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**NARRATIVE INFORMATION SHEET
TOWN OF CLARKSVILLE
FY2021 U.S. EPA BROWNFIELDS HAZARDOUS SUBSTANCES
MULTIPURPOSE GRANT APPLICATION**

1. Applicant Identification:

Civil Town of Clarksville
2000 Broadway Street
Clarksville, IN 47129

2. Funding Requested:

- a) Multipurpose
- b) Federal Funds Requested: \$800,000

3. Location: Clarksville, Indiana

4. Property information for site specific proposal: NA

5. Contacts:

a) Project Director:

Mr. Nic Langford
Manager of Economic Development
Town of Clarksville
2000 Broadway, Clarksville, IN 47219
Phone: 812-283-1404
Email: nlangford@townofclarksville.com

b) Chief Executive:

Mr. Kevin Baity
Town Manager
Town of Clarksville
2000 Broadway, Clarksville, IN 47219
Phone: 812-288-7155
Email: kbait@townofclarksville.com

6. Population: 21,336

7. Other Factors Checklist:

Other Factors	Page #
Community Population is 10,000 or less	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Pages 1, 2, 3, 12
The priority site(s) is in a federally designated flood plain.	Page 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	Page 3 (help impact “urban heat island” effect)
At least 20% of the overall project budget will be spent on eligible site reuse or area-wide planning activities for priority brownfield site(s) within the target area.	N/A

8. Letter from State of Tribal Environmental Authority: Attached



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204
(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Eric J. Holcomb
Governor

Bruno L. Pigott
Commissioner

October 28, 2020

Nic Langford
Manager of Economic Development
Town of Clarksville
2000 Broadway Street
Clarksville, Indiana 47219

Re: IDEM Acknowledgement Letter
U.S. EPA Brownfields Grant Proposal
Multipurpose
Cab-X
385 Emery Crossing Road
Clarksville, Clark County, Indiana
Brownfield Site #4180809
Graveyard Automotive, Inc
1320 Emery Crossing Road
Clarksville, Clark County, Indiana
Brownfield Site #4201004

Dear Mr. Langford:

This letter is provided in support of the Town of Clarksville (Town)'s proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Multipurpose Grant funding for a target area consisting of the Cab-X and Graveyard Automotive, Inc (Graveyard Auto) sites (Sites) as referenced above. The Indiana Department of Environmental Management (IDEM) acknowledges that the Town is requesting \$800,000 primarily for hazardous substances assessment and cleanup of the Sites to be redeveloped by River Heritage Conservancy and the Town into a 600-acre park along the Ohio River named Origin Park. In addition to activities associated with these two Sites, funding will focus on community outreach, and cleanup planning.

It is IDEM's understanding that the Town has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered through the Indiana Brownfields Program. IDEM is aware of the Town's goals and believes that it has the capability to perform the proposed grant-funded activities based on the information provided, noting the following:

- The planned primary use of grant funds will be for assessment/remediation of the Cab-X and Graveyard Auto sites, along with possible assessment of other sites in the redevelopment footprint of Origin Park.

- The Cab-X Site was originally agricultural in the 1939-1960s and since that time has historically been used as an unregulated waste disposal area, commonly referred to as a landfill. This landfill has an inadequate cap, and the waste material was not sampled and analyzed as part of the site characterization. Groundwater analytical results indicated elevated levels are present exceeding the IDEM Remediation Closure Guide (RCG) screening levels for semi-volatile organic compounds (SVOCs) and metals.
- The Graveyard Auto Site appeared as undeveloped land with scattered wooded portions and a pond (1938-1946), developed with several buildings and a driveway (1949), a trailer park (1955-1978), and an auto junkyard (1983-2016). U.S. EPA in 2019 completed time-critical removal activities of 4,026.65 tons of metals-impacted soil, 5 drums of hazardous solid waste, 5 gallons of PCB waste, 30 pounds of fluorescent bulbs, 2.14 tons of empty RCRA drums, and 83.3 tons of construction debris completed at the Town's request. Soil and groundwater analytical results subsequent to the removal indicated elevated levels are present exceeding the IDEM RCG screening levels for SVOCs and metals.
- The Town is committed to working with the Indiana Brownfields Program or the IDEM Voluntary Remediation Program for any cleanup oversight. The Indiana Brownfields Program has worked with the Town and River Heritage Conservancy on several projects for this redevelopment and is familiar with these brownfield sites. The Town has identified work necessary to remove environmental barriers to the redevelopment of these brownfields, and IDEM staff are committed to supporting this project by providing technical assistance and coordination through the Indiana Brownfields Program.

