



NEAR

Near East
Area Renewal

2236 East 10th St
Indianapolis, IN 46201

p: 317.808.2369

f: 317.808.2398

August 10, 2016

Submitted electronically via grants.gov

Re: FY2017 EPA Brownfields Area-Wide Planning Grant Proposal
Submitted by Near East Area Renewal (NEAR) in response to
RFP No.: EPA-OLEM-OBLR-16-05 Catalog of Federal Domestic Assistance No. 66.814

I am pleased to submit Near East Area Renewal's (NEAR's) FY2017 EPA Brownfields Area-Wide Planning Grant proposal for a request of \$200,000 in assistance. This funding is essential for NEAR and its partners to take on Sherman Park, a key 45-acre brownfield site located within the HUD designated *Indy East Promise Zone* (IEPZ), to prepare it for redevelopment. This important work will lead to our community's enhanced ability to assess, cleanup and reuse brownfield sites and improve public health and the environment; better understand, recognize and address local environmental justice concerns; incorporate a variety of sustainable and equitable development approaches to brownfield cleanup and redevelopment and area revitalization efforts; increase capacity of residents and stakeholders from the IEPZ to participate in, take ownership of, and benefit from brownfields cleanup and revitalization in their community; and further the network of local, regional, state, and federal partnerships that will help facilitate brownfields cleanup and redevelopment. The following information is provided as required.

1. Applicant Identification:

Near East Area Renewal (NEAR)
2236 East 10th Street
Indianapolis, IN 46201

2. EPA Grant Funding Amount Requested:

\$200,000

3. BF AWP Project Area:

- a) Location: Indy East Promise Zone (IEPZ), Indianapolis, Marion County, Indiana
- b) Population: 31,224 IEPZ project area, 912,242 Indianapolis/Marion County
- c) Description: The target of this grant is a 45-acre brownfield site within a project area known as the federally designated Indy East Promise Zone (IEPZ) which is an economically distressed, 3,600-acre urban district with significant redevelopment potential. Neighborhoods on Indianapolis' near eastside continue to struggle with widespread poverty, high unemployment, deteriorating housing conditions and persistent crime. Many of the industrial and commercial sites that once sustained thousands of middle-income manufacturing jobs have fallen into disuse, restricting economic development and posing serious health risks to those who live, work, play and worship near them. Encouraging brownfield redevelopment in the target area will increase residents' wellness and quality of life from the improved access to and utilization of IEPZ's unique neighborhood amenities. Our *East 10th Street Business Corridor* is home to more than 35 eclectic small businesses including restaurants, antique and thrift shops, specialty boutiques, and art galleries. This 9-block area has tremendous potential to become an economically-vital business district in the near eastside of Indianapolis. During the last eight years, nearly \$1 million in private and public investment has been secured for improvements to the East 10th Street corridor, and with the IEPZ designation, millions more will be targeted by the East 10th Street Civic Association and other community groups. *Brookside Park*, part of George Kessler's *Indianapolis Park and Boulevard System*, is listed on the National Register of Historic Places. This beloved park offers over 100 acres of recreational facilities and wooded green space, a public swimming pool, a 20,000-square-foot community center, outdoor shelters, baseball fields, soccer fields, a disc golf course, basketball courts and several nature trails. The park straddles Pogue's Run, a tributary of the White River; *Pogue's Run Trail*, while currently

underutilized, is a greenway that can provide significant recreational and environmental benefits to IEPZ residents. The new bicycling and pedestrian improvements will increase residents' quality of life, attract visitors, increase transportation alternatives and encourage revitalization and new development. **Washington Street Corridor** is an important commuter and industrial corridor within IEPZ. Recently, the Washington and Oxford Street intersection received the "Great Places 2020" designation. Partnering with the City of Indianapolis, the Indy Chamber, LISC, and other organizations, Great Places 2020 aims to invest in human capital and reclaim abandoned spaces with a vision for a vibrant, mixed-use neighborhood welcoming residents and visitors alike.

4. Project Contacts:

a) Project Director:

Susan Vogt, Director of Economic Development,
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201
P: 317.808.2369 E:susan@nearindy.org

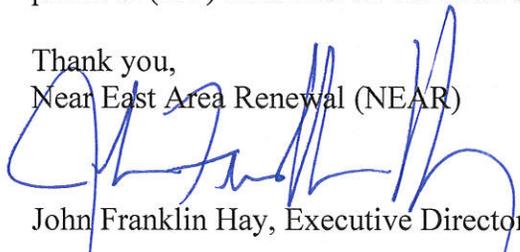
b) Chief Exec. /Highest Ranking Official:

John Franklin Hay, Executive Director
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201
P: 317.808.2369 E: john@nearindy.org

5. Project Summary: NEAR's proposed Brownfields Area-Wide Planning project will fund a community-led planning effort to address a key brownfield located in the IEPZ commonly known as Sherman Park and inform its future assessment, remediation, and redevelopment aligned with community need. Activities to be completed during this process include: (1) facilitate community involvement activities that lead to the identification of priorities for short-term and long-term brownfield site cleanup, reuse and area revitalization; (2) compile existing community plans and coordinate with other ongoing planning and revitalization efforts (e.g., Great Places 2020); (3) perform research and analysis of existing conditions within the IEPZ (e.g., environmental, social, health, economic, infrastructure, etc.), which will inform recommendations for brownfield site assessment and cleanup; (4) review of existing infrastructure and determine how it can be reused as a part of redevelopment plans; (5) publish and publicly present a final area-wide plan, which will include a matrix of implementation strategies for specific actions, responsibilities of project partners and resources available or needed to implement the plan. Public input will be sought throughout each task to ensure decisions about the cleanup and reuse use of the catalyst, high priority brownfield site are based on broad and inclusive community involvement, environmental justice, and incorporating sustainable and equitable cleanup and redevelopment approaches. Key community partners that will be engaged with NEAR include: John Boner Community Centers, Local Initiatives Support Corporation (LISC), Englewood Community Development Corporation, Indy Chamber, Indianapolis Metropolitan Police Department, Near East Side Community Organization, Riley Area Development Corporation, and the Indianapolis Department of Metropolitan Development's Real Estate and Economic Development and Planning Divisions.

We know that neighborhood redevelopment and reinvestment is critical for the health of our city, and that revitalization efforts require resources and collaborative relationships between community stakeholders. Without this grant, NEAR will not have the funding to proceed with this ambitious proposal. Should you have any questions or concerns regarding NEAR's proposal, please reach me by phone at (317) 808.2369 or via email at john@nearindy.org.

Thank you,
Near East Area Renewal (NEAR)


John Franklin Hay, Executive Director

1. Community Need

1a. Economic Concerns: The **Indy East Promise Zone (IEPZ)** encompasses 14 census tracts on the near east side of Indianapolis and is filled with neighborhoods that were formerly hives of industrial activity, playing host to 6,000 middle-income factory jobs in the 1980s. Since then, the number of manufacturing jobs in the area has dwindled to 719. Unemployment currently stands at 34.0% and the poverty rate at 30.0%. This dearth of economic opportunities, coupled with other social ills, has contributed to a mass exodus from the area, leaving behind legacy brownfields such as the 45-acre **Sherman Park** site. Only about 31,200 people still call IEPZ home, which is substantially fewer than the nearly 50,000 who once resided there. It is estimated that 34.8% of housing units in the area are now vacant. A comparison of the demographics in the IEPZ to those of the county, state and nation reveals that the IEPZ is home to an unusually high concentration of sensitive populations who bear a disproportionate amount of the economic-, environmental-, social- and health-related burden that brownfields such as **Sherman Park** pose. These are the same individuals who could benefit most from the relief of environmental justice concerns provided by **Near East Area Renewal’s (NEAR’s)** proposed project.

Whereas racial minorities constitute about 19.2% of Indiana and 26.2% of the U.S., minorities compose 40.6% of the IEPZ. In some of IEPZ’s 14 census tracts, this figure is substantially higher. The area is younger on average than the county, state and nation averages with a median age of 34.3 years and is home to a relatively high proportion of children less than five years of age (7.3%), with 49.7% of the IEPZ’s women of childbearing age. The unemployment rate within IEPZ is 34.0%, triple the rate in Marion County, and approximately four times the rate of the state and nation. These statistics and sources are summarized in Table 1.

Table 1: Demographic Data¹

	Tract 3549	IEPZ ²	Indpls. / Marion Co.	Indiana	United States
Population	2,485	31,224	919,336	6,542,411	314,107,084
Unemployment Rate	37.8%	34.0%	11.2%	8.8%	9.2%
Poverty Rate	23.6%	30.0%	21.0%	15.5%	15.5%
Poverty Rate Under 18 yrs.	37.0%	42.6%	31.4%	22.1%	21.7%
Minorities	47.8%	40.6%	41.4%	19.2%	26.2%
Black or African American	32.9%	28.9%	26.7%	9.0%	12.6%
Hispanic or Latino	16.5%	14.7%	9.6%	6.3%	16.9%
Median Household Income (\$)	21,050	26,480	42,378	48,737	53,482
Per Capita Income (\$)	9,738	13,935	24,145	24,953	28,555
Vacant Housing Units	33.6%	34.8%	13.6%	11.4%	12.5%
Median Age (yrs.)	35.4	35.1	34	37.2	37.4
65 Years or Older	6.6%	8.5%	10.9%	13.6%	13.7%
Under 5 Years Old	6.1%	7.3%	7.5%	6.5%	6.4%
Females of child-bearing age (15-50 yrs.)	52.5%	52.6%	56.1%	52.8%	53.5%
Women having given birth in the last 12 mos.	2.6%	1.8%	6.0%	5.5%	5.4%

¹ Demographic Data are from U.S. Census Bureau, *2010-2014 American Community Survey 5-Year Estimates* and are available on American FactFinder: <http://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

² The IEPZ encompasses census tracts 3521, 3526, 3527, 3528, 3544, 3545, 3547, 3548, 3549, 3551, 3554, 3555, 3556 and 3557.

Local economic conditions have been exacerbated by natural disasters (listed in Table 2), industrial decline and plant closures. As the City’s manufacturing base has crumbled, loss of employment opportunities and tax dollars available for reinvestment in the community has resulted. As shown in Table 3, manufacturing plants in the city (including four automotive plants) have closed or laid off workers, resulting in a total of 7,854 lost jobs since 2008. Manufacturing jobs, in particular, have yet to re-emerge at prior levels. In addition, replacement jobs are generally lower paying retail and/or service jobs.

Table 2: Marion County Natural Disasters 2008-16

ID #	Start-End Date	Description
S3864 ¹	5/01/2015 -continuing	Excessive Rain, Flooding
S3882 ¹	5/01/2015-continuing	Flooding, Excessive Rain
DR4173 ²	1/05-01/09/2014	Severe Winter Storm, Snowstorm
S3380 ¹	2/01/2012-05/06/2013	Excessive heat, frost, freeze, drought
S3293 ¹	7/10/2012-03/08/2013	Drought
S3230 ¹	7/01-10/18/2011	Drought, Excessive heat
DR1766 ²	5/30-06/27/2008	Severe Storms, Flooding

¹Declared by US Department of Agriculture <http://www.fsa.usda.gov/FSA>

²Declared by FEMA (<http://www.fema.gov/disasters>)

Table 3: Marion County Manufacturing Layoffs and Closures 2008-16¹

Company*	# Affected
Navistar (Aggregate)	1943
AGI - Shorewood Group	203
Lilly USA, LLC	1624
Eli Lilly and Company (Aggregate)	873
Ford Motor Company (Aggregate)	575
General Motors Stamping Plant	443
Visteon Corp. (Aggregate)	411
Other companies	1782
TOTAL Manufacturing Job Loss	7,854

*Companies with Layoffs of more than 200 workers.
¹Source :<http://www.in.gov/dwd/2567.htm>

Another recent economic disruption, not related to natural disasters or plant closures occurred in 2008 when the Indiana General Assembly adopted property tax rate caps to provide property tax relief and limit future increases in the property tax. These rate caps have negatively affected local government budgets and, coupled with the closing of manufacturing facilities, have decreased property tax revenues by millions of dollars, predominantly in urban counties, such as Marion County. This has resulted in increased tax rates for remaining businesses and residents and has compromised local government’s ability to maintain infrastructure and provide municipal services. With the touted end of the *Great Recession*, property tax revenue in Marion County has somewhat bounced back, up to \$609M in 2015 from \$571M in 2014, which is near the levels of the 2012 revenue but is still significantly lower than what was collected in 2009, when property tax revenue amounted to \$719M.

The City of Indianapolis (City) is facing an ever-tightening budget as property values decline and local income tax revenue stagnates. Indianapolis’ Brownfield Redevelopment Program (BRP), administered through the Department of Metropolitan Development (DMD), is the primary City program for removing the barriers to redevelopment and returning sites to productive use. However, the program’s financial resources are insufficient for the magnitude of community need. While there has been what appears to be a much-needed increase in the DMD budget from FY14 (2014 Adopted Budget of \$36.2M versus the 2015 Adopted Budget of \$68.6M), the increase was almost entirely due to an increase in non-brownfield related funding, specifically, Section 108 funding (\$25.2M) and the Metropolitan Planning Organization’s (MPO’s) transportation funding (\$4.2M). Less than 10% of DMD’s 2015 budget is for the BRP. Of that amount, over 99% is already dedicated to specific sites or other programs. While the BRP is currently implementing two other EPA Brownfield Assessment grants, both are dedicated to the identification and assessment of brownfields in another core Indianapolis neighborhood (UNWA) on the City’s northwest side and in IEPZ’s Massachusetts Avenue Brookside Industrial corridor (MABIC) and are fully committed to sites other than **Sherman Park**. Further, none of the loans made from Indianapolis’ FY13 RLF have revolved and the BRP does not have the discretion to apply the balance of the original RLF funding to brownfield planning activities. Without the funding provided by the U.S. EPA FY17 Brownfields Area Wide Planning Grant, the essential pre-development work of identifying local priorities for the short-term and long-term reuse of **Sherman Park** and IEPZ revitalization increases the capacity of residents and stakeholders from the IEPZ to participate in, take ownership of, and benefit from, brownfields cleanup and reuse in their community, will not be possible due to lack of private, local, state and federal financial resources.

1b. Social, Public Health and Environmental Concerns: Review of the EPA’s EJSCREEN tool discloses that the area within 1.25 miles of Sherman Park scores an average of 2.7 percentile points higher in contaminant risk to IEPZ’s residents than EPA Region 5 and an average of 11.3

percentile points higher than the U.S. With exception of the “Proximity to NPL sites” variable, IEPZ is at increased exposure or increased potential for exposure with respect to the other ten EJ Index variables, notably risk management plan (RMP) sites, lead paint indicator and traffic proximity and volume.

