

IV.D. Narrative Information Sheet

1. Applicant Identification:

Town of Danville
49 N. Wayne Street
Danville, IN 46122

2. Funding Requested:

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$400,000

3. Location:

- a. Town of Danville
- b. Hendricks County
- c. Indiana

4. Target Area:

- Downtown Target Area (DTA) - is a mix of commercial and residential properties surrounding the town square of the Town of Danville. The DTA is a 0.12 mi² area between North Street and Broadway Street (CT #18063210501 & #18063210502). The DTA is dominated by numerous brownfield sites within and around the low-income downtown area. Despite this, the area has tremendous reuse potential, with several vacant tracts that are targeted for affordable housing and mixed-use commercial development.
- Priority Sites:
101 E. Main Street, Danville, Hendricks County, IN
145 E. Main Street, Danville, Hendricks County, IN
E. Main Street, Danville, Hendricks County, IN
195 E. Main Street, Danville, Hendricks County, IN
202 E. Main Street, Danville, Hendricks County, IN
W. Main Street, Danville, Hendricks County, IN

5. Contacts:

- a. Project Director:
Ms. Lesa Ternet
Planner
(317) 745-4180 #1101
lternet@danvillein.gov
49 N. Wayne Street
Danville, IN 46122

b. Chief Executive:
 Town Council President, Mr. David Winters
 (317) 745-4180 #1207
 dwinters@danvillein.gov
 49 N. Wayne Street
 Danville, IN 46122

6. Population:
 Town of Danville, Hendricks County, IN – 10,424
 (2021 ACS 5-YR Estimates)

7. Other Factors:

Other Factors	Page#
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 3
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., 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 (2011 or later) or is closing.	

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

9. Releasing Copies of Applications: Not Applicable



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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Eric J. Holcomb
Governor

Brian C. Rockensuess
Commissioner

November 8, 2023

Mr. David Winters
Town Council President
Town of Danville
49 N. Wayne Street
Danville, Indiana 46122

Re: IDEM Acknowledgement Letter
U.S. E.P.A. Brownfields Grant Proposal
Community Wide Assessment Grant
Town of Danville
Hendricks County

Dear Mr. Winters:

This letter is provided in support of the Town of Danville (Danville) 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 Danville is requesting \$400,000 for hazardous substances and/or petroleum assessment.

IDEM understands that Danville has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered through the Indiana Brownfields Program (Program) and that Danville, 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 Danville with community outreach, evaluating and prioritization site inventory, conducting Phase I and Phase II Environmental Site Assessments, and developing site-specific cleanup and reuse plans within the Downtown Target Area (DTA).

The Town of Danville as identified the DTA as their target area in the community to be a focal point for environmental assessment based on need and development goals. The DTA represents a congregation of vacant or underutilized commercial and industrial sites near each other, areas in need of redevelopment, and businesses no longer in operation. Danville believes that this area represents the best opportunities for quality redevelopment, mitigation of potential health hazards, and value added to the community in terms of enhanced property values, residential and commercial development, and new jobs.

Since Danville has not yet selected/indicated the specific sites that will benefit from U.S. EPA brownfield grant funding, IDEM cannot make site-specific eligibility determinations at this time. However, should Danville be awarded the requested grant funding, the Program will work together with U.S. EPA and Danville to determine site eligibility once Danville has established the sites intended for funding.

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

Based on the information submitted, IDEM considers the Town of Danville 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 Danville 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,



Andrea Robertson Habeck
Technical Staff Coordinator
Indiana Brownfields Program

ARH/JTM

cc: *(via electronic transmission)*
Mr. Len Hinrichs, BCA Environmental Consultants

1. Project Area Description & Plans for Revitalization, a. Target Area & Brownfields, i. Overview of Brownfield Challenges and Description of Target Area:

The Town of Danville, Indiana (Town) was founded in 1824, and is the county seat of Hendricks County in central Indiana, approximately 20 miles west of downtown Indianapolis. We are situated near 3 major transportation arteries (I-70, I-74, & I-65), numerous state highways, and several rail lines connecting Danville to surrounding communities in central Indiana, Chicago, and Louisville. With a population of 10,424 (2021 ACS 5-Year Est.), and located in the heart of the county, Danville is known for its excellent schools, historic downtown, and unique small-town vibe. However, we are on the verge of renaissance due to our proximity to Indianapolis and the rapid growth of that City and suburbs to the west.