Based on the information submitted, IDEM considers the Town of Clarksville an excellent candidate to receive U.S. EPA grant funding to continue its brownfields redevelopment endeavors, which align with Indiana's brownfields initiative. IDEM looks forward to continuing its partnership with the Town and supports its efforts. For further assistance, please contact Andrea Robertson Habeck of the Indiana Brownfields Program directly at (317) 234-0968 and at aroberts@ifa.in.gov .

Sincerely,



Bruce A. Oertel, Chief
Remediation Services Branch
Office of Land Quality

BAO/ARH/mmo

cc: (via electronic transmission)
Jason Cheney, CHMM, SME

IV.E.1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields: *1ai) Background and Description of Target Area:* The southern Indiana Town of Clarksville (pop. 21,336) is located on the north bank of the Ohio River, directly across from Louisville, Kentucky and is part of the Louisville, Kentucky Metropolitan area (pop. 1.3M). The unique ecological setting of the West Ohio Riverfront in Clarksville has shaped the environmental and cultural history of the region. From the 400 million-year-old Devonian Era fossil beds to the migratory route of the Buffalo, the diverse ecology attracted prehistoric tribes over 12,000 years ago. Fast-forwarding to the 1700s, the Town was the first American settlement in the Northwest Territory. The beautiful setting inspired George Rogers Clark to build a cabin on the elevated bluff the area in 1784. It is also the departure site where the Lewis and Clark Expedition began on their way to explore the Louisiana Purchase (1803). During the 19th century, the riverfront of Clarksville was heavily industrialized. Saw, flour, cement, and gristmills populated the riverfront. As this industry waned, significant industrial development continued along the river with prominent sites such as the Ohio Falls Car and Locomotive Company, the Colgate factory complex, large lumber mills, a network of railroads, and an oil refinery. The Colgate factory closed in 2007 and the oil refinery closed in 2011 resulting in a combined \$10.3 MM tax loss for both to date. The Targeted Area contains some of the most significant cultural, historical, environmental, and recreational resources found anywhere on the Ohio River. Preserving history and the ecology of the Targeted Area is a core culture of the Town's residents.

For this project, the Town's Targeted Area encompasses census tract 504.01 (a certified Opportunity Zone (OZ)). It is bound to the South by a 3-mile stretch of the Ohio River, Silver Creek to the west, east is Highway US 31/I-65 and north is SR 62. Targeted Area residents live in modest neighborhoods adjacent to 400 acres of brownfields consisting of junkyards, auto salvage, recycling, open dumps, and other industrial uses. Clark community and catholic schools are located just blocks away from the Targeted Area. Many of these brownfields are magnets for vandalism, crime, illicit drug use, and the homeless population, thus, since 2011, the Town has slowly acquired and rapidly assessed unsafe brownfields sites for the development of the iconic urban ORIGIN park on the Ohio River. The EPA Funding offered by this grant is critical for continued assessment and cleanup of these waterfront lands to deter resident exposure to contaminants and minimize contaminant releases to the Ohio River and to Silver Creek, and our diverse ecological habitats. Transformation of the area will reconnect the Town with its riverfront heritage as well as the significant cultural and civic assets for the region.