The IEPZ is home to many members of sensitive populations, as seen in Table 1. Young and new mothers living there are especially susceptible to environmental contamination common to brownfield sites, and are those most likely to frequent IEPZ’s sixteen schools, fifteen parks and two greenways, many of which are adjacent to brownfields. Brownfields like Sherman Park, located near homes, schools, parks and trails, pose a threat to human health when there is exposure to contaminants due to dermal contact with or ingestion of contaminated soil or water, or inhalation of airborne particulates and volatiles. There are contaminants present in the soils, groundwater, and air within the IEPZ that are linked to long term health effects in children and aging populations. In particular, benzene and lead have been identified in the IEPZ at levels above the EPA cancer benchmark. According to the National Cancer Institute’s research on cancer-related death rates from 2008 to 2012, Marion County’s recent trend is stable at 448.5 deaths per 100,000 people, which is slightly below the rate for Indiana (452.9) and the U.S. (453.8). However, with respect to brownfield exposures, Marion County has a higher incidence and death rate due to lung and bronchus cancer compared to the U.S. (National Cancer Institute State Profile, 2008-2012). Health data from IEPZ’s ZIP Codes 46201, 46202, 46203, and 46218 lists cancer as the leading cause of death, responsible for 22.1% of fatalities in 2013, compared to statewide where 21.8% of all deaths are attributed to cancer (Marion County Health Department, 2013; Center for Disease Control, 2015). Further, exposure to contaminants by IEPZ’s population results in residents manifesting a disproportionate occurrence of respiratory diseases including asthma, and pregnancy issues including low birth weights and high infant mortality. Asthma ED visit rates for IEPZ’s ZIP codes (136 visits per 10,000 population in 2012), were higher than both the state (48.8, 2012) and U.S. (69.7, 2009) (Marion County Health Department, 2012). IU Health North’s 2011-2012 **Community Needs Assessment** assigned IEPZ ZIP codes “Community Needs Indices” which identifies the severity of health, economic, and structural indicators, and correlates them to high hospital utilization rates. IEPZ ZIP codes 46201, 46202, and 46218 all ranked as having highest level of need; followed closely by 46203.

References: EPA EJSCREEN Tool. Version 2016. <https://ejscreen.epa.gov/mapper/>. Center for Disease Control. 2013. “Mortality Tables.” http://www.cdc.gov/nchs/data/nvsr/nvsr64/nvsr64_02.pdf. Center for Disease Control, 2015. <https://nccd.cdc.gov/uscs/>. County Health Rankings and Roadmaps Program 2015. <http://www.countyhealthrankings.org/app/indiana/2015/overview>. Marion County Health Department. 2010-2014. “Malignant Neoplasm and Diseases of the Heart Death Rates by ZIP Code.” Prepared by David Broyles, dbroyles@marionhealth.org. Marion County Health Department, 2014. “Marion County Low Birth Weight Rates (%) by ZIP and Race/Eth, 2014.” Prepared by Jessica Craig Nuñez, JCraig@MarionHealth.org Marion County Health Department, 2012. “Hospitalizations and ED Visits with Asthma as the Primary Diagnosis by ZIP Code.” Prepared by David Broyles, dbroyles@marionhealth.org. MCPHD Epidemiology, 12/11/2015. National Cancer Institute State Profile, 2008-2012. <http://statecancerprofiles.cancer.gov/quick-profiles/index.php?statername=indiana>.

1c. Brownfield Challenges: Property owners, developers and community members face complex brownfields challenges which impact stakeholders’ economic, social and environmental wellbeing. Brownfields often require multiple agencies’ involvement in their assessment, cleanup and closure. Compliance with regulatory requirements and pursuit of insurance cost recovery, and the legal counsel needed to do so, can be costly and time consuming for brownfield property owners. With the added threat of third-party environmental tort liability, they may relocate to “greenfields” elsewhere in the region and leave behind mothballed sites without assessment of real or perceived contamination. Potential developers are also inclined to avoid the uncertainties characteristic of brownfield sites, understandably needing to be convinced that the level of effort to reclaim a brownfield will be adequately offset by a favorable financial outcome. Community members are likely the most chronically impacted stakeholder group from their daily encounters with brownfields in close proximity to homes, schools and parks and the health threats, contributions to neighborhood blight, and illicit uses which characterize them. Further, brownfields strain a community’s municipal resources as they demand a disproportionate amount of attention from fire, police and code enforcement functions, ultimately diverting funding from other areas.

2. BF AWP Project Description

2a. Brownfield Area Wide Planning Project Area Boundaries: On April 28, 2015, the project area (see map in Attachment B – Threshold Criteria), as defined by **John Boner Neighborhood Centers (JBCC)** in partnership with the **City of Indianapolis** and nine other implementation partners including the applicant, **Near East Area Renewal (NEAR)**, was designated as the **IndyEast Promise Zone (IEPZ)** by the US Department of Housing and Urban Development (HUD). Leading up to this designation were years of strategic collaboration among the project area’s residents and organizations which eventually became formalized as the **IEPZ Partnership**, who together defined the boundaries of the IEPZ. The IEPZ is the overlay of 11 existing community initiatives including the **Near Eastside Quality of Life Plan**; Near Eastside Housing Tax Increment Financing District; Near Eastside Redevelopment Area; EAST Neighborhood Revitalization Strategy Area; Homeownership Development Area; Near Eastside Economic Development Zone; Great Places 2020; Smart Growth District; Department of Public Safety - Crime Focus Area; and Mass Avenue Brookside Industrial Corridor (MABIC) Planning area and focus of the recently implemented FY2015 EPA Brownfields Assessment Grant. The IEPZ Partnership determined that consolidating these initiatives into one 2,940-acre catchment area, rich in local capacity and unified in five common goals (**Live IndyEast** - Affordable Housing and Redevelopment, **Work IndyEast** -Job Creation, **Buy IndyEast** -Increase Economic Activity, **Safe IndyEast** - Reduce Serious and Violent Crime, and **Learn IndyEast** - Improving Educational Opportunities), would be a reasonable size to enable them to maximize the outcomes of current efforts by leveraging public and private investment, sharing human capital and targeting programs in a concentrated area to “move the needle” on critical social and economic issues.

2b. Catalyst, High Priority Brownfield Site: This proposed project is consistent with the **Near Eastside Quality of Life plan**, specifically stated as “Business and Economic Development, Priority 2 Revitalization of Sherman Park: community with Develop Indy, tenants and ownership entities about the importance of a successful reuse plan for the 50-acre, 1.2 million sq. ft. former Sherman Park.” Building on the QoL, the five goal-setting units of the **IEPZ Partnership** include one unit, **Work IndyEast**, with the primary goal of job creation. **Work IndyEast** will achieve this goal through its stated commitment to “develop vibrant neighborhood zones of business activity, industries and commerce in which residents are employed in living wage jobs.” **Work IndyEast** aims to accomplish this through entrepreneurship, industrial reuse and job training. As subgoal #1 of job creation, **Work IndyEast** will “redevelop six neighborhood legacy industrial sites or corridors into zones of commerce and opportunities that support emerging economic sectors and existing post-industrial opportunities. Focus areas will be assessed and remediated through assessment grants, insurance cost recovery, and local incentives connecting remediation with redevelopment.” One of the six legacy industrial sites identified and targeted by **Work IndyEast** is the site commonly known as **Sherman Park**.

Near East Area Renewal is the IEPZ Implementation Partner committed to Sherman Park’s redevelopment for community reuse and is tasked with leading the prioritization of implementation actions (such as site cleanup and reuse, related infrastructure improvements, and other pre-development and revitalization activities) within the governing structure described. Englewood Community Development Corporation has begun work already on two other priority industrial corridors within IEPZ. Within the IEPZ project area, **Sherman Park** is a particularly compelling catalyst, high-priority brownfield site (see map in Attachment B – Threshold Criteria). This 45-acre site, bifurcated into east and west portions by a railroad line, hosted manufacturing facilities beginning around the turn of the 20th Century. **Sherman Park-East** was vacated by 2005, with site buildings razed in 2012 and **Sherman Park-West** was vacated by 2001. Subsurface investigations of **Sherman Park** have indicated impacts of predominately hazardous substances such as chlorinated volatile organic compounds and heavy metals due to historic industrial development.

Subsurface investigations of **Sherman Park-East** have indicated the presence of extensive impacts to both soil and groundwater. Impacts of volatile organic compounds (VOCs), specifically chlorinated volatile organic compounds (CVOCs) in the form of trichloroethene (TCE) and 1,1,1-trichloroethane (1,1,1-TCA), along with impacts of total petroleum hydrocarbons (TPHs) and heavy metals in the form of mercury, arsenic, cadmium and lead have been encountered throughout the site. The site has undergone long term soil and groundwater monitoring and extensive, ongoing subsurface remediation. No recognized environmental conditions were associated with the three parcels located between LaSalle Street and Tuxedo Street within **Sherman Park-West**. However, on its fourth parcel, commonly referred to as 'Parcel B', arsenic, cadmium, chromium, lead, trichloroethene and vinyl chloride were found above the IDEM Risk Integrated System of Closure (RISC) Industrial Default Closure Levels (IDCLs) in subsurface soil samples. The analytical results from the sub-slab air samples indicated trichloroethene above the prompt action level for a ten year exposure and tetrachloroethene above the commercial prompt action level for a 20 year exposure. Asbestos-containing materials (ACMs) were encountered in the form of pipe wrap and mudded joint insulation wrapping, transite paneling, resilient flooring materials, and exterior window caulk. Lead-based paint (LBP) was encountered in paint covering select surfaces in both the large office/manufacturing building and the warehouse building on Parcel B. Minimal subsurface soil and groundwater delineation and remediation has occurred with regard to the previously encountered impacts on **Sherman Park West** and it is likely that delineating the nature and extent of contamination on Parcel B will be required to plan for eventual remediation. To date, no EPA funds have been used at the **Sherman Park** site. Supplemental Environmental Project (SEP) funds via the Indiana Brownfields Program were used to complete the Phase I ESAs, and ACM and LBP surveys. Insurance cost recovery is funding the assessment and remediation of the **Sherman Park East** parcels and is likely a source for remediation of the **Sherman Park West** parcel(s). The long term and short term reuse scenarios identified in the final BF AWP, as informed by community priorities, will determine the final cleanup objectives of such efforts.

The location and condition of the **Sherman Park** site in the heart of the IEPZ is restricting investment in the neighborhood, depressing property values, attracting crime and threatening human health. Sherman Park was identified as a high-priority redevelopment site in the **Near Eastside Quality of Life Plan** and chosen as a catalytic brownfield by the **IEPZ Partnership** for its large size (45ac.), close proximity to homes, contribution to neighborhood blight, use for illicit activities, threats to human health and the environment, magnitude of leveraged resources and strong community interest in site redevelopment. The **Sherman Park** site is the most promising brownfield in the IEPZ for its strong potential to revitalize the IEPZ and ability to positively impact residents. These positive impacts include a reduction in health threats, crime and blight with potential for new housing, employment, commercial retail and recreational options. There is demand for industrial property in Indianapolis-Marion County; however, the City doesn't have many 25-75 acre, shovel-ready, sites that site selectors and manufacturing firms are seeking. There are a number of challenges associated with adapting older industrial buildings and sites for modern manufacturing operations, such as functional obsolescence, parcel size and logistics. When a large enough parcel is identified, it is often occupied by an older building, with too few truck docks, low clear ceiling heights, and undersized truck courts.

Once this catalyst, high-priority brownfield site is remediated and reused, **Sherman Park** will be sought after by firms looking to expand their operations, employ the ready workforce located in IEPZ and activate the nearby rail and I-70 transportation assets. Additional revitalization of the IEPZ project area will be spurred by the site's job creation and entrepreneurial business-to-business opportunities, particularly along the four proximate commercial corridors: North Sherman Drive, East Michigan Street, East 10th Street and East Washington Street; and, by demand for affordable housing within adjacent residential neighborhoods of Grace Tuxedo, Rivoli Park, Englewood, Brookside and Little Flower with further revitalization radiating throughout the entire IEPZ.

2c. Project Budget: The proposed project budget is provided in Table 4 and in the narrative task descriptions which follow. The project timeline is shown in Attachment A- Project Milestones Schedule. **Note:** The general term “consultant team” is used to refer to the various professionals contracted by NEAR to provide the required expertise and includes Qualified Environmental Professionals (QEP), transportation planners, landscape architects, economic analysis and others, if not otherwise specified. For budgetary purposes, “consultant team” implies an average rate of \$100/hr based on typical rates in the Indianapolis area. The general term “planning partners” refers to IEPZ Partnership and includes John Boner Community Centers (JBCC) and others, if not otherwise specified.

Table 4: Project Budget							
Cooperative Agreement Budget Categories	Task Descriptions						Category Totals
	Task 1: Cooperative Agreement Management	Task 2: Community Involvement	Task 3: Existing Conditions Research	Task 4: Catalyst / High Priority Brownfield Site Reuse Scenarios	Task 5: Next Steps, Resources, Implementation Strategies	Task 6: Develop Final BF AWP Document	
Personnel	\$ 3,000.00	\$ 12,000.00	\$ 5,000.00	\$ 12,000.00	\$ 20,000.00	\$ 7,000.00	\$ 59,000.00
Fringe Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00
Contractual	\$ 10,000.00	\$ 6,000.00	\$ 40,000.00	\$ 30,000.00	\$ 20,000.00	\$ 15,000.00	\$ 121,000.00
Supplies	\$ -	\$ 4,000.00	\$ -		\$ -	\$ -	\$ 4,000.00
Room Rental	\$ -	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00
Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00
Total EPA Funds	\$ 16,000.00	\$ 30,000.00	\$ 45,000.00	\$ 42,000.00	\$ 40,000.00	\$ 27,000.00	\$ 200,000.00

Task 1 – Cooperative Agreement Management: \$16,000. Task 1 activities will support grant-related programmatic costs related to the QEP’s and NEAR personnel’s management of the cooperative agreement including: 1) coordination with US EPA; 2) quarterly performance and financial reporting; 3) contract oversight; 4) up to 24 monthly project team meetings to review project budget and deliverable timelines (see project milestones schedule in Attachment A for expected timeline and deliverables); and, 5) travel by NEAR staff to EPA Brownfields related training conferences to increase local capacity for facilitating the eventual assessment, cleanup and subsequent reuse of Sherman Park. **Task 1 Costs include: Contractual: \$10,000** (QEP labor @ \$100/hr x 100 hours); **Personnel: \$3,000** (NEAR Executive Director @ \$75/hr x 20 hours = \$1,500 and NEAR Project Manager @ \$50/hr x 30 hours = \$1,500); and, **Travel: \$3,000.**

Task 2 – Community Involvement: \$30,000. Task 2 activities will inform IEPZ residents in the structure, goals and scope of the project and ensure successful development of a BF AWP by increasing the capacity of residents and stakeholders from the IEPZ to participate in, take ownership of and benefit from brownfields cleanup and revitalization in their community; and, identify priorities for short-term and long-term brownfield site cleanup, reuse and area revitalization. Task 2 deliverables include: 1) an outreach plan; 2) notification of the public to announce the grant and describe program requirements and structure; 3) agendas, sign-in sheets, photographs and documentation of community input during project updates provided to the public at up to eight quarterly **IEPZ Neighborhood Summits**; and 4) agendas, sign-in sheets, photographs and documentation of community input for up to 24 monthly meetings of the **Sherman Park Reuse Committee** to advance project tasks. **Task 2 Costs include: Contractual: \$6,000** (QEP labor @ \$100/hr x 60 hours); **Personnel: \$12,000** (NEAR Executive Director @ \$75/hr x 40 hours = \$3,000 and NEAR Project Manager @ \$50/hr x 180 hours = \$9,000); **Supplies: \$4,000** (meeting supplies for 32 meetings @ \$125/meeting = \$4,000); and, **Other: \$8,000** (room rental at JBCC for 32 meetings @ \$250/meeting = \$8,000).