Danville historically grew as an agricultural center, but after World War II shifted more to industries including forest products, stone & gravel, furniture, automotive manufacturing. Historic Penn Central railroad, now CSX, adjoins the southern edge of Town where industry and commerce are centered along the rail corridor. Historic neighborhoods developed in Danville around our industry, allowing residents to live, work, and play near their homes. However, as with much of the Midwest's "rust belt", our manufacturing base began to decline in the 1960s and 1970s. Of the industries that survived, many chose to forego our town center for "greenfields" on the town periphery or in the county leaving our once thriving downtown industrial and commercial corridors in a state of decline. Company closures in the local area and reductions in force in the county (**Ryder Integrated Logistics, Q Edge Corp., Novitex Enterprise Solutions, Pitney Bowes, Genco, Southwire, Asbury Automotive, etc.**) **have resulted in the loss over 1,500 quality jobs the past 10 years, that have especially hurt our local and commuting workforce (IN Dept. of Workforce Dev. (IN DWD)).** Many of our commercial businesses in our downtown corridor have closed or reduced their operations resulting in vacant or underutilized properties. Historic neighborhoods in and around our downtown have been pulled down with this decline, leaving behind a community burdened by brownfields.

As our town's commerce dwindled, much of the decline concentrated in the downtown area, resulting in numerous abandoned and underutilized commercial buildings, including potentially contaminated properties such as former gas stations, dry cleaners, etc. **Historic neighborhoods in and around our downtown have been pulled down with this decline, leaving us burdened with more than 20 brownfields totaling more than 15 acres in the core of our community.**

If awarded, Danville will utilize funding from this FY24 EPA Brownfields Assessment Grant throughout the extent of our corporate limits. We have chosen our Downtown as our focus where EPA Brownfields Assessment Grant funding will have the greatest initial impact and move these sites towards redevelopment.

Downtown Target Area (DTA) is approximately 0.12 mi² in size (CTs 2105.01& 2105.02) and is bounded roughly by North St. to the north, Wayne St. to the east, Broadway St. to the south, and Morgan St. to the west, and is made up of numerous commercial properties located in low-income residential or mixed-use areas surrounding the town square. This area is interspersed with many underutilized properties and historical brownfields from former industrial and commercial development.

Residents living among brownfields in the DTA experience low income (Median Household Income (MHI) is 65% less than the US and 55% less than IN), high poverty (19% and 20% higher than the US and IN respectively), and high elderly poverty (16% and 44% higher than the US and IN respectively) (see 2.a.ii) (2021 ACS). The financial challenges experienced by DTA residents have perpetuated a cycle of low-quality jobs; inadequate affordable housing; unhealthy nutritional options; insufficient park/recreational space; and poor community walkability, resulting in social and economic constraints that threaten their physical and financial wellbeing. We recognize the great redevelopment potential of the DTA and are making a focused effort address priority brownfields (1.a.ii) and leverage additional funding for this hardest hit part of our community where redevelopment investment has the greatest opportunity for success. We are already working hard to repurpose and reshape the businesses and commerce of the DTA including current infrastructure improvements being undertaking to prepare for future development including a new drinking water treatment plant (\$13M) and a wastewater interceptor project (\$5M). This confirms that Danville is striving to again be a place where people can live, work, play, and prosper. We believe that strategic investment of EPA assessment

funds will revitalize the DTA, making our downtown more attractive to new businesses, developers, visitors, and residents.