1.a.ii Description of the Priority Brownfields Sites: The Town has identified 30 potential brownfields (former manufacturing plants, salvage yards, open dumps) in the 400-acre Targeted Area. Previous assessments conducted across the Targeted Area have identified environmental contaminants that include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals including lead, arsenic, mercury, zinc and other pollutants in the soil, groundwater, and sediments. Many of these sites are located 2-3 blocks from neighborhoods and exposure can potentially affect the health and welfare of residents-particularly sensitive populations through direct contact, ingestion, and inhalation due to airborne particulates. **The riverfront transformation to the regional urban ORIGIN park is part of a long-term strategy being implemented for all priority sites described below.** All priority sites are either owned by the Town or will be owned by the Town or the River Heritage Conservancy by 2023.

Site 1- Graveyard Auto: The Town-owned 10.3-acre Graveyard Auto Site is located on the banks of Silver Creek (and a floodway), a ½ mile upgradient of the Ohio River. It is located 1/3 mile from residential neighborhoods and a catholic high school. The automobile salvage yard operated from 1983 to 2016. Building debris, numerous drums, and an aboveground storage tank were abandoned onsite. Junk cars, mobile homes, and piles of scrap metal remain located throughout the site. The Town requested and received the EPA (On Scene Coordinator)

assistance to remove 30 leaking/abandoned drums with oil. Contaminants of Concern (COCs) are RCRA metals including lead and arsenic in the soils. Naphthalene impacts in the groundwater was discovered; however, contaminant levels were below risk levels for the reuse scenario as a community park. Further soil/groundwater assessment conducted by the Town and based on the future use, determined the lead impacts in the soil and miscellaneous solid waste must be addressed. **Site 2- Cab-Ex:** Located on and in the floodplain of the Ohio River and just blocks from residences, the 21-acre unregulated waste disposal facility operated for 30 years since 1980. Various assessments identified arsenic in soils. The existing cap is compromised, and leachate seeps need to be prevented. Sediments on-site exceed freshwater sediment values for arsenic, barium, lead, manganese, nickel and zinc and will be remediated with this grant. Additional soil COCs are VOCs and methane. **Site 3- Recycling Transfer Station:** The site operates as a recycling facility for ferrous and non/ferrous metals and is within the 100-year floodplain. Located 2 blocks from residences, the 10.3-acre former landfill (1940-1975) also formerly operated as an asphalt plant (1980s/1990s), and reportedly contains one closed-in-place underground storage tank (UST). A Phase II (2011) prior to development as a Recycling Transfer Station reported soils and groundwater impacted with arsenic, lead, benzo(a)anthracene, benzo(b)fluoranthene, dibenz(a,h)anthracene. Antimony was also identified in the groundwater.

1.b. Revitalization of Target Area-1.b.i Overall plan for Revitalization- The 2011 Master Plan for the West Riverfront (located in the Targeted Area) led by the Clarksville Historic Preservation Commission began with a year-long planning process that included four public workshops. “*A reclaimed greenspace that fosters positive stewardship and rehabilitation of the land, reconnects the community with its riverfront heritage and dynamically engages its natural and cultural history*” was the vision statement developed through the process. The Plan was integrated into the 2015 Comprehensive Plan deeming reuse of the West Riverfront Area as a public park that emphasizes the historic and cultural assets of Clarksville.

Since 2015, the implementation of the West Riverfront Master Plan has had significant momentum and continues to be the community’s highest priority to reclaim the degraded acreage and preserve these lands to emphasize the historic and cultural assets of the Town. To bring the vision to fruition, the Town is working with River Heritage Conservancy (RHC). RHC, funded by the local philanthropic community, is a nonprofit dedicated to the creation, maintenance, and preservation of a parkscape along the Ohio River. The Town and RHC have been working in tandem to acquire brownfields sites and mitigate/remediate existing environmental contamination in the Targeted Area. To date, RHC has invested \$10 MM that includes \$4 MM in the acquisition of brownfields sites. The Town’s role has been to expend current EPA Brownfields Grant funds to provide due diligence and cleanup plans prior to RHC’s site acquisition and work closely with the Indiana Department of Environmental Management (IDEM) and the Indiana Brownfields Program (IBP) to ensure proper environmental closure of dumps, landfills, and brownfields. The Town continues to work with the Army Corps of Engineers (ACOE) on bank stabilization, bendway weirs and river dikes on the Ohio River.

