

Supplemental Environmental Projects (SEPs) for Assessment and Remediation of Brownfield Sites

The Indiana Brownfields Program aids communities with grants and loans for the redevelopment of abandoned or underutilized sites into productive property. Brownfield sites in Indiana are too numerous for the amount of money available on the local, state and national level. SEPs can provide additional funding for redevelopment. Typical brownfield sites include old corner gas stations, drycleaners and big industrial complexes. The Indiana Brownfields Program teams with communities and the Office of Enforcement to identify suitable brownfield sites for SEPs. The Indiana Brownfields Program will set up an account for each SEP at the Indiana Finance Authority to manage the money under a financial assistance agreement with the community to ensure the funding is being used appropriately. Any shortfall in funding may be made up with a grant or low interest loan from the Indiana Brownfields Program. Below is a list of activities at brownfield sites that could be supported with SEP dollars:

- Phase I Site Assessment on property under consideration for redevelopment to assess potential environmental concerns (\$2,000-\$5,000)
- Phase II Site Investigation on property suspected or known to be contaminated. This includes investigating soil/groundwater (\$10,000-\$100,000)
- Remediation of soil and/or groundwater (\$5,000+)
- Demolition of buildings (\$10,000+)
- Habitat restoration – turning an industrial site into a park
- Developing a walking/biking trail
- Property purchase for a community
- Supply a water purification system for a home with a contaminated well and/or vapor mitigation system to address contaminated indoor air

An example of a successful brownfield SEP is the Silver Lake Memory Park developed on the site of an abandoned gas station located in Silver Lake. A Respondent that was assessed a civil penalty of \$91,424.47 agreed to pay \$73,139.58 as a SEP in partial settlement of solid waste permit violations associated with overfilling a permitted waste disposal cell. The Brownfields Program managed the escrow account into which the SEP payment was made and the Town of Silver Lake contracted with a consultant to complete site investigation and remediation. Brownfields Program staff oversaw the work at the site under a cooperative agreement with the Town of Silver Lake to remediate the site.



For more information on undertaking SEPs at brownfield sites, please contact Andrea Robertson at (317) 234-0968. IDEM's SEP policy can be found at: <http://www.in.gov/idem/rules/policies/enforcement/0003.pdf>