1.a.ii. Description of the Priority Brownfield Site(s): Table 1 presents our priority sites that offer the greatest opportunity to trigger successful reuse/resurgence in our target area. However, numerous other brownfields are also present in the DTA. 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 / Reuse	Suspected Contaminants*
101 E Main St – 0.18 acre downtown; adjoins low-income neighborhood	Ice cream shop / Commercial, underutilized / Commercial	Metals, petroleum, VOCs, PAHs, asbestos
145 E Main St – 0.18 acre downtown; adjoins low-income neighborhood	Former gas station / Commercial building, underutilized / Commercial	Metals, petroleum, VOCs, PAHs, asbestos
E Main St – 0.12 acre downtown; adjoins low-income neighborhood	Former commercial building / Vacant Lot / Mixed-use commercial-residential	Metals, petroleum, VOCs, PAHs
195 E Main St – 0.11 acres downtown; adjoins low-income neighborhood	Multi-family apartment building / Vacant building / Mixed-use commercial-residential	Metals, petroleum, VOCs, PAHs, asbestos
202 E Main St – 0.37 acre downtown; adjoins low-income neighborhood	Dry Cleaner / Commercial building, underutilized / multi-tenant commercial redevelopment	Metals, petroleum, VOCs, PAHs, asbestos
W Main St – 0.36 acre downtown; adjoins low-income neighborhood	Former gas station / Parking lot, underutilized / Mixed-use commercial-residential	Metals, petroleum, VOCs, PAHs

**According to the Agency for Toxic Substances and Disease Registry (ATSDR), the contaminants listed in Table 1 pose a real threat to human health. Health threats include damage to skin, liver, kidneys, heart, spleen; nervous, respiratory, hormonal, blood, & immune systems; may also cause neurological damage, birth defects and cancer (www.atsdr.cdc.gov).*

These sites are our highest priorities because they will meet immediate needs in the DTA and align with our revitalization plans. The investment to redevelop historic structures, residential/mixed-use commercial assets, and greenspace amenities on priority brownfield properties in the DTA and throughout Danville will serve as examples of success, triggering further investment. For example, the former drycleaner site (202 E. Main St.) potentially impacts the adjoining neighborhood with historical solvents or other industrial chemical releases. The town has plans to repurpose this site, removing the environmental and health threats and transforming it into a much-needed multi-tenant commercial development, bringing desperately needed high-paying employment to this part of our community (as specified in our Revitalization Plans (1.b.i.)).

1.a.iii. Identifying Additional Sites: Our focus at the outset of this grant will be the DTA. If we complete assessment of all priority sites, additional sites will be identified using the brownfield inventory and community input and will meet the demographic and environmental justice conditions used to define our disadvantaged DTA (they will be in an underserved community or a disadvantaged census tract (as defined by EJScreen and/or CEJST)).

1.b. Revitalization of the Target Area, i. Reuse Strategy & Alignment with Revitalization Plans: Our 2018 Strategic Plan and 2022 Comprehensive Plan (Revitalization Plans) specify the DTA revitalization as a key initiative and outline critical infrastructure and renovations to transform downtown Danville with increased residential options. To revitalize Danville, redevelopment of parking lots and underutilized spaces into mixed-use commercial and residential buildings is outlined in the Revitalization Plans for the DTA. This mix of brownfield to commercial/residential redevelopment and increased walkability/connectivity in the DTA will allow target area residents to live, work, shop, and recreate in their neighborhoods and throughout Danville.

Danville is requesting \$400,000 in grant funding, which is essential to complete environmental assessments of target area priority brownfields. The key to revitalization of our DTA and other portions of our community 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 DTA, triggering further environmental and redevelopment funding (1.c.i). Increasing our stock of owner-occupied,

affordable housing and mixed-use commercial/residential properties near our commercial center will alleviate our housing shortage and aligns with our goal to increase the walkability/connection of our downtown to area neighborhoods. Revitalizing the former gas station site (W Main St) to become a mixed-use commercial/residential development will help alleviate shortages in housing. Other plans are underway to revitalize the former Ice Cream Shop into a new commercial business. The revitalization efforts for our priority sites will create jobs, affordable housing, and walkable greenspace in the DTA, improving our residents' quality of life and meeting the vision outlined in our Revitalization Plans. Significant resources have already been pledged for reuse of DTA properties (1.c.i). With EPA funds to cover environmental assessment and planning costs, we will realize the outcomes and benefits outlined below.