RHC unveiled the “ORIGIN Park” Master Plan schematics and specifications in August 2020 on facebook which aligns with the Town’s vision for the West Riverfront. ORIGIN Park, designed by OLIN Studios, is the first park of its kind in the upper south and midwest in that it is intentionally an amphibious park, designed to accept floods. It heals a landscape and then allows it to function as a sponge by flexing with flood waters. Biological inventories of the park found over 180 species of birds, 20 species of mammals, and select wildlife and plants on the Threatened and Endangered Species List. The cost to build the park is estimated to be \$130 million to be accomplished through a blend of public and private dollars. Fundraising for ORIGIN park’s first elements will start in 2021 and \$10 MM has already been secured. The proposed landscape goal for the park is three-fold: the enhancement and protection of the existing natural, cultural assets; increased access to the River via vehicular, pedestrian and bicycle routes; and, the development of a variety of park recreational/historical programs. ORIGIN Park’s design is “flood resilient” and will allow people to experience the park even when the Ohio River periodically floods. It adds 22 miles of trails including

the Infinity Loop, a 2.8-mile elevated trail where bicyclists and walkers can wind through ORIGIN Park in all seasons. On a larger scale, the parkland includes 232 acres in adjacent Floyd County and will connect southern Indiana with the Louisville region’s vast park system. *The vision cannot be implemented until the damage left by landfills, dumps, junkyards, and illegal dumping are remediated so contaminants do not continue to spread out over the area, to the River, and creek each time the river floods.*

The current ORIGIN park design indicates that a portion of the Graveyard Auto site will be reused for public parking for the proposed White Water Center; Cab-Ex will be used as a paddling access point and picnic meadow; and, the Recycling Station will be part of the Industrial Meadow. Given, these are only 3 sites in the 400 acres, dozens more are in the pipeline. This EPA Multipurpose grant will provide gap funding needed to assess/remediate properties and accelerate implementation of ORIGIN Park.

1.b.ii. Outcomes and Benefits of Overall Plan for Revitalization: The Town’s overriding health and welfare concern for its community is the concentration of brownfield revitalization in the Targeted area. Remediating the brownfields will mitigate the impact these sites pose on the proximal sensitive populations, water and air quality, endangered species, and ecosystems. The cultural/heritage amenities reinforce the Town’s cultural identity, history, and heritage as well as promote health and wellness in the Targeted Area. The entire ORIGIN Park is a sustainable means to regenerate ecology along a 3 mile stretch of the Ohio River with 50 acres of new urban forest, 150 acres of new meadow and savanna, and 250 acres of enhanced and protected urban forest. The addition of 75,000 trees will help cool neighborhoods and reduce what’s called the “urban heat island effect,” the creation of “islands” of heat that result in a dangerous rise in temperature and disproportionately affect vulnerable populations, low-income communities and people of color. This project will create the largest new urban forest in the United States in the last fifty years – and do so in a region that has been identified as an urban center most negatively impacted by the urban heat island effect.

The Targeted Area is located in an OZ and future development of ORIGIN Park will capitalize on OZ opportunities particularly given the spectacular view of the Louisville skyline and riverfront transformation. The park will connect both sides of the Ohio River with potential to serve 1.2 million residents within a 30-mile radius with unique recreational opportunities, events, and beauty. Handicapped access, lighting and security surveillance will maintain safety particularly along greenways/elevated trails connecting Clarksville to Jeffersonville and New Albany and the Louisville park system and benefit the Targeted Area residents. Targeted Area residents will see an increase in property values. The University of Washington reports that residences next to a larger and longer “greenbelt” area saw a 32% increase in home value on average. Additional investment includes mixed-use development, medical offices, multi-tenant residential and a hotel/convention center. The ORIGIN Park will be the impetus for this additional investment which is anticipated at **\$210 million in private investment, the creation of 650 jobs and future tax revenue of \$46 million.** The EPA funds will continue to assist the Town with accelerated redevelopment of the park.