Task 3 – Existing Conditions Research: \$45,000. NEAR Personnel, planning partners and the consultant team will compile existing plans, data, and GIS information on the IEPZ project area

and the catalyst high-priority brownfield site and perform a detailed analysis of current economic conditions and market demand in the IEPZ project area. The team will review the adequacy of existing public infrastructure such as the street system, sidewalks, greenways, and water, sewer, electric, gas and other utilities for anticipated reuse options. Care will be given to identify areas where truck access may be required and what measures minimize that impact on the community. The team will also look at possible traffic impacts, bicycle and pedestrian accommodations to assure the neighborhood is walkable and that residents and/or employees have options to reach planned mass transit stops as well as destinations within and close to the neighborhood. **Task 3 Costs include: Contractual: \$40,000** (QEP labor @ \$100/hr x 100 hours, a brownfields economic market analysis @ \$20,000, and a transportation analysis @ \$10,000); and, **Personnel: \$5,000** (NEAR Project Manager @ \$50/hr x 100 hours).

Task 4 – Define Future Uses for Catalyst, High-priority Brownfield Site: \$42,000. Based on community priorities for short-term and long-term brownfield site cleanup, reuse and area revitalization, and on previous and ongoing planning efforts and existing economic and infrastructure conditions within the IEPZ, NEAR personnel, planning partners and the consultant team will determine best uses for the **Sherman Park** site. This will likely include a combination of industrial uses in certain areas, mixed-use or retail/commercial development in others, as well as the potential for open spaces or parks. **Task 4 Costs include: Contractual: \$30,000** (labor @ \$100/hr x 300 hours); and, **Personnel: \$12,000** (NEAR Executive Director @ \$75/hr x 40 hours = \$3,000 and NEAR Project Manager @ \$50/hr x 180 hours = \$9,000).

Task 5 – Next Steps, Resources and Implementation Strategies: \$40,000. Once the elements of the plan have been developed, reviewed and made available for comment, a specific set of implementation steps and resources will be developed by NEAR personnel and the consultant team. These tasks will be contained in a matrix of action steps, a responsible entity (i.e., the City, one of the program partners, and/or a new entity identified in the plan) and a time horizon for completion of the task. In addition to assigning responsibilities, the plan will also identify resources available and needed to move the plan forward. **Task 5 Costs include: Contractual: \$20,000** (QEP labor @ \$100/hr x 200 hours); and, **Personnel: \$20,000** (NEAR Executive Director @ \$75/hr x 80 hours = \$6,000 and NEAR Project Manager @ \$50/hr x 280 hours = \$14,000).

Task 6 – Compile Area-Wide Plan: \$27,000. Upon completion of Tasks 1-5, NEAR personnel and the consultant team will publish the final plan along with fact sheets and/or tools to use in plan implementation. These materials will be published in both paper and electronic format and made available to the public through appropriate outlets including JBCC and the IEPZ website. The project team will present the final plan in a public meeting. **Task 6 Costs include: Contractual: \$15,000** (QEP labor @ \$100/hr x 150 hours); **Personnel: \$7,000** (NEAR Executive Director @ \$75/hr x 40 hours = \$3,000 and NEAR Project Manager @ \$50/hr x 80 hours = \$4,000); and, **Printing: \$5,000** (\$1/pg @ 100 pages/plan x 50 bound copies of the plan).

3. Benefits to Community

3a. Address community need: The BF AWP process will support overarching goals established during the **Near Eastside Quality of Life (QOL)** planning process by providing a platform for the community to identify short- and long-term site revitalization goals, evaluate existing market conditions and identify resources and leveraging opportunities to implement site revitalization plans that address the concerns and challenges of the community. The QOL Plan identifies the community's 5-pronged approach to revitalization of their area by establishing the following goals, which relate to the most important aspects of living in their community: **1) Live:** Create an economically diverse community by promoting housing redevelopment that embraces existing and new residents by repurposing vacant housing and developing new and affordable options; **2) Work:** Develop vibrant neighborhood zones of business activity, industries, and commerce in

which residents are employed in living wage jobs through entrepreneurship, industrial reuse, and job training; **3) Buy:** Create healthy commercial corridors that provide desirable neighborhood goods, services and amenities that serve our residents and become a regional destination for shopping, dining, and recreation; **4) Safe:** Create a welcoming environment in which all families and visitors feel safe and secure by focusing efforts on crime prevention, youth intervention programming, and supportive reentry services; and, **5) Learn:** All children will receive exceptional education from birth to adulthood including developmentally appropriate early childhood services, high quality and innovative schools and access to postsecondary education and training.

3b. Identify and reduce threats: Certain health issues in Marion County disproportionately affect racial minorities, the group who makes up nearly half of the IEPZ target area. Implementation of this grant and the subsequent projects it informs will mitigate one of the area's largest brownfield threats impacting resident health in an area home to predominately low-income and minority groups with limited employment opportunities. Remediation of brownfield sites and redevelopment as public parkland and greenspace serves the dual purpose of 1) removing a neighborhood health hazard; and 2) providing a neighborhood amenity which improves the quality of life for residents and promotes healthy living. While the IEPZ project area contains multiple parks, including Brookside and Forest Manor Parks, and two waterways, Pogue's Run and Pleasant Run; these are inadequate to meet residents' needs. The project area lacks pedestrian and bike trails, which inhibit resident connectivity. Access to existing trail networks near IEPZ, including Pogue's Run, Pensy Trail, and Pleasant Run is limited. Addressing brownfields will allow for the creation of pedestrian linkages between this community and the rest of the City. Furthermore, promoting compact redevelopment and sustainable design concepts can make communities more pedestrian friendly, which encourages people to travel by foot or bike, improving their physical and mental health. Meanwhile, environmental health is improved by increasing vegetation growth, reducing vehicle emissions, limiting gasoline consumption, all of which decreases urban heat island effects and increase quality of life.

3c. Specific, Direct and Measurable Outcomes that Benefit the Community:

3ci. Stimulate Economic Development, Infrastructure Reuse, and Green Space Creation

Economic Development: IEPZ Partners want to 1) increase the population density and level of specialty housing by developing multi-family housing options for families and individuals across the economic spectrum, which will in-turn, fuel other economic development; and 2) create healthy commercial corridors that provide desirable neighborhood goods, services and amenities that serve their residents and become a regional destination for shopping, dining and recreation. The measurable outcomes for these goals include: producing a 20% increase in the number of jobs with the reuse of old industrial and commercial sites in the IEPZ such as **Sherman Park** by 2025; establishing five new supply chain businesses which capitalize on anchor institutions and expansions within the IEPZ by 2020; creating a 50% increase in the number of food manufacturing, distribution, and business-to-business companies within the IEPZ by 2025; ensuring a 10% increase in the number of outdoor performance areas/green spaces in the IEPZ to spur economic development by 2025; creating economic development marketing to attract businesses by July 2018; and establishing a job training collaboration based on skills required by new businesses to the area by 2017.

Infrastructure Reuse: Because the project area is located within a heavily urbanized area, brownfields redevelopment will strongly favor infrastructure reuse. The existing network of roads, sidewalks, sewer and water lines, and electrical and telecommunications cables make redevelopment in this neighborhood attractive, as there is little or no need for private or public capital investment in infrastructure. By encouraging compact redevelopment, more buildings and residents will be served by the same amount of infrastructure compared to less dense areas. This reduces capital and maintenance costs while providing residents with multiple economic,

mobility and commercial benefits. Infrastructure goals include 1) improvement of power grid, sewers, street right-of-way, high speed data and green infrastructure to serve the 21st century needs of employers and neighborhood residents; 2) enhancement of residents' connections to downtown employment, bringing employees into Near Eastside with convenient access, building on high-performing bus routes; and 3) providing integrated transit, bicycle and pedestrian infrastructure to create a higher level of mobility, more effectively linking residents to employment and amenities. Measurable outcomes for these goals include: a 20% increase in economic/commercial development as a result of the reduction of barriers by 2025; a 50% increase in the availability or frequency of public transportation by 2025; a 100% increase in the number of public infrastructure improvement projects to the IEPZ including electrical and sewer/water by 2025; and a 100% increase in the availability of alternative transportation during non-business hours (second shift, night shift, and weekends) by 2019.

Creating or preserving green space, and recreational property: IEPZ Partners will also expand development of public green spaces, fostering economic development of existing businesses on the corridor and serving as an incentive in recruiting new neighborhood-serving businesses focused on health, creative performance and sustainable practices. IEPZ partners are measuring success with the following metrics; complete development of three key public green spaces by December 2020; complete design and engineering plans for five-mile Pogue's Run Trail identifying opportunities to for economic development and connect residential neighborhoods with commercial corridors by December 2017; attract five new "trail-centric" businesses that benefit from implementation of public green spaces, trails, bike lanes and corridor infrastructure by December 2020; decrease crime statistics by 35% utilizing Crime Prevention Through Environmental Design practices in public green space, trail, bike lanes and public infrastructure development January 2017; increase in walkability score of two commercial corridors within the Promise Zone by 25% by August 2018; 10% increase in the number of active green spaces in the IEPZ to spur economic development by 2025; 20% increase outside recognition of the IEPZ as a cultural destination 2020; 10% increase in the availability of pedestrian-friendly infrastructure by 2025; and, 50% increase in the number of "shop local" marketing efforts to attract buyers to the IEPZ commercial corridors by 2020.

3cii. Sustainable and Equitable Development Opportunities: NEAR's proposed BF AWP project prioritizes sustainable and equitable brownfields cleanup and redevelopment outcomes that will help lessen economic, environmental and social barriers to the IEPZ residents and contribute to alleviating their environmental justice concerns. Sustainable development outcomes anticipated include new jobs, commercial opportunities, open space amenities, transportation alternatives and improved accessibility and connectivity via walking and biking to/through/around the site. Equitable development outcomes anticipated include a mix of housing types across a range of incomes, access to fresh and healthy food, access to jobs and access to green space and recreation opportunities. In an article published by Northeast Midwest Institute (Paull, 2008), found that brownfield redevelopment produced employment gains, leveraged investments and revitalized neighborhoods. In addition, brownfield development produced new sources of public revenue, reduced infrastructure costs and had positive sustainability benefits including reduced air emissions/greenhouse gases, storm water runoff and improved water quality. This is confirmed by Sousa, Wu and Westphal (Urban Studies, 2014) who studied more than 100 brownfield sites and concluded "the results reveal that the spillover effect in terms of raising surrounding property values is significant in both quantity and geographic scope, as redevelopment led to a net increase of 11.4% in nearby housing prices in Milwaukee and 2.7% in Minneapolis".

The City of Indianapolis is committed to promoting sustainable development that incorporates the EPA/HUD/DOT Partnership for Sustainable Communities Livability Principles (Certification of Project Consistency provided in Attachment E). Several existing and planned redevelopment projects, including the City's Bicentennial Plan 2020 to realize the Central Indiana region's goal

of attracting and retaining employers, the Fountain Square Revitalization, the Indy Connect transit plan, the 2008 Near Eastside Quality of Life Plan, an IEPZ housing tax increment financing district (HoTIF) to pay for improvements in or near the area from property taxes generated by area development, the economic and neighborhood revitalization focused East Washington Street Vision Plan, 2015 Englewood Comprehensive Redevelopment Plan and IndyEast Promise Zone designation already feature livability principles and sustainable designs. Furthermore, the City will ensure these concepts are an integral part of the IEPZ Area-Wide Planning efforts.

The City’s 2002 update to the *Comprehensive Plan* contains several value statements aligning with the Livability Principles. Concepts, such as complete streets and compact redevelopment, provide numerous economic, social, public health and environmental benefits. In 2012, the City and City-County Council approved a Complete Streets Ordinance, meant to improve the livability of Indianapolis by enabling users of all ages and abilities to safely move throughout the city. The Complete Streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and public transportation users to access jobs, retail stores, restaurants and supermarkets and recreational and social events within their neighborhood. Since 2013, Indy has been installing and updating sidewalks, trails, paths, bike lanes, intersections and transit stops across the city (DPW). As many IEPZ residents are low-income, they may not have access to an automobile, therefore ensuring alternative transportation options is crucial. The City’s letter of support for NEAR’s application is provided in Attachment B - Threshold Criteria.

4. Performance Measurement

4a. Anticipated Environmental Outcomes and Outputs, and 4b. Measures of Success:

NEAR anticipates from the proposed project multiple environmental outcomes and outputs, shown in Table 5 alongside correlating measures of success.

Table 5: IEPZ Sherman Park Brownfields Area Wide Plan Outputs, Outcomes and Success	
4a. Environmental Outputs	Success Measure(s)
1) Increased attendance by public at stakeholder meetings and feedback through social media to determine community’s revitalization priorities	# of meetings; # of attendees and diversity of attendees, # of project website/Facebook/Instagram/twitter, views/ likes/comments/tweets, etc.
2) Reports of analyses of existing conditions to inform remedy and reuse	# of published condition reports (e.g. infrastructure condition, market analysis, etc.)
3) Increased partnerships established during development of reuse plans	# of local, state, regional and federal agency attendees and contributors at meetings and participants in plan development, review and implementation \$’s of additional local, state, regional, and federal agency leverage identified and committed during plan development, review and implementation
4) Decisions about the reuse use of the catalyst, high priority brownfield site based on community priorities and involvement which incorporate sustainable and equitable development approaches and identify and address local environmental justice concerns	# attendees at ‘Sustainable & Equitable Development 101’ and ‘Environmental Justice 101’ presentations # of reuse features which reflect sustainable and equitable development approaches # of reuse features which mitigate environmental justice concerns
5) Reuse plans that include sustainable and equitable development concepts and that address environmental justice concerns	# of published reuse plans (e.g. Infrastructure reuse plan), # of sustainable and equitable development concepts contained in reuse plans, # of environmental justice concerns identified and addressed in reuse plans
6) Comprehensive, area-wide brownfield redevelopment implementation plan	A published final BF AWP plan # of action items in the plan that include resources and roles \$’s in available implementation resources

4b. Environmental Outcomes	Success Measure(s)
1) High priority, catalyst sites redeveloped	# and acreage of sites
2) Reduction of health threats	Amount of contaminants removed; illness rates reduced
3) Creation of greenspace/parks	# of acres of greenspace/parks created
4) Enhanced employment opportunities	# and type of jobs created
5) Expanded commercial and retail options	# and size of commercial/retail facilities built
6) Increased housing availability and choice	# of housing units developed; # low-mod income units
7) Expanded capacity for brownfields	# and acreage of sites redeveloped
8) Increased demand by residents and stakeholders for sustainable and equitable brownfield redevelopment approaches	# of properties incorporating mixed-use development, green infrastructure, transit linkages, or other measures of sustainability
9) Increased property value and tax revenue	Increased \$'s in real property assessed value

4c. Progress tracking, evaluation and measurement: NEAR will be responsible for quarterly tracking, measuring and documenting progress on all project outputs, as well as submitting all required reports to EPA. NEAR has a strong interest and presence in this community and is committed to tracking outcomes of this planning effort beyond the end of the project period.