1.b.ii Outcomes & Benefits of Reuse Strategy: Assessment and reuse of priority sites such as the Dry Cleaner site (202 E. Main St.) will remove environmental threats, eliminate blight, reduce crime, and stimulate private sector investment in surrounding properties. This in turn will be linked to successful reuse outcomes, 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 the DTA, where the largest number of our low-income, minority, and other sensitive populations reside, supporting environmental justice goals. Reuse of brownfields will also generate higher tax revenue for the town, 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 104 construction jobs and 64 permanent jobs and will generate more than \$658K in annual income tax revenue, according to projections. Additionally, since these priority sites are in a designated Tax Increment Financing (TIF) district, incremental increases in property taxes retained for redevelopment purposes by the town could generate up to \$144K in annual incremental tax revenue which will be reinvested in the DTA.**

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 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 DTA 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 the DTA will help meet Justice40 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. These accomplishments will deliver justice to disadvantaged residents (due to low-income, high minorities, distressed neighborhoods, disproportionate exposure to environmental impacts from brownfields, etc.).**

1.c. Strategy for Leveraging Resources, i. Resources Needed for Site Reuse: The town has a history of leveraging investment in projects throughout the community. **We have leveraged over \$5.3M in funding to improve sewer systems, drinking water treatment facilities, and other infrastructure over the past year to help revitalize the community and prepare for future redevelopment.** The following are potential funding sources to tackle brownfields in our community:

- *Private Funding* – see above.
- *Town of Danville Tax Increment Financing (TIF)* -- Property tax revenue used to subsidize redevelopment, infrastructure, and other improvements.
- *EPA* - Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) to further the brownfield reuse goals of the town (\$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* – 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. The town 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.c.ii. 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 town's core neighborhoods in the DTA before additional land is considered for development. All priority sites have full utilities already present including 3-Phase electricity, natural gas, town 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, commerce (I-70, I-74, & US 36), and Danville's greenway trail systems to attract new investment in area brownfields, reducing redevelopment costs of these sites. Traditional transportation infrastructure will be complemented by pedestrian connectivity, bicycle improvements, and universal accessibility. Our utility infrastructure is large and robust enough to handle the added capacity and need brought by the planned redevelopment in the DTA. TIF funding is also available for infrastructure improvements in the target area. With revitalization ranging from mixed use commercial/residential to light industrial existing infrastructure will allow for easy access to developers and enable residents the opportunity to work and live in the same neighborhood.

2. Community Need and Community Engagement, a. Community Need, i. The Community's Need for Funding: The Town of Danville needs EPA's financial assistance because we are a small community with many low-income residents and do not have the necessary funds for environmental assessments in our general budget (\$8.2M FY23) to address brownfields anywhere in our community, let alone in our target area. Indicators of need in the DTA are evident in numerous key economic-demographic factors: **MHI is 65% less and 55% less than the US and IN respectively), high poverty (19% and 20% higher than the US and IN respectively), and high elderly poverty (16% and 44% higher than the US and IN respectively)** (see 2.a.ii) (2021 ACS). The large number of vacant buildings on DTA brownfields has resulted in an estimated twofold increase in crime within the DTA compared to other parts of Danville (according to community estimates), further limiting local government resources due to additional public safety services (police and fire calls) to brownfield sites. Danville's 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 over 1,500 quality jobs (Ryder Integrated Logistics, Q Edge Corp., Novitex Enterprise Solutions, Pitney Bowes, Genco, Southwire, Asbury Automotive, etc.) in the region since 2013** (IN Dept. of Workforce Dev.), adds substantially to the economic challenges facing our town, diminishing local income and property tax revenues, and increasing poverty in our communities. With budgets barely able to provide essential services and needed infrastructure maintenance, Danville lacks the discretionary funds necessary to complete the proactive assessment and planning activities that this grant will provide, including clarifying environmental issues on brownfield sites, encouraging developers to seek and invest

in them, and eliminating risk to the health and wellbeing of our residents and environment. Ultimately, this EPA grant will allow Danville to fulfill the revitalization needs for our target area, creating unique, healthy, safe, and walkable neighborhoods.