1.c. Strategy for Leveraging Resources-1.c.i. Resources Needed for Site Reuse: The Town has extensive expertise in leveraging and developing partnerships that bring resources to our projects. The Town has leveraged the \$2.37 MM 1.9-mile Discovery Trail utilizing the EPA grant and the Indiana Department of Resources (IDNR) \$840,000 Next Level Trails state grant. The EPA conducted a \$1.5 M time critical removal action at the Graveyard Auto (see 1.a.i), provided a Targeted Brownfield Assessment at 513 Emery Crossing Road in 2010 and awarded the Town’s Coalition the \$440,000 FY2018 EPA Assessment grant. EPA has been a significant partner for the Town in the Targeted Area and the Multipurpose grant will accelerate ORIGIN Park redevelopment along with leveraging additional resources the Town is eligible for listed below.

Leveraging Source	Purpose/Role	Amount (\$)	Status
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River Heritage Conservancy	Funding to acquire, remediate and redevelop brownfield sites as Parkland	\$ 5,000,000 \$130,000,000	Secured In process
Clarksville Redevelopment Commission	Installation of water, wastewater, and sewer infrastructure	\$ 5,000,000	Secured
Town of Clarksville	Municipal bonds for roadway improvements, public park expansion, property acquisition	\$ 86,000,000	Secured
Clarksville Historic Preservation Commission	Funding/technical assistance to ensure park projects are in congruence with the West Riverfront Historic Preservation District Guidelines	\$ 2,500	Secured
Fish and Wildlife-Lake/River Enhancement	Mitigation of Dam causing erosion damage	\$ 135,000	In process
ACOE	Shoreline stabilization for Redevelopment	TBD	In process
EPA On-Site Coordinator	Response Assistance for hazardous releases/spills		As Needed
IN Office of Community/Rural Affairs	Remediation, Demolition Activities	\$ 500,000	As Needed

1.c.ii Use of Existing Infrastructure- The Discovery Trail and associated infrastructure installed in the past 2 years will be preserved. However, given decades of recurrent flood events, all structures will be demolished with intact materials being recycled. The design specifications for the ORIGIN park also require the installation of water, sewer, and stormwater infrastructure which has never existed in the Targeted Area. The Clarksville Redevelopment Commission is funding these upgrades for the Park.

IV.E.2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. Community’s Need for Funding: The EPA Multipurpose Grant will provide assessment and cleanup funds not available to tackle the magnitude of sites in the Targeted Area (TA). Please reference Table 1.

	TA	Clarksville	Clark Co.	Indiana	US
Population 2018	2,705	21,336	115, 702	663, 7426	322,903,030
Percent Minority %	4.3%	12.9%	12.3%	16.4%	27.3%
Females of child-bearing age (15-54)	29.4%	27.9%	26.3%	25.8%	26.1%
All individuals –poverty %	10.8%	13.4%	10.0%	14.1%	14.1%
Female Householder with children <18	14.2%	7.0%	5.6%	7.0%	6.7%
%Disability age over 65	56.7%	46.6%	37.7%	36.5%	35.0%
Median Household Income (MHI)	\$43,914	\$42,744	\$54,240	\$54,325	\$60,293
No High School Diploma or equivalency > age 25	13.2%	13.9%	8.0%	7.7%	7.1%
Bachelor’s Degree	9.4%	12.3%	14.3%	16.5%	19.4%
Vacant Housing Units	22.8%	12.8%	11.7%	10.5%	12.3%
Median Home Value	\$89,300	\$114,000	\$137,800	\$147,300	\$229, 000

The Towns’ MHI is 20% less than our County. We are landlocked by adjacent communities. To grow our community and implement our iconic riverfront plans, the Town committed to a 5-year Capital Improvement Plan (2018-2023) at over \$86 MM. The plan includes roadway improvements, stormwater and wastewater upgrades, pedestrian and bike connectivity projects, public park expansion with lighting and security, and property acquisition. Municipal bonds will fund \$50 MM with the remaining \$36 MM to be absorbed by the Town budget. As a result, the Town’s budget has been reduced by 14% between 2016 and 2019 forcing all departments to seek gap funding to maintain services. The remaining limited resources must address public safety and aging infrastructure needs. Public safety is a priority due to the regional commercial presence. Neighborhood Scout (*online real estate source*) reports that 71 crimes occur per square mile in Clarksville as compared to the State at 27 crimes per square mile. Many of the crimes in Clarksville are linked to drug abuse.