5. Community Partnerships and Engagement

5a. Existing, Inclusive and Collaborative Revitalization Effort: For the past 11 years, IndyEast residents, major local institutions and community partners have worked together to create a new story for the Near Eastside of Indianapolis, a neighborhood where residents *choose* to live, work and play. The community has moved forward according to an ambitious, resident-created Quality of Life Plan, using it to leverage local, federal and private investment. Activities and interventions already have commitments from local, federal and regional sources totaling \$592.7 million. Community stakeholders formed the IndyEast Promise Zone Partnership (“IEPZ Partnership”) to coordinate and manage major economic, housing, commercial, education and public safety development efforts in the IEPZ catchment area, such as the implementation of the brownfield reuse and area revitalization project described in this application for BF AWP funding. All efforts of the **IEPZ Partnership** are tied to and consistent with the objectives contained within the **Near Eastside Quality of Life (QOL) plan**. The QOL plan is the primary document guiding the goals, subgoals and initiatives in the **IEPZ Partnership**. The QOL plan also serves as the primary mode for the involvement of neighborhood residents in the IEPZ. Through the resident-led **Neighborhood Summit** process, community members establish specific goals and objectives that now comprise the neighborhood’s QOL plan.

5b. Project Partners: Table 6 lists NEAR’s project partner organizations, provides a point of contact for each and summarizes their involvement to date and specific role in the BF AWP project. Attachment C provides letters of commitment from organizations who will be NEAR’s project partners during the implementation of the BF AWP.

Table 6. List of NEAR’s Project Partners, involvement to date and specific role in BF AWP	
John Boner Community Centers (JBCC) James Taylor, CEO jtaylor@jbncenters.org 317-633-8210	<ul style="list-style-type: none"> • Convening agency for Near Eastside QoL Plan since 2005 • Lead applicant for designation of Promise Zone with City in 2014 • Founding member of IEPZ Partnership • Ongoing service on IEPZ Executive Advisory Board since 2015 • Ongoing provision of staffing for IEPZ programmatic, reporting and administrative requirements • Ongoing coordination of Neighborhood Summits since 2005 to ensure meaningful involvement and community ownership. Will continue in support of the BF AWP process and to communicate project progress

<p>Indianapolis Department of Metropolitan Development</p> <p>Brent Pierce, Administrator, Real Estate & Economic Development Brent.pierce@indy.gov (317)327-3701</p>	<ul style="list-style-type: none"> - Lead applicant for designation of Promise Zone with JBCC - Lead applicant for federal and state resources available to support IEPZ - Ongoing service on IEPZ Executive Advisory Board - Ongoing staff liaison between City and IEPZ to coordinate with other local community planning and revitalization efforts - ensure the plan will be advanced by local government as well as supported regionally - Ongoing coordination with regional planning efforts (such as those funded through HUD Regional Planning grants) that integrate housing, transportation, economic development, community health and environmental improvement
<p>Local Initiatives Support Corporation (LISC)</p> <p>Tedd Grain, Deputy Director tgrain@lisc.org (317)454.8492 (317)652.0055</p>	<ul style="list-style-type: none"> - Founding member of IEPZ Partnership - Ongoing service on IEPZ Executive Advisory Board - Co-chairs the Work IndyEast and the Buy IndyEast committees - LISC will continue to declare the IEPZ area the “Near Eastside Economic Development Zone” - Provide targeted resources covering staffing costs for community partners - Offer façade grants, predevelopment loans/grants and other real estate development resources to support the goals of the IEPZ - Staff assigned as Near East Side Industrial Reuse Committee member
<p>Englewood Community Development Corp. Joe Bowling, Director joe.englewood@gmail.com (317) 496-2662</p>	<ul style="list-style-type: none"> - Founding member of IEPZ Partnership - Ongoing service on IEPZ Executive Advisory Board - Co-chair the Work IndyEast committee - Responsible for coordinating the activities at industrial sites such as Sherman Park in the IEPZ - Support reuse planning efforts as Near East Side Industrial Reuse Committee member
<p>IndyChamber / DevelopIndy</p> <p>Todd Cook, Sr. Project Dir. tcook@indychamber.com (317) 464-2276</p>	<ul style="list-style-type: none"> - Support reuse planning efforts as Near East Side Industrial Reuse Committee member - Support creation of a marketing plan - Market site to end users - Market site to developers - Vet feasibility of development proposals - Craft site specific incentive programs - Coordinate State and Local regulatory assistance if needed
<p>Near East Side Com. Org. (NESCO) Ashlie Keaton, Acting President Ash_11@hotmail.com (317)296-5444</p>	<ul style="list-style-type: none"> - Support reuse planning efforts - Neighborhood outreach - Vehicle for community input - Staff assigned as Near East Side Industrial Reuse Committee member
<p>Riley Area Development Corp. Eric Strickland, Executive Dir. Strickland@rileyarea.org (317) 637-8996</p>	<ul style="list-style-type: none"> - Community outreach and informational announcements - Communication of applicable findings related to Mass Ave/ Brookside Industrial Corridor brownfield investigations - Referral of Potential Tenant Pipeline when larger site (such as Sherman Park) is sought - Ongoing Support for funding opportunities related to brownfields
<p>Indianapolis Metropolitan Police Department (IMPD) Roger Spurgeon Commander, East Dist. Roger.spurgeon@indy.gov (317) 327-6200</p>	<ul style="list-style-type: none"> - Participation in Crime Prevention Through Environmental Design (CPTED) planning practices - Support reuse planning efforts as Near East Side Industrial Reuse Committee member - Vehicle for community input - Linkage of planning strategy with crime prevention tactics and re-entry and ex-offender programs

5c. Process by which the BF AWP project partners will work: The IEPZ's **Implementation Partners** are stakeholder organizations that will be a part of the daily management and governance of the IEPZ. Each of these organizations has a demonstrated track record of success as well as deep experience and capacity to deliver on complex and creative projects tied to community development goals. A **Memorandum of Understanding** outlines the role of each partner including accountability, data sharing, resource development and decision-making. The BF AWP project partners will work together to develop the brownfields area-wide plan as set forth in this MOU. The **Executive Advisory Committee** shall be comprised of lead staff members from each of the Implementation Partners. The **Executive Advisory Committee** meets at least four times per year to review community-level outcomes of the IEPZ, review overall strategies, coordinate resources and make adjustments to the IEPZ plan as needed. The **Executive Advisory Committee** will review reports from each IndyEast Sub-Committee during these meetings. These quarterly meetings track progress on implementation tasks and actions; modify implementation tasks and actions as needed to achieve the goals of the plan; determine a timeline of implementation tasks and actions and assign responsibilities; and ensure consensus and a joint commitment to achieving priorities identified in the plan. The IEPZ Partnership, as part of the **Executive Advisory Committee**, shall also be empowered to add or remove Implementation Partners as required for the successful enactment of the IEPZ activities. Five standing **Committees** exist for the IEPZ. They are: **Live IndyEast, Work IndyEast, Buy IndyEast, Safe IndyEast** and **Learn IndyEast**. **Co-chairs of each committee** are empowered to populate their committees with members and organizations that align with the goals, sub-goals and activities contained in the IEPZ plan. Committees shall meet as often as determined by the co-chairs. Each of the five standing **Committees** that exist for the IEPZ is co-chaired by at least one **neighborhood partner** and at least one **broader community partner**. A broader community partner may be a regional or countywide agency with a stake in the success of the IEPZ, but may not be headquartered within the target area.

5d. Process for Obtaining Input from Community Members and Outside Organizations:

Since 2005, Near Eastside residents have convened quarterly at **Neighborhood Summits** to formulate new ideas, to express concerns and to make decisions and take actions on goals and objectives contained in the Near Eastside QOL plan. The IEPZ Partnership ensures that all goals and activities are consistent with the QOL plan and shall not carry out any activities inconsistent with stated objectives. If not implicitly contained in the QOL plan, JBCC will facilitate the presentation of new objectives related to the IEPZ for neighborhood residents to review, discuss and approve or deny through the existing **Neighborhood Summit** format. New objectives require 75% approval by residents attending these Summits. Those eligible to vote at the Summits include residents who work, live or worship within the IEPZ target area and/or the Near Eastside community. Taskforces or committees may be formed by residents though a simple majority of votes (50%) to study concerns or new objectives that may be introduced at subsequent **Neighborhood Summits**. Through the use of quarterly **Neighborhood Summits**, the IEPZ's **Implementation Partners** provide residents with regular updates on progress of the established IEPZ goals, sub-goals, activities and outcomes. *The decision to submit for EPA BF AWP funding to plan for the redevelopment of the Sherman site was sought and received from the neighborhood on July 28, 2016.* NEAR hosts monthly neighborhood forums open to any interested neighbors. Held on the second Tuesday of the month, these forums offer neighbors the opportunity to learn about important issues affecting their neighborhoods. Previous forum topics have included the landlord registry, industrial reuse potential, responsible landlords, homesteading options, fighting blight and responsible renters. NEAR also leads a quarterly meeting of community stakeholders to explore options for purposeful reuse of significant brownfield industrial sites in the Near Eastside, including Sherman Park, Ruby Park, the Mass Ave / Brookside Corridor and the East Washington Street Corridor.

6. Programmatic Capability and Past Performance

6a. Programmatic Capability: Near East Area Renewal (NEAR), a not-for-profit corporation (Documentation is provided in Attachment B) charged with catalyzing housing and economic development on the Near Eastside of Indianapolis, serves as the Redevelopment Coordinator for the Near Eastside Housing TIF and is the designated leader of the Near Eastside Redevelopment Area. **John Franklin Hay**, M.Div., D.Min., serves as NEAR's Executive Director. In this role, he oversees the planning and development aspects of a large-scale urban neighborhood revitalization project in addition to overseeing the staff and operations of the organization. Dr. Hay brings two decades of leadership experience with community-based and faith-based nonprofit organizations. His local leadership has included serving as Executive Director of Shepherd Community, Inc., the John H. Boner Community Center and Horizon House, Inc. Dr. Hay also serves as Associate Faculty in IUPUI's School for Public and Environmental Affairs, where he teaches graduate courses in nonprofit management and leadership. Since joining the organization, Dr. Hay has overseen the second phase of the St. Clair Place Revitalization project, which includes the rehabilitation or new construction of 17 different properties utilizing three different HOME awards. **Kelli Burnett**, Office and Grants Manager, focuses on federal grant management. Mrs. Burnett brings nearly 15 years of accounting, tax planning and bookkeeping experience with individuals, small businesses and non-profit organizations. **Joe Smoker**, Director of Neighborhood Development, oversees the construction management team by managing the bid and selection process for general contractors. Mr. Smoker ensures compliance with grants and other sources of funding throughout the construction process while assisting with grant administration, general administration and marketing. Mr. Smoker is an experienced community planning and development professional, with a background in urban planning. He also spent eighteen months with the City of Indianapolis Department of Metropolitan Development. **Susan Vogt**, NEAR's Director of Economic Development, oversees the new and emerging economic development challenges and opportunities defined by the NEAR Board of Directors in its 2016 Strategic Plan and the IndyEast Promise Zone economic development targets. Ms. Vogt gives attention to supporting and retaining desirable existing businesses, recruiting new businesses, administering commercial façade improvements and overseeing the continuing commercial and placemaking planning and development along the East 10th Street corridor. Ms. Vogt has over 16 years of nonprofit leadership experience in a commercially-focused CDC, serving as Deputy Director.

Near East Area Renewal conforms to the financial accountability standards of 24 CFR 84.21 "Standards for Financial Management Systems". The organization operates under board-approved Financial Policies and Procedure. CPA's have completed the required annual audit and all required federal and state tax filings for the fiscal year ended June 30, 2014 and 2015.

6b. Past Performance: Since 2009, NEAR has focused much of its efforts to achieve revitalization in the St. Clair Place neighborhood, an urban neighborhood within IEPZ that has languished as a "neighborhood of last resort", despite its close proximity to downtown. While not a direct recipient of any federal grant or party to a cooperative agreement, NEAR has completed the following projects in the past three years as a sub-recipient of federal funding:

- **2012-2014 Department of Energy Award** Better Buildings, also known as the Near Eastside Neighborhood Sweeps Program or Sweeps, was funded by a \$10M grant awarded to City of Indianapolis which focused on reducing energy consumption within the Near Eastside community. Sweeps offered free energy improvements to homes in efforts to reduce overall energy consumption by 15%. Through the duration of this program, over 1,000 near Eastside households were able to reduce their energy bills by over \$250,000. Additionally, by partnering with other community organizations, NEAR was able to assist 59 households in resolving major health and safety issues such as mold and moisture or broken furnaces. The City of Indianapolis contracted NEAR to successfully complete this project, including designing invoicing and claim procedures, tracking protocol, and reporting metrics for this program. The Commercial program provided energy efficiency improvements to thirty local

businesses and 13 non-profit organizations for the purposes of reducing energy costs. Average energy savings per participant was 16%.

- **2012-2014 HUD HOME Award** – Utilizing \$1,272,000 of HOME funds, NEAR constructed or rehabilitated 18 units of housing for homeownership in St. Clair Place neighborhood. Taking a cluster-site development approach and utilizing the building design and standards of the St. Clair Place Pattern Book, NEAR has used this affordable housing program to continue to revitalize this neighborhood, build value and move it to the brink of market-rate housing. All houses have sold within \$5000 of asking price and appraisals of all properties have exceeded sale prices.
- **2014 HUD CDBG Award** - Utilizing \$120,000 of CDBG funds, NEAR selected four units in the St. Clair Place Neighborhood for targeted homeowner repair. These units were strategically chosen in order to maximize the efforts in selling the homeownership units created with the HOME funded awards.
- **2013 HUD CDBG Award** - In partnership with South East Neighborhood Services (SEND) (\$200,000 awarded to SEND), NEAR participated in the “From Abandoned House to Homestead” initiative. NEAR worked with potential homeowners on the near Eastside and assisted them with purchasing a targeted, abandoned property and utilizing CDBG funds to stabilize the external structure and begin the interior work necessary to make the property habitable.
- **2015 and 2016 HUD HOME Awards** – Utilizing \$1,080,000 in HOME funds, NEAR constructed or rehabilitated 19 units of housing for homeownership in St. Clair Place neighborhood, following the pattern and process of our previously successful NSP-funded and HOME-funded work in the neighborhood.

7. Leveraging: Although the “promise zone” designation alone does not include a funding commitment by HUD, the decade-long commitment by IEPZ’s partners to target \$188 million in future Federal, state, and local funds results in a significant amount that can be leveraged to support brownfield redevelopment and the planning, assessment and remediation of problematic sites such as Sherman Park (Certification of Project Consistency with HUD Promise Zone provided in Attachment E). John Boner Community Center (JBCC) and the City of Indianapolis have committed to coordinate the organizational, administrative, and reporting duties required for the IEPZ Partnership utilizing staff time valued at \$1.1 million in the first five years of the federal Promise Zone designation. The City has dedicated \$28 million of local and locally controlled federal funding toward IEPZ projects and activities. Further, DMD has obtained a resolution to buy Sherman Park East and Sherman Park West from the County Treasurer for \$6,000 and plans to procure a demolition contractor for Parcel B. Table 7 lists the funds leveraged by this project and letters documenting commitments are provided in Attachment C – Letters of Commitment or in Attachment D – Leveraged Funds Documentation.

