: This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement BF-05010717-0 to MACOG. The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products that may be mentioned in this document.

Brownfields Basics 1

Request for Sites of Interest

MACOG is requesting input from communities and stakeholders on sites of interest in the region to develop and prioritize an inventory of potential brownfields in need of assessment, cleanup, and redevelopment.

Examples include:

- Abandoned industrial sites, former dry cleaners, old gas stations, vacant schools, former hospitals
- Properties at community gateways and Main Street areas
- Abandoned or tax delinquent properties
- Privately owned properties where potential environmental issues are a barrier to the sale and redevelopment of the property
- Sites identified for acquisition by local governments to satisfy due diligence requirements



Submit Sites of Interest