2.a.ii (1) *Health or Welfare of Sensitive Populations (unless noted otherwise, please reference Table 1)* As referenced in Table 3, Clark County has one of the highest Infant Mortality Rates in Indiana (compared to state counties) at 8.5 as compared to the US rate of 5.8 (47% lower). Due to this dismal rating, females of child-bearing age (29% of Targeted Area residents) as well as their children are priority sensitive populations. Despite lower poverty rates in the Targeted Area, 14% of children in single-mother homes live in poverty (double the Town’s rate). Seniors with disabilities (56.7%, 55% higher than the State) are another sensitive population within the Targeted Area. MHI in our Targeted Area is 20% lower than the State. According to the State Department of Education, 57.6% of the children qualify for Free/Reduced Lunches at the George Rogers Clark elementary located just 1½ blocks outside the Targeted Area. 13% of the Targeted Area residents do not have a high school diplomas (42% higher than State) and only 9% have a bachelor’s degree (58% lower than State). Brownfields impact the Targeted Area neighborhoods with 22.8% of the housing vacant. Vacant and unsecured brownfields also attract more crime to the Targeted Area.

Living adjacent to 400 acres of uncontrolled brownfields sites could result in particulate inhalation, vapor intrusion, direct contact with contaminants such as VOCs, lead, mercury, and other metals, air-borne friable asbestos, and chlorinated solvents in soils, stormwater run-off, groundwater, and in Silver Creek and the Ohio River. Due to education levels, many may not be aware that exposures can cause birth defects, brain, and developmental delays to children as well as cancers/other diseases to at-risk disabled seniors and to the whole community. With the EPA grant funds, the Town will assess and mitigate exposure from brownfields in the Targeted Area.

2.a.ii. (2) *Greater Than Normal Incidence of Disease and Adverse Health Conditions⁴* -Clark County is ranked poorly at 80th of 92 Indiana counties for overall Health Outcomes (2020 County Health Rankings). Table 2 summarizes health data. Female incidence rate for Leukemia is 65% higher as well as female incidence of lung and bronchus cancer is 40% higher. Leukemia incidence and mortality rates are 28% and 33% higher, respectively. Kidney disease is 35% higher in the County. Mortality from cancers in the trachea, bronchus, and lungs are 37% higher.

Table 2: Mortality/Incidence Rates ¹	Clark	IN	US
Female, Leukemia, <i>Incidence</i>	17.3	10.5	11.1
Leukemia, <i>Mortality</i>	8.76	6.61	6.7
Leukemia, (incidence)	17.8	13.9	14.1
Female, Lung & Bronchus Cancer, <i>Incidence</i>	86.2	61.4	51.3
Malignant Neoplasms, trachea, bronchus <i>Mortality</i>	64.7	47.2	43.4
Kidney Disease ²	25.7	18.5	15.5
Infant Mortality (CDC, 2014-2017) per 1,000	8.5	7.3	5.8

¹Deaths per 100,000; CDC (2012-2016); ² IN Dept. Health

According to the CDC, benzene, pesticide exposures, and smoking have been linked to elevated risk for Leukemia and cancer.

According to the National Kidney foundation exposure to metals such as mercury, lead, and cadmium present high risks for Kidney disease. As described in Section 2.a.i, exposure to contaminants found at our brownfields sites can lead to cancer and other diseases.