Use/Source of Leveraged Funds	Amount	Availability
Parcel Acquisition – local funding (Brownfield fund)	\$6,000	2016-2017
SEP funds for Assessment, ACM and LBP survey	\$9,000	Spent in 2015-2016
Building Demolition – local and state funding	\$650,000 –\$800,000est.	in 2016-2017
U.S. EPA FY’15 Brownfield Assessment Grant (MABIC)	\$400,000	2015 - 2018
U.S. HUD Section 108 Loan	\$35 Million	Revolving loan fund
U.S. EPA FY’13 Brownfields Revolving Loan + FY’16 Recap	\$550,000	Revolving loan fund
City of Indianapolis – DMD – Brownfield Fund	\$800,000	2016 - 2019
Local Initiatives Support Corporation(LISC) - Assessment funds	\$20,000	Annually
LISC – Industrial District Implementation & Assessment Grant	\$317,300	Awarded to 5 CDCs
BUILD Fund – Revolving Loan Fund (King Park)	\$2M	2017
Groundwork Indy – Brownfield-focused mission	\$175,000	2015 - 2017
Low Income Housing Tax Credits (200 new units since 2012)	\$28M to date	Available ongoing basis

ATTACHMENT A

Project Milestones Schedule

Attachment A – Project Milestones Schedule

Attachment A - Project Milestones Schedule for IEPZ BF AreaWide Plan	Start	Finish	2017			2018				2019		
			Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
Community Involvement and Capacity Building												
Sherman Park Reuse Committee Meeting meeting #1 - kick off	4/1/2017	5/30/2017	█									
Neighborhood Summit Public Meeting #1	6/1/2017	7/30/2017		█								
Sherman Park Reuse Committee meeting #2 - Visioning	8/1/2017	9/30/2017			█							
Neighborhood Summit Public Meeting #2	9/1/2017	9/30/2017		█								
Sherman Park Reuse Committee meeting #3 - SWOT analysis	10/1/2017	11/30/2017			█							
Neighborhood Summit Public Meeting #3	11/1/2017	11/30/2017										
Sherman Park Reuse Committee meeting #4	2/1/2018	3/31/2018				█						
Neighborhood Summit Public Meeting #4	3/1/2018	3/31/2018					█					
Sherman Park Reuse Committee meeting #5	4/1/2018	5/30/2018					█					
Neighborhood Summit Public Meeting #5	6/1/2018	7/30/2018						█				
Sherman Park Reuse Committee meeting #6	8/1/2018	9/30/2018							█			
Neighborhood Summit Public Meeting #6	9/1/2018	9/30/2018								█		
Sherman Park Reuse Committee meeting #7 - final plan page turn	10/1/2018	11/30/2018									█	
Neighborhood Summit Public Meeting #7	11/1/2018	11/30/2018										█
Sherman Park Reuse Committee Meeting #8 - public roll out	1/1/2019	2/1/2019										█
Neighborhood Summit Public Meeting #8	2/1/2019	3/30/2019										█
Assess Existing Conditions												
Develop plan goals, objectives, and vision	4/1/2017	5/30/2017	█									
Data review and plan consolidation	8/1/2017	9/30/2017		█								
Economic and market analysis	10/1/2017	11/30/2017			█							
Best use determination	2/1/2018	3/30/2018				█						
Develop recommendations for infrastructure reuse	4/1/2018	5/30/2018					█					
Area Wide Plan Development												
Develop strategies needed to meet plan objectives	5/1/2018	6/30/2018						█				
Develop specific actions, activities, responsibilities, and timeline	7/1/2018	8/31/2018							█			
Identify resources needed to implement plan	8/1/2018	9/30/2018								█		
Publish final Area-Wide Plan	9/1/2018	1/31/2019									█	
Programmatic Requirements												
Project team monthly meetings (24 meetings)	4/1/2017	4/30/2019	█	█	█	█	█	█	█	█	█	█
Quarterly Report #1	7/1/2017	7/30/2017		█								
Quarterly Report #2	10/1/2017	10/30/2017			█							
Quarterly Report #3	1/1/2018	1/30/2018				█						
Quarterly Report #4	4/1/2018	4/30/2018					█					
Quarterly Report #5	7/1/2018	7/30/2018						█				
Quarterly Report #6	10/1/2018	10/30/2018							█			
Quarterly Report #7	1/1/2019	1/30/2019								█		
Quarterly Report #8 and Grant Closeout	4/1/2019	4/30/2019										█

ATTACHMENT B

Threshold Criteria Worksheet

Also includes:

NEAR's 501(c)3 documentation

Map of IEPZ and Sherman Park

City of Indianapolis' letter of commitment

Attachment B: Threshold Criteria Responses

1. Applicant eligibility: Near East Area Renewal (formerly Indy-East Asset Development Corporation) is a registered 501(c)(3) non-profit with a public charity status as a 509 (a)(1). The required nonprofit documentation of Near East Area Renewal is included with this attachment. Near East Area Renewal is NOT a recipient of a FY10, FY13, or FY15 BF AWP grant.
2. Location of proposed BF AWP project area:
 - a. The project area is the HUD designated “Indy East Promise Zone” (IEPZ), an irregularly shaped area with the majority of its 2,940 acres bounded to the north by 22nd Street, to the east by Sherman Avenue, to the south by CSX Railroad and to the west by I-65 and the Monon Trail.
 - b. A map of the project area, and its location within Indianapolis-Marion County, is attached. The location of the catalyst high priority brown field site is indicated on the map.
3. The specific catalyst, high priority brownfields sites(s) within the proposed BF AWP project area around which this project will focus:
 - a. **Basic site information**
Former Thompson Electronics/Former GE Sherman Park (Sherman Park)
600 North Sherman Drive
Indianapolis IN 46201

Collectively 16 contiguous parcels totaling 45.83 acres comprise what is commonly known as Sherman Park (600 North Sherman Drive - 12 Parcels for 36.51 acres, 3309 East Saint Clair Street - 1 parcel for 1.47 acres, 628 North Tuxedo Street - 1 parcel for 1.89 acres, 3324 E Michigan Street - 1 parcel for 5.82 acres, and 601 North LaSalle - 1 parcel for 0.14 acres)
 - b. **Site Eligibility and Affirmation**
The site is NOT listed or proposed for listing on the National Priorities List; 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 subject to the jurisdiction, custody, or control of the U.S. government.
 - c. **Type of Contamination, or Potential Contamination at the site.**
Potential contamination at the site is likely comingled with hazardous substances being the predominant contaminant.
 - d. **Petroleum site eligibility, if applicable:** Not Applicable
 - e. **Date of prior determination:** Not Applicable

4. Ineligible activities: *Not Applicable*
5. The required letter of commitment from the City of Indianapolis' Department of Metropolitan Development, a relevant government entity, is included with this attachment.
6. Substantial Conformity with Submission Instructions and Requirements: This application complies with the submission requirements outlined in RFP number EPA-OLEM-OBLR-16-05; specifically, the proposed project and project activities are as detailed in Sections 1 and 4, proposed activities will result in an area-wide plan, criteria as stated in Sections 3 and 5 are addressed, and the proposal does not exceed page limits as stipulated in Section 4.
7. Grants.gov Submission Requirement: Submission of this proposal is through www.grants.gov and the applicant's DUNS number is 602400942.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JAN 07 2004

INDY-EAST ASSET DEVELOPMENT
CORPORATION
3623 E MICHIGAN
INDIANAPOLIS, IN 46201

Employer Identification Number:
20-0146547
DLN:
17053230010043
Contact Person:
DALE T SCHABER ID# 31175
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Foundation Status Classification:
509(a)(1)
Advance Ruling Period Begins:
August 8, 2003
Advance Ruling Period Ends:
June 30, 2008
Addendum Applies:
No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make

Letter 1045 (DO/CG)

INDY-EAST ASSET DEVELOPMENT

a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return. Because you will be treated as a public charity for return filing purposes during your entire advance ruling period, you should file Form 990 for each year in your advance ruling period

INDY-EAST ASSET DEVELOPMENT

that you exceed the \$25,000 filing threshold even if your sources of support do not satisfy the public support test specified in the heading of this letter.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

INDY-EAST ASSET DEVELOPMENT

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

A handwritten signature in cursive script that reads "Lois G. Lerner".

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosure(s):
Form 872-C

APPROVED
AND
FILED

ARTICLES OF INCORPORATION
OF
INDY-EAST ASSET DEVELOPMENT CORPORATION

RECEIVED
INDIANA SECRETARY
OF STATE

SEP 11 2009 PM 4:28

Carol Roberts
IND. SECRETARY OF STATE

The undersigned incorporator, desiring to form a corporation (the "Corporation") pursuant to the provisions of the Indiana Nonprofit Corporation Act of 1991, as amended (the "Act"), executes the following Articles of Incorporation:

ARTICLE I

Name

The name of the Corporation is Indy-East Asset Development Corporation.

ARTICLE II

Classification of Corporation

The Corporation is a public benefit corporation.

ARTICLE III

Purposes and Powers

Section 3.1. Purposes. The purposes for which the Corporation is formed are:

(a) To engage in activities that foster and support the relief of the poor and distressed or of the underprivileged, the promotion of social welfare, the lessening of neighborhood tensions, the elimination of prejudice and discrimination, or the combating of community deterioration and juvenile delinquency;

(b) To develop and provide safe and decent housing that is affordable to low- and moderate-income persons within the near Eastside of Indianapolis;

(c) To work together as a neighborhood to sustain the revitalization of the near Eastside of Indianapolis by its constituent neighborhoods, through the development of safe and affordable housing and by employing a strategy for the careful use of all community resources for the benefit of all members of the community; and

(d) In furtherance of the aforesaid purposes, to transact any and all lawful business for which corporations may be incorporated under the Act, provided such business is not inconsistent with the Corporation being organized and operated exclusively for charitable purposes.

Section 3.2. Nonprofit Purposes.

(a) The Corporation is organized and operated exclusively for charitable purposes and its activities shall be conducted in such a manner that no part of its net earnings shall inure to the benefit of any member, director, officer or other private person, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Section 3.1.

(b) No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

(c) Notwithstanding any other provision of these Articles of Incorporation, the Corporation shall not carry on any other activities not permitted to be carried on:

(i) By a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or corresponding provisions of any subsequent Federal tax laws, or

(ii) By a corporation, contributions to which are deductible under Section 170(c)(2), Section 2055(a)(2), or Section 2522(a)(2) of the Internal Revenue Code of 1986, as amended, or corresponding provisions of any subsequent Federal tax laws.

Section 3.3. Powers. Subject to any limitation or restriction imposed by the Act, any other law, or any other provisions of these Articles of Incorporation, the Corporation shall have the power:

(a) To do everything necessary, advisable or convenient for the accomplishment of any of the purposes hereinbefore set forth, or which shall at any time appear conducive to or expedient for the protection or benefit of the Corporation, and to do all of the things incidental thereto or connected therewith which are not forbidden by law; and

(b) To have, exercise and enjoy in furtherance of the purposes hereinbefore set forth all the general rights, privileges and powers granted to corporations by the Act, as now existing or hereafter amended, and by the common law.

Section 3.4. Limitations on Powers. If the Corporation is or becomes a private foundation (as defined in Section 509(a) of the Internal Revenue Code of 1986, as amended, or corresponding provisions of any subsequent Federal tax laws), the Corporation shall be subject to the following requirements:

(a) The Corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to the taxes on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1986, as amended, or corresponding provisions of any subsequent Federal tax laws.

(b) The Corporation shall not engage in any act of self-dealing that would subject any person to the taxes imposed on acts of self-dealing by Section 4941 of the Internal Revenue Code of 1986, as amended, or corresponding provisions of any subsequent Federal tax laws.

(c) The Corporation shall not retain any excess business holdings which would subject it to the taxes on excess business holdings imposed by Section 4943 of the Internal Revenue Code of 1986, as amended, or corresponding provisions of any subsequent Federal tax laws.

(d) The Corporation shall not make any investments in such a manner as to subject it to the taxes on investments that jeopardize charitable purposes imposed by Section 4944 of the Internal Revenue Code of 1986, as amended, or corresponding provisions of any subsequent Federal tax laws.

(e) The Corporation shall not make any expenditures which would subject it to the taxes on taxable expenditures imposed by Section 4945 of the Internal Revenue Code of 1986, as amended, or corresponding provisions of any subsequent Federal tax laws.

ARTICLE IV

Distribution of Assets on Dissolution

In the event of the complete liquidation or dissolution of the Corporation, or the winding up of its affairs, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the Corporation, distribute all the assets of the Corporation exclusively for the purposes of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or corresponding provisions of any subsequent Federal tax laws, as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Judge of the Circuit Court of Marion County, Indiana, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE V

Term of Existence

The Corporation shall have perpetual existence.

ARTICLE VI

Registered Office and Registered Agent

Section 6.1. Registered Office and Registered Agent. The street address of the Corporation's registered office is 3623 East Michigan, Indianapolis, Indiana 46201 and the name of the Corporation's registered agent at that office is Dorothy Tackitt.

Section 6.2. Principal Office. The post office address of the principal office of the Corporation is 3623 East Michigan, Indianapolis, Indiana 46201.

ARTICLE VII

No Members

The Corporation shall have no members.

ARTICLE VIII

Board of Directors

Section 8.1. Number and Term of Office. Upon incorporation, the initial Board of Directors shall consist of nine (9) directors. Thereafter, the number of directors shall be as specified in or fixed in accordance with the Bylaws of the Corporation; provided, however, that the minimum number of directors shall be seven (7). The term of office of a director shall be as specified in the Bylaws; provided, however, that the term of an elected director shall not exceed five (5) years. Directors may be elected for successive terms as provided in the Bylaws. Terms of office of directors may be staggered as specified in the Bylaws.

Section 8.2. Qualifications. Each director shall have such qualifications as may be specified from time to time in the Bylaws of the Corporation or as required by law.

Section 8.3. Initial Board of Directors. The names and addresses of the initial Board of Directors of the Corporation are:

<u>Names</u>	<u>Addresses</u>
Joe Bowling	57 N. Dearborn Indianapolis, IN 46201
William Callahan	1227 N. Gale Indianapolis, IN 46201

Ted Green	3001 N. Nowland Avenue Indianapolis, IN 46201
John Malaspino	5053 E. 11 th Street Indianapolis, IN 46201
Jonathan Mooney	721 N. Riley Ave. Indianapolis, IN 46201
Ruth Shaw	916 N. Eastern Avenue Indianapolis, IN 46201
Tommy Tabor	524 N. Bosart Indianapolis, IN 46201
Dorothy Tackitt	1118 N. Tacoma Indianapolis, IN 46201
Patricia Vernon	302 N. Bradley Indianapolis, IN 46201

ARTICLE IX

Name and Address of Incorporator

The name and address of the incorporator of the Corporation is:

<u>Name</u>	<u>Address</u>
Katrina M. Clingerman	One American Square, Box 82001 Indianapolis, Indiana 46282-0002

ARTICLE X

Indemnification

Section 10.1. Rights to Indemnification and Advancement of Expenses. The Corporation shall indemnify as a matter of right every person made a party to a proceeding because such person is or was:

- (a) a member of the Board of Directors of the Corporation,
- (b) an officer of the Corporation, or

(c) while a director or officer of the Corporation, serving at the Corporation's request as a director, officer, partner, trustee, employee or agent of another foreign or domestic corporation, partnership, joint venture, trust, employee benefit plan or other enterprise, whether for profit or not (each an "Indemnitee"), against all liability incurred by such person in connection with the proceeding; provided that it is determined in the specific case that indemnification of such person is permissible in the circumstances because such person has met the standard of conduct for indemnification specified in the Act. The Corporation shall pay for or reimburse the reasonable expenses incurred by an Indemnitee in connection with any such proceeding in advance of final disposition thereof in accordance with the procedures and subject to the conditions specified in the Act. The Corporation shall indemnify as a matter of right an Indemnitee who is wholly successful, on the merits or otherwise, in the defense of any such proceeding against reasonable expenses incurred by the person in connection with the proceeding without the requirement of a determination as set forth in the first sentence of this paragraph.