2.a.ii. Threats to Sensitive Populations, (1) Health or Welfare of Sensitive Populations: Our community’s most sensitive populations (low-income residents and individuals living in poverty, especially children) (Table 2) live in and around our DTA 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, glycols, lead paint, and asbestos are potentially causing harm to our sensitive populations. 71% of houses in the DTA were constructed before 1980, making them much more likely to contain lead-based paint, a significant threat to young children and pregnant women. **For example, the W. Main Street Former Filling Station, adjoining a low-income neighborhood, is potentially impacted with petroleum, VOCs, PAHs, metals, asbestos, and other contaminants that are known to cause prostate cancer, breast cancer, and other various cancers, all of which are experienced by Danville residents at higher rates than Indiana and the US (2.a.ii(2)).** The proximity of brownfields to low-income neighborhoods in our DTA drives down housing values, suppresses commercial investment, and limits residents’ access to adequate employment, resulting in a disadvantage for DTA residents with no relief

Table 2	US ¹	IN ¹	DTA ¹
Median Household Income	\$69,021	\$61,944	\$35,276
Income Below the Poverty Level	12.6%	12.5%	15%
Elderly Living in Poverty	9.6%	7.7%	11.1%
¹ Stats from 2021 ACS ² Last 12 months			

in sight.

An infusion of funding from this EPA grant will provide much needed capital for the assessment of blighted properties, clearing the way for remediation and revitalization of the DTA to include much needed affordable housing, increased greenspace, and connectivity through our growing trail system. 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 our brownfields will increase tax revenues which will directly benefit Danville’s underserved and sensitive populations, including removal of blight, reducing exposure to toxic chemicals, lowering crime, providing safer neighborhoods, and better access to public services, ultimately improving the health of our community.

2.a.ii(2) 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 cancers, kidney disease, heart disease, diabetes, and infant birth issues. As Table 3 below shows, **Hendricks County has high incidences of cancers, potentially linked to impacts from nearby brownfields.** Though not available at the municipal level, this data is believed to be representative of our target area due to the large number of economically vulnerable people living in it.

Table 3 – Health Indicators

Disease/Health Condition ²	Hendricks Co. Rate	Rank ¹	Difference	IN Rate
Prostate Cancer	116 ³	1 st	38% higher	84 ³
Breast Cancer	141.6 ³	6 th	23% higher	115.4 ³
All Cancer Cases	484 ³	26 th	4% higher	464.2 ³
Infant Deaths per 1K Live Births	5.2	12 th	578% higher	0.9
¹ Out of 92 IN Counties. ² 2016-21 IN State Dept. of Health Stats Explorer. ³ Per 100K Res.				

There are 180 Danville properties with environmental records on IDEM’s Virtual File Cabinet (VFC). 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 area 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.a.ii(3) Environmental Justice (a) Identification of Environmental Justice Issues: The public health impact from DTA brownfields and industrial operations, and their proximity to our underserved populations, including low-income and minority residents, has disproportionately exposed them to environmental pollutants, resulting in an inability to maintain their health and wellbeing. EPA’s EJSscreen tool indicates that DTA residents are in the 66th to 80th percentile for Traffic Proximity/Volume; 77th percentile for Underground Storage Tanks; 74th to 82nd percentile for Particulate Matter 2.5; and 69th to 75th percentile for Lead Paint compared to the US and IN. Environmental stressors such as those listed above, have a direct impact on the health, prosperity, and wellbeing of our target area residents, as evidenced by their poor health (2.a.ii(2)), poverty status (2.a.ii(1)), exposure to environmental contaminants, etc. Our brownfield reuse strategy will improve the welfare of our residents by eliminating the health risk they pose.