Upon demand by a person for indemnification or advancement of expenses, as the case may be, the Corporation shall expeditiously determine whether the person is entitled thereto in accordance with this Article and the procedures specified in the Act.

The indemnification provided under this Article shall be applicable to any proceeding arising from acts or omissions occurring before or after the adoption of this Article.

Section 10.2. Other Rights Not Affected. It is the intent of this Article to provide indemnification to directors and officers to the fullest extent now or hereafter permitted by law consistent with the terms and conditions of this Article. Nothing contained in this Article shall limit or preclude the exercise of, or be deemed exclusive of, any right under the law, by contract or otherwise, relating to indemnification of or advancement of expenses to any person who is or was a director, officer, employee or agent of the Corporation, or the ability of the Corporation to otherwise indemnify or advance expenses to any such individual.

Notwithstanding any other provision of this Article, there shall be no indemnification with respect to matters as to which indemnification would result in inurement of net earnings of the Corporation "to the benefit of any private shareholder or individual," or an "excess benefit transaction" within the meaning of Sections 501(c)(3) or 4958 of the Internal Revenue Code of 1986, as amended, or similar provisions of any subsequent Federal tax laws.

Section 10.3. Definitions. For purposes of this Article:

(a) A person is considered to be serving an employee benefit plan at the Corporation's request if the person's duties to the Corporation also impose duties on, or otherwise involve services by, the person to the plan or to participants in or beneficiaries of the plan.

(b) The estate or personal representative of a person entitled to indemnification or advancement of expenses shall be entitled hereunder to indemnification and advancement of expenses to the same extent as the person.

(c) The term "expenses" includes all direct and indirect costs (including, without limitation, counsel fees, retainers, court costs, transcripts, fees of experts, witness fees, travel expenses, duplicating costs, printing and binding costs, telephone charges, postage, delivery service fees and all other disbursements or out-of-pocket expenses) actually incurred in connection with the investigation, defense, settlement or appeal of a proceeding or establishing or enforcing a right to indemnification under this Article, applicable law or otherwise.

(d) The term "liability" means the obligation to pay a judgment, settlement, penalty, fine, excise tax (including an excise tax assessed with respect to an employee benefit plan) or reasonable expenses incurred with respect to a proceeding.

(e) The term "party" includes an individual who was, is or is threatened to be made a named defendant or respondent in a proceeding.

(f) The term "proceeding" means any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative and whether formal or informal.

IN WITNESS WHEREOF, the undersigned incorporator executes these Articles of Incorporation and verifies subject to penalties of perjury that the facts contained herein are true.

Dated this 8th day of August, 2003.

Katrina M. Clingerman
Katrina M. Clingerman

This instrument was prepared by Katrina M. Clingerman, Attorney-At-Law, ICE MILLER, One American Square, Box 82001, Indianapolis, Indiana 46282-0002.

INDY 1170696v1

**RESOLUTIONS OF THE BOARD OF DIRECTORS OF
INDY-EAST ASSET DEVELOPMENT CORPORATION**

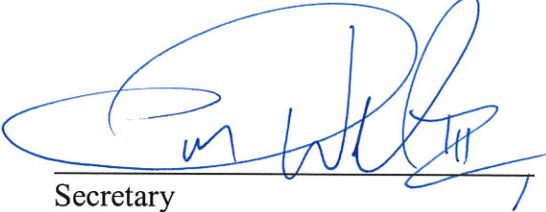
The following resolutions were duly adopted via electronic vote by the Indy-East Asset Development Corporation (hereinafter referred to as the "Corporation") Executive Committee, on the 16th day of May, 2013:

I. Property Acquisition, Holding, Maintenance, Improvement, and Disposition

RESOLVED, that the Corporation shall hereby authorize John Franklin Hay, as executive director of the Corporation to enter into agreements, purchase, hold, improve, maintain, and sell properties on the near eastside of Indianapolis on behalf of the Corporation and in accordance with the Corporation's financial policies and procedures.

II. Obtaining Loans and Grants

RESOLVED, that John Franklin Hay, as executive director of the Corporation, is authorized to apply for and obtain grants and loans for the purposes of acquiring, holding, improving, and maintaining various residential properties on the near eastside of Indianapolis. John Franklin Hay, as executive director of the Corporation is hereby authorized to execute and deliver any documents required and/or necessary with respect to the grants and loans.


Secretary

**RESOLUTION OF THE BOARD OF DIRECTORS OF
INDY-EAST ASSET DEVELOPMENT CORPORATION**

The following resolution was duly adopted by the Indy-East Asset Development Corporation (hereinafter referred to as the "Corporation") Board of Directors, on the 19th day of May, 2014:

I. Amendment of the Articles of Incorporation

RESOLVED, that the Corporation desires to amend its Articles of Incorporation such that Article I be revised to state, "The name of the Corporation is Near East Area Renewal, Inc."; and

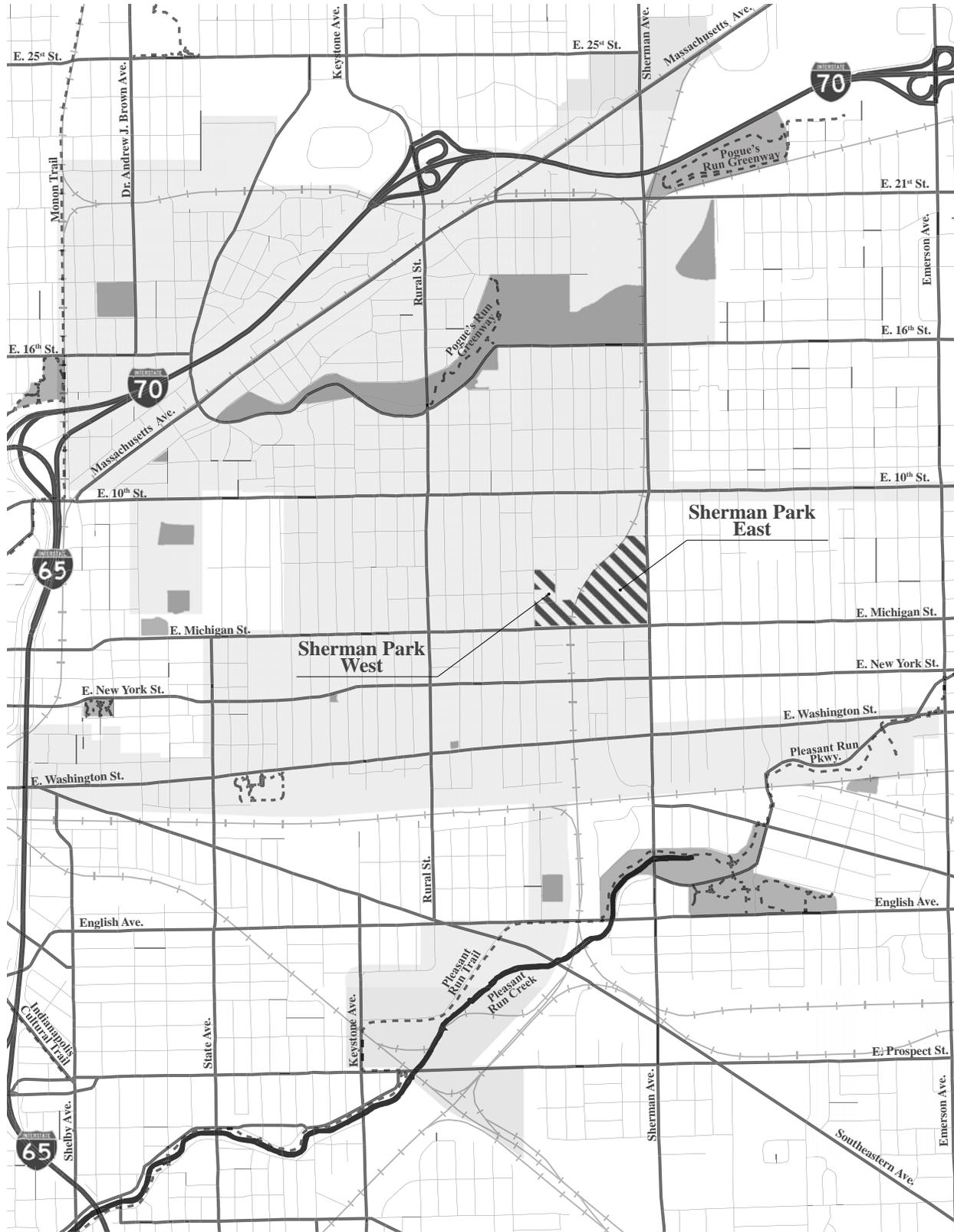
RESOLVED, that the Corporation shall hereby authorize John Franklin Hay, as Executive Director of the Corporation, to cause Articles of Amendment to be filed with the Office of the Indiana Secretary of State to reflect such amendment, effective as of the date of May 21, 2014.

II. Assumed Business Name

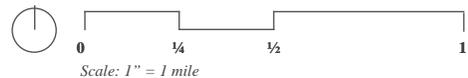
RESOLVED, that, following the above amendment of the Articles of Incorporation, the Corporation desires to do business under the name of "Near East Area Renewal"; and

RESOLVED, that the Corporation shall hereby authorize John Franklin Hay, as executive director of the Corporation, to cause a Certificate of Assumed Business Name to be filed with the Office of the Indiana Secretary of State to reflect such assumed business name.


Russell M. Webb III, Vice-Chair



Sherman Park & Indy East Promise Zone



August 4, 2016

Mr. John Franklin Hay
Executive Director
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201



Re: Letter of Commitment Regarding Federal Grant Opportunity: EPA-OLEM-OBLR-16-05
FY2017 Brownfields Area-Wide Planning Grant - Indy East Promise Zone

Dear Mr. Hay:

The City of Indianapolis, Department of Metropolitan Development is pleased to support Near East Area Renewal's (NEAR) request to the U.S. Environmental Protection Agency for a Brownfields Area-Wide Planning Grant. We share NEAR's commitment to neighborhood revitalization and are especially excited that the target of this grant is the Indy East Promise Zone (IEPZ), a troubled urban district with significant redevelopment potential.

The City's Department of Metropolitan Development and Department of Real Estate and Economic Development are committed to the holistic improvement of the IEPZ. The City's Department of Metropolitan Development has already leveraged \$800,000 from EPA Assessment Grants aimed at assessing brownfield sites. Should NEAR be awarded the Brownfields Area-Wide Planning Grant, we will provide resources to allow the City to acquire catalyst site parcels and procure building demolition services for the Sherman Park West's "Parcel B" to support this IEPZ area-wide planning process. We have already funded the Phase I Environmental Site Assessments of Sherman Park East and West and an asbestos and lead based paint survey of the structure located on Sherman Park West's "Parcel B". The City's Department of Metropolitan Development has been a lead applicant for many federal and state resources made available to IEPZ, including the recent Promise Zone designation named in 2015. This office continues to act as liaison between the City and IEPZ in coordination other local community planning efforts as well as regional planning initiatives (including HUD Regional Planning Grants). The partnership ensures plan advancement and support by local and regional governing bodies.

Neighborhood redevelopment and reinvestment in our city is crucial, and collaboration between community stakeholders is essential to revitalize our neighborhoods. We realize that without this grant, the NEAR will not have the resources necessary to address the brownfields in the IEPZ, restricting redevelopment and contributing to the blight of this district and surrounding neighborhoods. We are confident that funding provided by EPA to NEAR will be used appropriately to plan and develop implementation strategies for reuse of IEPZ brownfield properties and promote area-wide revitalization within the IEPZ.



Department of Metropolitan Development
Division of Community & Economic Development, Suite 2042
200 E. Washington Street
Indianapolis, IN 46204

If NEAR is awarded this grant, this office is committed to partnering with NEAR throughout grant implementation. We fully endorse NEAR's Brownfields Area-Wide Planning Grant application as an essential part of revitalizing the near eastside.

Sincerely,

A handwritten signature in dark ink, appearing to read "Brent M. Pierce". The signature is fluid and cursive, with a large initial "B" and a long, sweeping underline.

Brent M. Pierce
Administrator,
Real Estate & Economic Development
(317)327-3701
Brent.Pierce@Indy.Gov

cc: Lauren Riga, Assistant Administrator, Brownfield Redevelopment Program

ATTACHMENT C

Additional Letters of Commitment:

(City of Indianapolis' letter provided in Attachment B - Threshold Criteria)

John Boner Community Centers (JBCC)

Englewood Community Development Corporation (ECDC)

Local Initiatives Support Corporation (LISC)

Indy Chamber

Riley Area Development Corporation

Near East Side Community Organization (NESCO)

Indianapolis Metropolitan Police Department (IMPD)



JOHN BONER NEIGHBORHOOD CENTERS

JBNCENTERS.ORG • PH: 317.633.8210
2236 EAST 10TH STREET • INDIANAPOLIS, IN 46201

August 1, 2016

Mr. John Hay, Executive Director
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201

Re: Letter of Commitment Regarding Federal Grant Opportunity: EPA-OLEM-OBLR-16-05
FY2017 Brownfields Area-Wide Planning Grant - Indy East Promise Zone

Dear Mr. Hay:

The John Boner Neighborhood Centers (JBNC) is pleased to support Near East Area Renewal's (NEAR) request to the U.S. Environmental Protection Agency for a Brownfields Area-Wide Planning Grant. We share NEAR's commitment to neighborhood revitalization and are especially excited that the target of this grant is a portion of the Indy East Promise Zone, an urban district with significant redevelopment potential.

JBNC has a deep and extensive history of partnering with NEAR in order to achieve neighborhood defined outcomes. When NEAR began as an organization in 2003, JBNC provided critical oversight in raising funds to provide for staffing and in providing administrative support in payroll, accounting, and grant compliance functions until NEAR built capacity to take over these functions. JBNC and NEAR partnered on the successful delivery of \$5 million dollars in Neighborhood Stabilization Funds (NSP) funds from the City of Indianapolis and \$1 million dollars in NSP funds from the State of Indiana. NEAR oversaw and performed all construction activities and prepared all claims and reports. JBNC provided administrative oversight by reviewing all claims and reports to ensure they were in compliance prior to submittal to the City and State. If NEAR is awarded this grant, JBNC is committed to partnering with NEAR throughout grant implementation. JBNC will support the Brownfields Area-Wide Planning Program by devoting staff for programmatic, reporting and administration needs, meeting space, and data to the effort as well as by providing direct outreach to the community and engaging with its partners for additional resources to create and implement an area-wide plan for IEPZ. As this will be NEAR's first federal grant, JBNC is committed to providing the oversight and resources that will prove helpful in ensuring compliance and success in fulfilling all grant requirements and building the capacity of NEAR to administer federal grants in the future.



JOHN BONER NEIGHBORHOOD CENTERS

JBNCENTERS.ORG • PH: 317.633.8210
2236 EAST 10TH STREET • INDIANAPOLIS, IN 46201

As the lead agency for Promise Zone implementation, we know that neighborhood redevelopment and reinvestment in our city is crucial, and collaboration between community stakeholders is essential to revitalize our neighborhoods. We realize that without this grant, NEAR will not have the resources necessary to address the brownfields in the IEPZ, restricting redevelopment and contributing to the blight of this district and surrounding neighborhoods. We are confident that funding provided by EPA to NEAR will be used appropriately to plan and develop implementation strategies for reuse of IEPZ brownfield properties and promote area-wide revitalization within the IEPZ. We fully endorse Near East Area Renewal's Area-Wide Planning Grant application as an essential part of revitalizing the near eastside.

Sincerely,



James Taylor
Chief Executive Officer



August 1, 2016

Mr. John Franklin Hay, Executive Director
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201

Re: Letter of Commitment Regarding Federal Grant Opportunity: EPA-OLEM-OBLR-16-05
FY2017 Brownfields Area-Wide Planning Grant - Indy East Promise Zone

Dear Mr. Hay:

Englewood Community Development Corporation (ECDC) is dedicated to fostering sustainable economic development, improving residents' quality of life and providing a range of affordable housing options in the Englewood neighborhood, which is located within the Indy East Promise Zone (IEPZ). The mission and structure of the ECDC reflects its participation and responsibilities relative to four other community plans, in whose development and ongoing implementation it has had a leading role. Therefore, ECDC is honored to support Near East Area Renewal's (NEAR) request to the U.S. Environmental Protection Agency for a Brownfields Area-Wide Planning Grant. We are pleased with NEAR's continued commitment to neighborhood revitalization and are especially excited that the target of this grant is the IEPZ, a troubled urban district with considerable redevelopment potential.

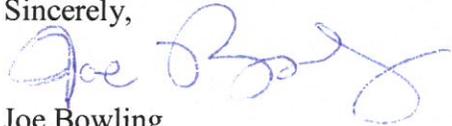
ECDC continues to be engaged with NEAR and other community partners in revitalizing the near east side. Our involvement has included a Community Development Block Grant from the Indianapolis Department of Metropolitan Development to promote economic growth at Tinker Flats and PR Mallory, which are anchor locations in a comprehensive redevelopment strategy designed to re-establish historically robust employment centers within former industrial properties. No stranger to cooperative neighborhood redevelopment, ECDC has also partnered with four other community development organizations to implement a joint grant from the Community Economic Development Program and Office of Community Services for the purpose of creating jobs and reusing industrial sites on the near eastside. We realize that without this grant NEAR will not have the resources to address the brownfields in the IEPZ, which currently act as barriers to development.

Though the IEPZ strategic planning process, ECDC has committed to further area redevelopment effort by: convening businesses and neighborhood groups to ensure infrastructure and transit improvements are consistent with IEPZ job creation/Transit Oriented Development goals and the

Near Eastside Quality of Life Plan; serving as the lead organization for East Washington Street corridor projects; and by acting as developer and general partner, it will develop mixed-income and mixed-use affordable and senior housing in the southern corridor of the Promise Zone, and serve as the lead on the Washington Street revitalization to attract other multi-family residential investment.

As a founding member of IEPZ Partnership, ECDC is committed to providing ongoing service on IEPZ Executive Advisory Board; co-chairing the IEPZ Work committee; and remains responsible for coordinating the activities at industrial sites such as Sherman Park in the IEPZ. We know collaboration between community stakeholders is an indispensable part of revitalizing our neighborhoods and promoting the long-term health of our city. Should this grant be awarded, ECDC is committed to partnering with NEAR throughout the implementation of the grant. ECDC will support NEAR by devoting staff, meeting space and data to the effort as well as by providing direct outreach to the community and engaging with its partners for additional resources.

Sincerely,



Joe Bowling
Director - East Washington Street Partnership
Englewood CDC
joe.englewood@gmail.com
(317) 496-2662



August 1, 2016

Mr. John Franklin Hay
Executive Director
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201

Re: Letter of Commitment Regarding Federal Grant Opportunity: EPA-OLEM-OBLR-16-05
FY2017 Brownfields Area-Wide Planning Grant - Indy East Promise Zone

Dear Mr. Hay:

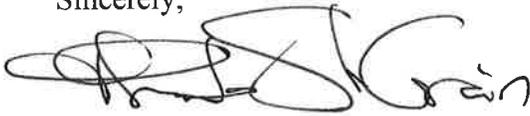
Local Initiatives Support Corporation (LISC) Indianapolis is the local office of a national organization that helps resident-led, community-based development organizations transform distressed communities and neighborhoods into healthy ones – good places to live, do business, work, and raise families. By providing capital, technical expertise, training, and information, LISC supports the development of local leadership and the creation of affordable housing; commercial, industrial, and community facilities; businesses; and jobs. In short, we help build communities.

LISC is pleased to support Near East Area Renewal’s (NEAR) request to the U.S. Environmental Protection Agency for a Brownfields Area-Wide Planning Grant. We are pleased with the NEAR’s continued emphasis on neighborhood revitalization and are especially excited that the target of this grant is the economically challenged Indy East Promise Zone (IEPZ). We are confident that funding provided by EPA to NEAR will be used appropriately to plan and develop implementation strategies for reuse of IEPZ brownfield properties and promote area-wide revitalization within the IEPZ.

LISC has a history of involvement in the IEPZ not only as a founding member, but as a present member of the Executive Advisory Board and co-chair of two subcommittees that directly support IEPZ economic development goals. We are currently contributing \$317,300 to a coalition of community development partners on the near east side of Indianapolis to redevelop two key industrial districts. IEPZ groups such as Near Eastside Renewal, Riley Area Development Corporation, and Englewood Community Development Corporation have committed to supply the program with neighborhood based district staffing, corridor planning, market study, technical assistance, early action grants, neighborhood engagement and quality of life planning assistance. In addition, LISC commissioned and funded a recently completed cluster study entitled, “Linking Regional Economic Clusters with Targeted Urban Places.” Results of the \$80,000 study will be implemented by the end of 2016.

If NEAR is awarded this grant, LISC will assist NEAR by providing meeting space, supporting other funding applications, offering direct outreach, and engaging the greater Indianapolis community for additional resources. We are pleased to endorse the Near East Area Renewal's application for assets provided by the Brownfields Area-Wide Planning Grant as an essential step in revitalizing the near eastside.

Sincerely,

A handwritten signature in black ink, appearing to read "Tedd Grain". The signature is stylized and somewhat cursive, with the first name "Tedd" being more prominent and the last name "Grain" following in a similar style.

Tedd Grain
Deputy Director
Local Initiatives Support Corporation
tgrain@lisc.org
(317)454.8492
(317)652.0055



August 9, 2016

Mr. John Hay, Executive Director
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201

Re: Letter of Commitment Regarding Federal Grant Opportunity: EPA-OLEM-OBLR-16-05
FY2017 Brownfields Area-Wide Planning Grant - Indy East Promise Zone

Dear Mr. Hay:

Indy Chamber is focused on creating an environment conducive for growth, investment and the enhancement of residents' quality of life. We know neighborhood redevelopment and reinvestment in our city is crucial, and continued collaboration is essential to revitalize our neighborhoods and attract businesses and residents to the near downtown area. It is with pleasure, then, that Indy Chamber offers its endorsement of Near East Area Renewal's (NEAR) request for a Brownfields Area-Wide Planning Grant, which will support redevelopment planning of Brownfields in the Indy East Promise Zone (IEPZ).

As an IEPZ Implementation Partner, Indy Chamber has already pledged to match job training incentive packages to employers who are locating in or expanding within the IEPZ; convene assessment of technology/industrial infrastructure, TIF district financing feasibility and TOD maximization; and connect businesses to IEPZ developments. If NEAR is awarded a Brownfields Area-Wide Planning Grant, Indy Chamber is further committed to partnering with NEAR throughout grant implementation. Indy Chamber has resources to provide monetary support, assist with other funding applications, participate in community outreach, and engage the greater Indianapolis community for additional resources to support this area.

If you have any questions or concerns about our letter, feel free to give me a call at 317-464-2276 or email me at tcook@indychamber.com.

Sincerely,

A handwritten signature in black ink that reads "Todd M. Cook". The signature is written in a cursive, flowing style.

Todd M. Cook
Senior Project Director



875 MASSACHUSETTS AVE, SUITE 101
INDIANAPOLIS, IN 46204
(317) 637-8996 • FAX: (317) 637-9235
WWW.RILEYAREA.ORG

August 1, 2016

Mr. John Franklin Hay, Executive Director
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201

Re: Letter of Commitment Regarding Federal Grant Opportunity: EPA-OLEM-OBLR-16-05
FY2017 Brownfields Area-Wide Planning Grant - Indy East Promise Zone

Dear Mr. Hay:

It is with pleasure that Riley Area Development Corporation (RADC) offers its endorsement of Near East Area Renewal's (NEAR) request for a Brownfields Area-Wide Planning Grant. As an Implementation Partner for the Indy East Promise Zone (IEPZ), we realize that without this grant, NEAR will not have the resources necessary to address brownfields restricting redevelopment and contributing to area blight at Sherman Park.

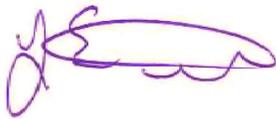
RADC is committed to helping neighborhoods direct and manage their own economic destiny. Our mission is to provide neighborhoods the support they need in four key strategic areas, in order to achieve maximum economic impact: Business Development, Community Development, Commercial Real Estate, and Residential Development. We believe that the formula for community success lies in strategic project planning that involves collaboration with experts, city planners, and the community at-large; project execution, which includes partnerships with local governments and organization to fund and execute projects and maximize effectiveness; and project nurturing to ensure the long-term health of successful projects.

RADC has been awarded \$1,500,000 in Community Development Block Grant Funds to assist with major redevelopment of the Circle City Industrial Complex, a 529,000 sf former auto manufacturing facility. The planned demolition and redevelopment activities at this prominent brownfield site in the IEPZ would transform 120,000 sf of currently vacant space into a small manufacturing incubator facility, retail center, and restaurants. RADC has helped leverage over \$1.6M in federal, municipal and private funds since 2014 to support a range of community members from homeowners to entrepreneurs.

We understand NEAR is requesting no particular commitment from RADC, other than a readiness to announce NEAR's public meetings and consider discussing with NEAR any applicable findings as related to the brownfields work RADC is doing in the adjacent Mass Ave/Brookside corridor. RADC is working on much smaller sites in the Mass Ave/Brookside corridor and smaller uses than large Sherman Park site. Where findings and opportunities for funding for Sherman Park remediation and tenants recruitment connect with RADC's work, RADC pledges to connect NEAR with those potential tenants.

Again, please consider this a full endorsement of Near East Area Renewal's Brownfields Area-Wide Planning Grant Application.

Sincerely,

A handwritten signature in purple ink, appearing to read "Eric Strickland". The signature is fluid and cursive, with a large initial "E" and "S".

Eric Strickland,
Executive Director
Strickland@rileyarea.org
(317) 809-6960

August 4, 2016

Mr. John Franklin Hay
Executive Director
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201



Re: Letter of Commitment Regarding Federal Grant Opportunity: EPA-OLEM-OBLR-16-05
FY2017 Brownfields Area-Wide Planning Grant - Indy East Promise Zone

Dear Mr. Hay:

Near East Side Community Organization (NESCO), an umbrella organization of 22 different east side neighborhood organizations, is focused on creating an environment conducive for growth, investment and the enhancement of residents' quality of life. Since 1971 NESCO's mission is to unite Near Eastside neighborhood associations, residents, businesses, and other non-profit organizations to build a safer, cleaner, healthier and more prosperous, community. We know neighborhood redevelopment and reinvestment in our city is crucial, and that continued collaboration is essential to revitalize our neighborhoods and attract businesses and residents to the near downtown area.

Beginning in May 2015, Great Indy Cleanup worked with volunteers from adjacent NESCO neighborhoods, East 10th Street Civic Association, Englewood Community Development Corporation, Near East Area Renewal (NEAR), and the John H. Boner Community Center to provide in-kind services to the IEPZ for maintenance of public greenspace and infrastructure. Volunteers perform a variety of duties twice yearly as part of the ongoing City of Indianapolis' Great Indy Cleanup initiative. NEAR can count on NESCO to assist with bringing neighbors together for community input on this important and transformational project. Chris Staab, a NESCO representative, will continue to serve on the Near Eastside Industrial Reuse Committee that NEAR facilitates.

It is with pleasure that NESCO offers its endorsement of Near East Area Renewal's (NEAR) request for a Brownfields Area-Wide Planning Grant. We realize that without this grant, NEAR will not have the resources necessary to address the brownfields restricting redevelopment and contributing to the blight of the Indy East Promise Zone (IEPZ) and surrounding neighborhoods.

Sincerely,

A handwritten signature in blue ink, reading "Ashlie Keaton", with a long horizontal flourish extending to the right.

Ashlie Keaton
Acting President of the NESCO Interim Board
ashlie.keaton@gmail.com
317.296.5444

Troy Riggs, Chief of Police
50 North Alabama Street
Indianapolis, IN 46204



Indianapolis Metropolitan
Police Department
City of Indianapolis

August 1, 2016

Mr. John Hay, Executive Director
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201

Re: Letter of Commitment Regarding Federal Grant Opportunity: EPA-OLEM-OBLR-16-05
FY2017 Brownfields Area-Wide Planning Grant - Indy East Promise Zone

Dear Mr. Hay:

Indianapolis Metropolitan Police Department (IMPD) is focused on *creating and maintaining active police/community partnerships and assisting citizens in identifying and solving problems to improve the quality of life in their neighborhoods*. We know neighborhood redevelopment and reinvestment in our city is crucial, and that continued collaboration is essential to revitalize our neighborhoods and create a welcoming environment in which all families and visitors may feel safe and secure.

IMPD East District, the Indianapolis Department of Public Safety, and Indy East Promise Zone (IEPZ) residents have been working cooperatively to develop initiatives that aim to prevent serious and violent crime through community policing and focused activities to address mental health and repeat offenders. IMPD is also engaged in ongoing programs that foster understanding and education between law enforcement and civilian communities in IEPZ such as the Latino Outreach Initiative, which appoints bilingual officers to bridge the communication gap between Hispanic families and police officers; and the IMPD East District Chess Club, which engages at-risk kids by teaching participants the game of chess and how it mirrors life, with special emphasis on decision making.

It is with pleasure, then, that IMPD offers its endorsement of Near East Area Renewal's (NEAR) request for a Brownfields Area-Wide Planning Grant. We are confident that funding provided by EPA to NEAR will be used responsibly and effectively to assess how to train officers, city planners, and developers working on IEPZ projects on environmental design-oriented best practices to prevent crime, known as Crime Prevention Through Environmental Design (CPTED) practices. Again, please consider this a full endorsement of Near East Area Renewal's Brownfields Area-Wide Planning Grant Application.

Sincerely,

A handwritten signature in cursive script, appearing to read "R. Spurgeon".