2.a.ii(3)(b) Advancing Environmental Justice: Brownfield assessment, cleanup, and reuse strategies will improve the welfare of our sensitive populations in the DTA 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 the target area will create gainful employment for residents, reducing poverty, minimizing displacement, and improving the state of our housing by redeveloping some sites as low-income residential. For example, repurposing the former Commercial Building at E. Main St and the redevelopment of the Multi-Family Apartment Building at 195 E. Main St. will provide needed mixed-use commercial/residential development in our downtown where it is desperately needed. Repurposing the Former Gas Station at 145 E. Main St. into a modern commercial building will entice businesses to use Danville for their base of operations. 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 neighborhood, incentivizing investment in other area properties. New tax revenue will be generated and reinvested in the community. **Health indicators such as deaths from cancers and high infant deaths (2.a.ii(2)) will no longer be influenced by environmental impacts caused by DTA brownfields. This will be accomplished in areas where low income and minority populations are concentrated, supporting environmental justice for all Danville residents.**

2.b. Community Engagement, i. Project Involvement & ii. Project Roles: Several community organizations have pledged support 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.

Table 4 – Project Partners and Roles

Partner Name	Point of Contact	Description and Project Roles
Danville Chamber of Commerce	Kelly DiBendetto 317-745-0670 Kelly@danvillechamber.org	Community business advocate Provide meeting facilities, educate the public on brownfields & benefits of reuse, dissemination of information.
Leadership Hendricks County	Jana Morrison 317-718-6076 amin@leadershiphendrickscounty.com	County wide leadership training and development organization advocating for the county. Educate leaders on brownfields, site selection, reuses
Visit Hendricks County	Jamie Bohler Smith 317-718-8750 jamie@visithendrickscounty.com	Local tourism organization - market and disseminate information on brownfields; provide meeting space & community engagement assistance
Hendricks County Economic Development Partnership	Brian Bilger, Director 419-344-8314 Brian@HCEDP.org	Private public partnership & workforce development organization – site selection & prioritization; connect workers to job opportunities created by environmental redevelopment and end use of brownfields; disseminate information about the grant

2.b.iii. Incorporating Community Input: Danville has a culture of community involvement that we will maintain throughout this grant. **A total of 8-12 public meetings will be held during the 4-year grant period** to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. Outreach events, open to the 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 due to COVID-19 or other causes, we will follow existing recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants* that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). The community will be updated on progress throughout the grant and will have the opportunity to share input through comment opportunities on town 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. The town has multi-lingual personnel available to advertise meetings, interpret presentations, or translate documents in Spanish or other languages as needed. We have already begun engaging DTA residents, business owners, not for profits, churches, and other community advocates to solicit their input regarding our brownfield project and will continue to do so during the grant period. A public meeting will be held in the first two quarters of the grant period to discuss the goals of the grant, initial planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize the engagement of these stakeholders. Regional developers will be contacted through the Town Development Services Department, to bring awareness of the redevelopment opportunities priority sites offer. When developers are identified, they will be invited to attend public meetings to describe their plans for reuse. As a project progresses, we will involve target area stakeholders in the decision-making process regarding site prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. As stakeholder input is received, we will evaluate it against our development goals and available resources, adopting input that feasibly meets these criteria.

3. Task Descriptions, Cost Estimates, & Measuring Progress, a. Description of Tasks/Activities & Outputs: The town will begin activities immediately upon award confirmation, working to prepare a Work Plan approved by EPA's PO. No subawards or participant support costs are planned. After the Cooperative Agreement period begins, Danville and its QEP will complete the following tasks:

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

i. Project Implementation: Town staff will travel to regional and national brownfields conferences/meetings, participate in calls, meetings, and correspondence between the town, 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. The town, 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 town, community leaders, local governments, redevelopment investors, and through community outreach. Priority will be granted to sites within areas identified as disadvantaged by the CEJST and to sites near residential areas that pose health risks to an underserved community. Priority will also be considered for sites that have a higher chance of redevelopment and a greater economic impact potential within our target area.

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: Danville & QEP

iv. Output(s): Travel - town staff to regional/national brownfields conferences/meetings; prioritized inventory; project performance reports: 16 Quarterly Reports, ACRES entries, 4 MBE/WBE reports, 4 annual reports, etc.; calls, 8-12 public meetings to update communities on the brownfield program, and correspondence between the town, 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 the town. 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 town, 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): Danville & QEP

iv. Outputs: 11 Phase I ESAs; QAPP, SAPs/HASPs, estimated 8-10 Phase II ESAs.

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

i. Project Implementation: The QEP, directed by the town, 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.c.i).

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): Danville & QEP

iv. Output(s): 5-10 cleanup planning documents

Task/Activity 4: Community Outreach & Involvement:

i. Project Implementation: 8-12 public meetings will be held at various venues throughout Danville 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 town 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 underserved communities, especially when those sites are within areas identified as disadvantaged by the CEJST.

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

iii. Task/activity Lead(s): Danville & 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. The town will allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the 4-year Cooperative Agreement contract. Because there is an extremely high demand for assessments and site access has already been obtained

for some of the highest priority sites in 1.a.ii, 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.b. Cost Estimates: The costs outlined in Table 5 were developed anticipating tasks necessary to efficiently identify, characterize, and plan for the remediation of the priority sites listed in Table 1. The town will allocate \$334,300 (84% 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
	Travel	\$3,000				\$3,000
	Supplies				\$400	\$400
	Contractual ²	\$19,550	\$334,300	\$30,000	\$12,750	\$396,600
TOTAL BUDGET		\$22,550	\$334,300	\$30,000	\$13,150	\$400,000

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/outcomes:

1. Program Management & Training Support, Inventory/Prioritization: \$22,550 – **Travel:** Attend National Brownfield Conf.: airfare x 2 @ \$1,000, 2 rooms, 3 nights lodging @ \$1,400, meals @ \$450, ground transportation @ \$150 = \$3,000, **Contractual:** total \$19,550, includes approximately 110 hrs. \$85/hr. = \$9,350 for inventory, & approximately 120 hours \$85/hr. = \$10,200 to assist with program management. Town staff time for administering the grant will be provided as in-kind support.

2. Env. Investigation: \$334,300 – **Contractual:** 11 Phase I ESAs at an average cost of \$3,800 each = \$41,800, & 8-10 Phase II ESAs at an estimated cost of \$30,000-\$45,000 (depending on site complexity/environmental conditions) = \$292,500 (@ \$32,500 average cost). Though our budget will support 11 Phase I's and 8-10 Phase II ESAs, we understand that large sites may need more investment requiring us to realign the budget during the grant period. Areas of focus will include those already determined in the inventories as priority sites listed in 1.a.ii.

3. Clean-up & Re-use Planning: \$30,000 – **Contractual:** 5-10 ABCAs/Clean-up plans or Re-use plans expected to cost \$3,000-\$6,000 each = \$30,000.

4. Community Outreach & Involvement: \$13,150 – **Supplies:** printed flyers, advertising, grant fact sheets, outreach visual aids, advertising, postage, etc. = \$400, **Contractual:** approx. 150 hours at an estimated \$85/hr. = \$12,750.