Roger Spurgeon
East District Commander
Indianapolis Metropolitan Police Department
Roger.Spurgeon@indy.gov
317-327-6200

ATTACHMENT D

Leveraged Funds Documentation



Real Estate
Redevelopment Division
RCA/Sherman Park
Real Property Acquisition

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2015-R-064**

WHEREAS, the Department of Metropolitan Development, (hereinafter "DMD"), by authority of and pursuant to I.C. 36-7-15.1, is engaging in redevelopment activities in the Marion County Redevelopment District ("Project Area"); and

WHEREAS, pursuant to IC 36-7-15.1-6, the Metropolitan Development Commission ("Commission") is charged with the responsibility of promoting the use of land in the manner that best serves the interest of the City of Indianapolis ("City") and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, the Marion County Board of Commissioners ("Board") has control of twelve parcels of surplus property located in the Project Area, which property is commonly known as Sherman Park or the RCA property, and which parcels are described in more detail of the attached Exhibit A (hereinafter "Subject Real Property"), and

WHEREAS, DMD has now determined that its acquisition of the Subject Real Property would further redevelopment in the Project Area; and

WHEREAS, in accordance with IC 36-7-15.1-7 and 12 and the Revised Code of the Consolidated City and County, Art II Div I Sec. 231-221 (b) (3), the Commission has authority to approve acquisitions of interest in real estate needed for redevelopment within the redevelopment district on any terms that may be agreed upon; and

WHEREAS, the Board wishes to transfer title to the Subject Real Property to the DMD for the sum of \$500 per parcel in exchange for an agreement with the Marion County Treasurer regarding allocation of proceeds upon sale of the Subject Real Property, which would first reimburse DMD for its holding costs and then provide the Treasurer with the lesser of one-half the remaining proceeds or the Treasurer's unreimbursed tax delinquency for affected property; and

WHEREAS, the DMD's desires to enter in to such an agreement, on behalf of the Commission.

NOW, THEREFORE, BE IT RESOLVED:

1. That the DMD is hereby authorized to acquire the Subject Real Property from the Marion County Board of Commissioners for the sum of Six-Thousand Dollars.
2. That the Director of the DMD is hereby authorized to execute any and all documents necessary to effect the conveyance of the Subject Real Property in accordance with this Resolution.

Approved as to Adequacy of Legal Form:

Metropolitan Development Commission:

By:


Sheila Kinney

Asst. Corporation Counsel


President

Dated:

12/19/15

Dated:

12/16/15

EXHIBIT

A

RCA / Thompson Electronics

Dept. of Metropolitan Development
Indianapolis
 Mayor Gregory A. Ballard



Former RCA / Thompson Electronics Site
 602 N. Sherman Dr.



Legend

- Renew Indianapolis Inventory 20140122
- Surplus-List
- C-List Properties
- LandBank



Parcel ID	Address	Label	Listing	Area [~sf]	11-14-2014 ~\$ Due
1089356	600 N. Sherman Dr.	9	Surplus	967,424	371,166
1081431	3324 E. Michigan St.	3	Surplus	253,103	215,322
1019386	628 N. Tuxedo St.	2	Surplus	82,384	56,913
1012559	3600 E. Michigan St.	6	Surplus	80,790	76,513
1067883	3309 E. Saint Clair St.	1	Surplus	63,933	46,036
1105033	600 N. Sherman Dr.	5	Surplus	45,041	78,144
1041153	3518 E. Michigan St.	4	Surplus	33,999	134,164
1080025	3706 E. Michigan St.	7	Surplus	22,050	15,353
1022505	3726 E. Michigan St.	8	Surplus	7,043	5,713
1105034	604 N. Sherman Dr.	10	Surplus	256,002	1,781,874
1020636	3724 E. 9th St.	12	Surplus	54,418	190,319
1060557	800 N. Sherman Dr.	11		82,067	25,637
TOTAL				1,948,254	2,997,154
				44-726 ac	



August 10, 2016

Mr. John Franklin Hay
Executive Director
Near East Area Renewal
2236 East 10th Street
Indianapolis, IN 46201

RE: Leveraged Funds resulting from Federal Grant Opportunity EPA-OLEM-OBLR-16-05
FY2017 Brownfields Area-Wide Planning Grant - Indy East Promise Zone, Sherman Park

Dear Mr. Hay:

I am writing to detail a leveraging opportunity that the approval of a Brownfields Area Wide Planning grant from the United States Environmental Protection Agency (EPA) to Near East Area Renewal will create. A Brownfield Area Wide Planning Grant will assist NEAR identify local priorities for the short-term and long-term reuse of Sherman Park, creating economic opportunities at the site and facilitating the revitalization of the surrounding neighborhoods.

The King Park Development Corporation (King Park), through the Build Fund, provides strategic investment into economic development projects within the City of Indianapolis. The Build Fund provides flexible, affordable, and responsible access to capital new, expanding, and relocating businesses in low-income areas. Borrowers must commit to create employment opportunities, principally for the benefit of low- and moderate- income persons.

The Build Fund anticipates lending about \$2 million in 2017, much of it designated to benefit our target areas, such as the Indy East Promise Zone. Loans are available to eligible applicants for acquisition of land, buildings, and equipment as well as certain pre-development activities, such as environmental remediation. The Build Fund can provide a significant source of funding to help bridge the gap between brownfield reuse planning under the EPA Brownfield Area-Wide Planning Grant and the eventual end use.

King Park is pleased to support the Brownfields Area-Wide Grant Application submitting by NEAR and look forward to partnering to redevelop this long vacant property. If you have any questions, or need additional information regarding funding that will be successfully leveraged from the EPA Brownfields Area Wide Planning grant, please contact me at smeyer@kingpark.org or (317) 924-8116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven Meyer", with a long horizontal flourish extending to the right.

Steven Meyer
Executive Director
King Park Development Corporation

ATTACHMENT E

Other Factors

Attachment E - Appendix 2: Other Factors Checklist

Name of Applicant: Near East Area Renewal (NEAR)

X	Other Factor	Page
	<i>None of the Other Factors are applicable.</i>	
X	BF AWP project is in an urban area (city population is 100,000 or more).	1
	BF AWP project is in a rural area (city/town/village/unincorporated area/etc. population is 20,000 or less and is not located in a Metropolitan Statistical Area).	
	BF AWP project is in a micro community (city/town/village/unincorporated area/etc. population of 10,000 or less).	
	Applicant is or is applying on behalf of a federally recognized Indian Tribe or an entity from a United States Territory.	
	Applicant is a POWER+ community who is proposing a BF AWP project area with one or more eligible catalyst, high priority brownfield site(s) and a recently closed (2008 or later) or closing power plant.	
X	Applicant's catalyst, high priority brownfield site(s) is (are) tied to recent (2008 or later) natural disaster(s) within the BF AWP project area. <i>Provided in Table 2.</i>	1-2
X	Applicant's catalyst, high priority brownfield site(s) is (are) tied to a recent (2008 or later) manufacturing industry plant closure within the BF AWP project area. <i>Provided in Table 3.</i>	1-2
X	Applicant's catalyst, high priority brownfield site(s) are tied to a recent (2008 or later) significant economic disruption, unrelated to a natural disaster, manufacturing industry plant closure or closing/closed power plant, within the BF AWP project area, resulting in a significant percentage loss of community jobs and tax base.	1- 2
X	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the BF AWP project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. <i>PSC Documentation is Provided in Attachment E.</i>	10
	Applicant's BF AWP project area is directly tied to EPA's Making a Visible Difference (MVD) initiative, and the applicant can demonstrate that funding / technical assistance/other resources from the MVD initiative has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their MVD status and the proposed brownfields activities.	
	Applicant is a recipient of an EPA Urban Water grant and can demonstrate that that funding/technical assistance/other resources from the Urban Waters grant has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their Urban Waters efforts and the proposed brownfields activities.	
X	Applicant is designated as a HUD Promise Zones community , and can demonstrate that funding/technical assistance/other resources from the Promise Zones designation has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their Promise Zones designation and the proposed brownfields activities. <i>HUD Promise Zone Documentation is Provided in Attachment E.</i>	4
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP).	

U.S. Department of Housing
and Urban Development

Certification of Consistency with Sustainable Communities Planning and Implementation

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 or FY2011 Sustainable Communities Regional Planning Grant and Community Challenge Planning Grant programs.

(Type or clearly print the following information)

Applicant Name: Near East Area Renewal (NEAR)

Name of the Federal Program to
which the applicant is applying: FY17 U.S. EPA Brownfields Area Wide Planning Grant

RFP No.: EPA-OLEM-OBLR-16-05 Catalog of Federal Domestic Assistance No. 66.814

Name of the Preferred
Sustainability Status Community: City of Indianapolis, Division of Planning

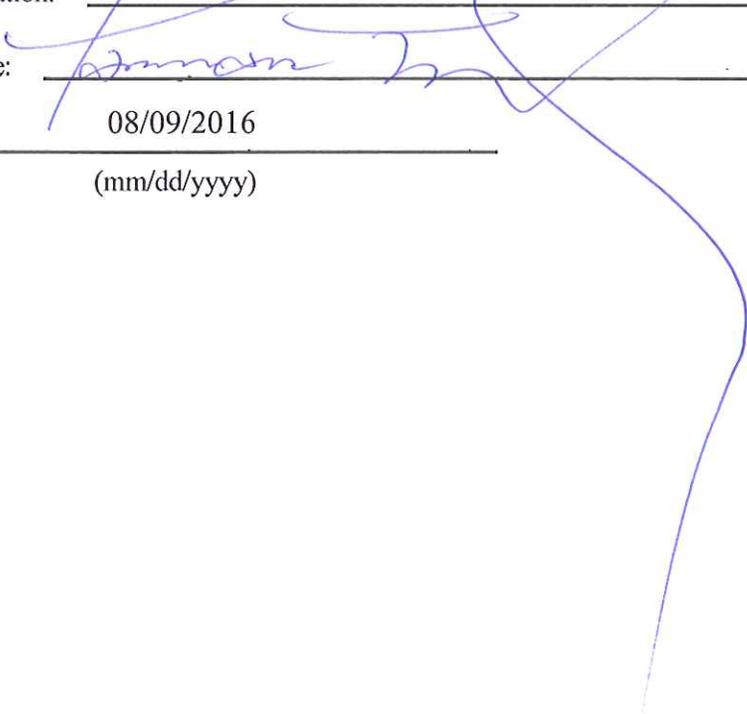
I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD-designated Preferred Sustainability Status Community, further the purposes of the Sustainable Communities Regional Planning Grant program or Community Challenge Planning Grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Community for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify Preferred Sustainability Status and that the applicant meets the above criteria to receive bonus points: Tammara Tracy

Title: Principal Planner

Organization: Division of Planning, City of Indianapolis

Signature: 

Date: 08/09/2016

(mm/dd/yyyy)

Certification of Consistency with Promise Zone Goals and Implementation

I certify that the proposed activities/projects in this application are consistent with the goals of the Promise Zones and the revitalization strategies detailed in my Promise Zone application.

(Type or clearly print the following information)

Applicant Name:

Name of the Federal Program to which the applicant is applying:

Name of the Promise Zone Designated Community

The proposed project meets the following geographic criteria (please select one):

- The proposed project is solely within Promise Zone boundaries
- The proposed project includes the entire Promise Zone boundary and other communities
- The proposed project includes a portion of the Promise Zone boundary
- The proposed project is outside of the Promise Zone boundaries, but specific and definable services or benefits will be delivered within the Promise Zone or to Promise Zone residents

Please note that projects which substantially and directly benefit Promise Zone residents but which are not within the boundaries of the Promise Zone may be considered. Agencies will make clear the acceptable definition of substantially and directly beneficial in the program’s award and funding announcement.

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the Promise Zone designee, further the purposes of the Promise Zones initiative; and
- (2) The applicant’s proposed activities either directly reflect the goals of the Promise Zone or will result in the delivery of services that are consistent with the goals of the Promise Zones initiative; and
- (3) The applicant has committed to maintain an on-going relationship with the Promise Zone designee for the purposes of being part of the implementation processes in the designated area.

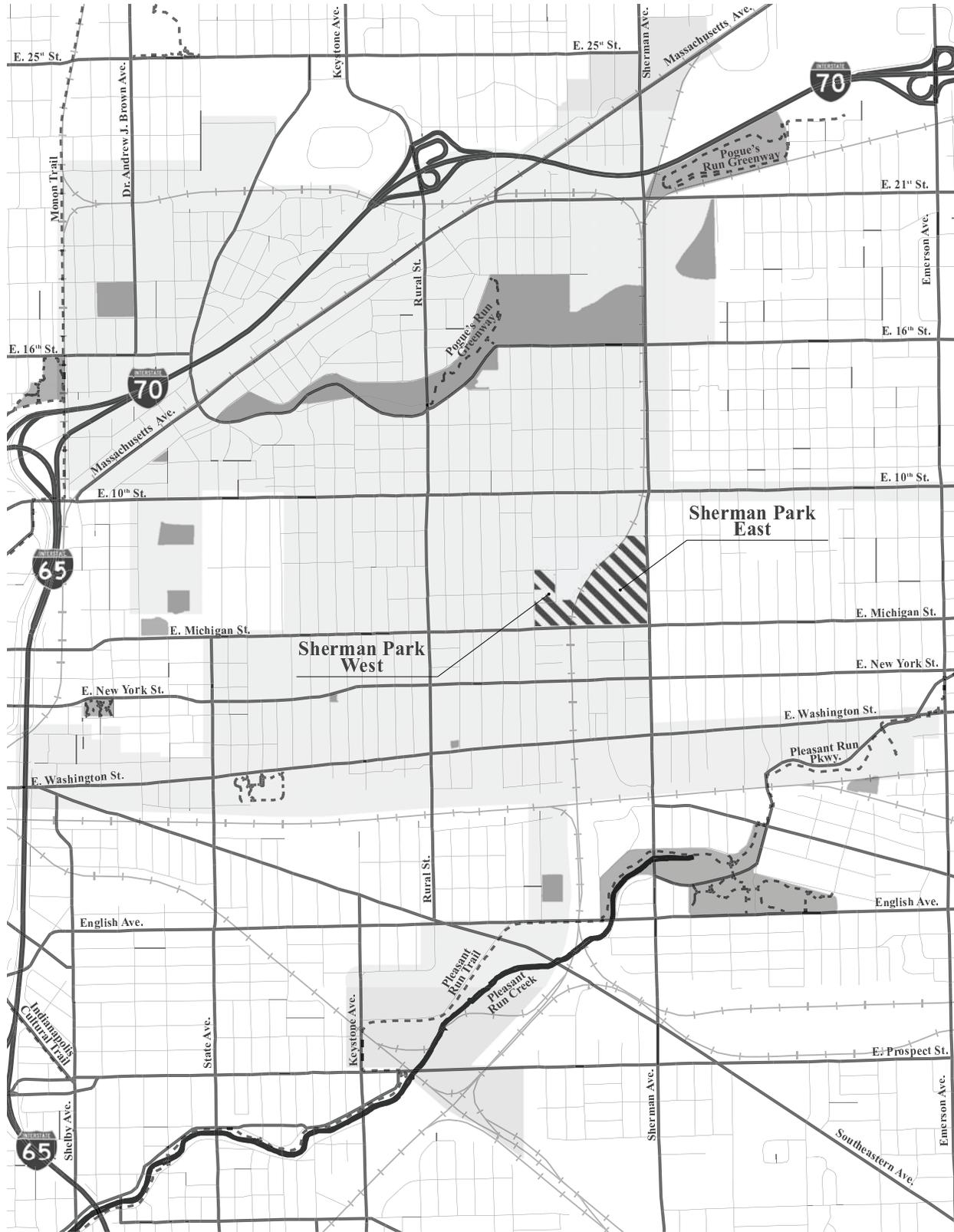
Name of the Promise Zone Official authorized to certify the project meets the above criteria to receive bonus points:

Title:

Organization:

Signature:

Date (mm/dd/yyyy)



Sherman Park & Indy East Promise Zone