3.c. Plan to Measure & Evaluate Environmental Progress & Results: We will track, measure, and evaluate progress through meeting minutes, Quarterly and Annual Financial Reports, quarterly review/analysis of grant performance, ACRES entries, and completion of Work Plan tasks and compare to planned outcomes. 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's success. At the close of the grant, town 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 town'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, a. Programmatic Capability, i. Organizational Capacity, ii. Organizational Structure & iii Description of Key Staff: The Danville Planning Department will manage this grant. They previously managed numerous economic development resources valued at well over \$10M in the past 10 years. The Planning Department, along with other town staff, have the technical, financial, administrative ability and systems in place to implement this grant project successfully. Ms. Lesa Ternet, Town Planner, will serve as the town’s Grant Manager. Ms. Ternet has 22 years of experience in community planning and redevelopment at the community and county level. Ms. Ternet will be assisted by Mr. Mark Morgan, Town Manager. Mr. Morgan has been with the Town of Danville for over 25 years. Ternet and Morgan will aggressively use their brownfields and small business growth experience to seek redevelopment opportunities for brownfield properties in the DTA and in Danville. Ms. Carrie Lofton, Clerk/Treasurer, will serve as the Grant Financial Manager. She is the Chief Financial Officer of the Town of Danville and will be responsible for accounting and financial reporting. She has numerous years of experience as financial manager for many other grant and loan programs benefiting the community. In the unlikely event that a member of the team leaves their job prior to the completion of grant tasks, the depth of the town’s team will allow for a seamless transition to other experienced members.

4.a.iv. Acquiring Additional Resources: The town and our QEP 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. Town staff has a history of working cooperatively with state and federal environmental agency personnel and engaging qualified environmental consultants. Through a competitive bidding and procurement process, the town will select a QEP with experience administering EPA Brownfields Grants and working with IDEM/IBP. The team and execution plan outlined above will ensure timely and successful expenditure of funds within the prescribed 4-year project period. This team will be supported by other town departments including planning, finance, engineering, legal, and the office of the Town Manager. 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 HCEDP (2.b.ii.) to link our community members to job opportunities related to the investigation, remediation, and reuse of brownfields.

4.b. Past Performance & Accomplishments, ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose & Accomplishments: Town of Danville has never received an EPA Brownfields grant. However, we have received other federal and non-federal assistance agreements as indicated in Table 6 below.

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

Awarding Agency	Project	\$ Received	Accomplishments/Outputs/Outcomes/Measures of Success
FEMA	Assistance to Firefighters Grant	\$222,608	Hire, train, & provide vital personal protective equipment for six additional firefighters into service for the community.
US Dept. of Homeland Security	SAFER Grant	\$883,473	Hire, train, & provide vital personal protective equipment for 27 parttime additional firefighters into service for the community
Criminal Justice Institute	Bulletproof Vest Program	Various – This round, one vest	Purchase of one bulletproof vest for police use

4.b.ii(2) Compliance with Grant Requirements: All funding assistance agreement terms and conditions were met for the above projects, including: hiring, training, and equipping 6 full time new firefighters; hiring, training, and equipping 27 part time firefighter; purchase of one new bulletproof vest. With the exception of the SAFER grant which just commenced on 11/01/23, **all grant goals and outputs/outcomes (indicated in Table 6) were achieved**, all reports were completed in a timely manner, and no corrective measures were needed. Town of Danville was fully compliant with the terms and conditions of these grant programs. 100% of the grant funds have been expended.

III.B. Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility

The Town of Danville meets the definition of a Local Government under 2 CFR 200.64 and is a political subdivision of the State of Indiana. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

III.B.2 Community Involvement

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions, and solutions. 8 - 12 outreach events (2-3 per yr.) will be held throughout the grant period to maintain stakeholder engagement and continue to gather public input on site selection and prioritization, assessment needs, cleanup decisions, mitigation measures from cleanup/redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. When social distancing or other restrictions limit in-person community meetings due to COVID-19 or other causes, we will follow existing recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants* that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). See Section IV.E.2.b. of the Narrative/Ranking Criteria for further information.

III.B.3 Expenditure of Assessment Grant Funds

This criterion is not applicable as the Town of Danville is not a current EPA Brownfields Assessment Grant recipient.

III.B.4 Named Contractors and Subrecipients

The Town of Danville has not procured/named any contractors or subrecipients.