Our Targeted Area is at a greater risk due to proximity to exposure from brownfields as described below. ⁴ *Narrative comparisons are to State rates*

2.a.ii (3) *Disproportionately Impacted Populations* According to the 2015 Indiana University Southeast Applied Research and Education report, heavy industry, multiple interstates, power generation, and the natural dynamics of the Ohio valley location converge to generate serious air quality concerns from SW Indiana to the Louisville Metro Area. The Targeted Area is located less than 4 miles downwind from one active powerplant on the Ohio River. The National Air Toxics Assessment (NATA) is a national assessment that estimates cancer and noncancer risks from breathing air toxics. The NATA Cancer risk (lifetime cancer risk from inhalation of air toxics) is at the **99 percentile for this census tract**, meaning only 1% of the State’s tracts has higher risks. Our tract also ranked at the 99 percentile for Ozone and Respiratory Hazard Index. Exposure to air pollution can have a severe impact on pregnant women, children, babies, at-risk populations, and the elderly (EPA).

Industry, power plants and dumping have left the Ohio River (TA south boundary) and Silver Creek (TA west boundary) polluted. Silver Creek is easily accessible to neighborhood children. According

to the IDEM Section 303(d) List of Impaired Waters, the creek is impaired with PCBs, E. coli, and impaired biotic communities. The Ohio River (easily accessible) is impacted with PCBs, E. coli, Dioxins, and Total Mercury. Another environmental threat to the Targeted Area is the continued spread of contaminants along the riverfront and waterways from frequent flooding, landfills, dumps, junkyards, and illegal dumping. The EPA Multipurpose Grant will facilitate assessment and cleanup in the Targeted Area and reduce risk impacts to the residents and environmental media.

2.b.i Project Involvement, 2.b.ii. Project Partners Roles

Project Partner Name	Point of Contact Information	Specific role in the project TA=Ta
River Heritage Conservancy: mission to create, maintain, and preserve an exceptional, world-class, linear parkscape stretching along the Ohio River	Scott Martin (812) 786-3420 smartin@riverheritageconservancy.org	Assist with community outreach, cleanup planning, cleanup and redevelop brownfields in the TA
Ohio Greenway Commission: promote collaboration between Clarksville, Jeffersonville, & New Albany trail	Ryan Ramsey (502) 338-3158 r Ramsey@townofclarksville.com	Assist with community awareness, outreach, and revitalization plans; assist Town/River Heritage Conservancy with future reuse plans
Friends of the Ohio River Greenway: Nonprofit group to engage public/private awareness of the Ohio River Greenway	Nick Creevy (502) 558-2098; friendsofgreenway@gmail.com	
One Southern Indiana Chamber: Establish connections between businesses to expand southern Indiana region	Wendy Dant Chesser, Executive Director; 812-945-0266; wendy@si.org	Market Park Redevelopment. Provide updates regarding park development progress to members in Louisville Metro Area
Clarksville Community School Corporation	Tina Bennett, Superintendent; 812-282-7753; t Bennett@clarksvilleschools.org	Distribute outreach/updates regarding progress to reach families, students, teachers
The Kiwanis International Club: business leaders committed to support disadvantaged youth programs	Dylan Fisher; 502-689-2469. dylan@thewheatlevgrp.com	Provide meeting space; provide outreach and education to constituents & programs supported
Indiana Brownfields Program	Michele Oertel; 317-234-0235 MOERTEL@ifa.In.gov	Provide technical, financial, legal assistance for assessment, cleanup plans, remediation-liaison to IDEM regarding landfill closure

2.b.iii. Incorporating Community Input: Brownfield reuse and cleanup decisions have been and will continue to be made in an open and public manner. The Clarksville Brownfields staff presents information and updates to the Town Council, the Redevelopment Commission, and public meetings of various community-based and neighborhood organizations including Senior Centers and Wellness organizations. To date, the staff has conducted a mix of 40 public/outreach meetings for the current grant. Specific to the Targeted Area, the town will work with the community partners listed above to hold virtual and/or “live” community meetings. Clarksville has recognized the importance of engaging residents in a collaborative planning process for decades. The Town engaged the community initially by hosting the 2010 EPA Technical Assistance to Brownfields Program (TAB) regional workshop to educate residents on brownfields and resources for assessment, cleanup, and redevelopment. This was a kick-off leading to engagement of residents for the 2011 West Riverfront Master Plan. In the event of social distancing and/or restrictions due to COVID-19, the Town will mix a combination of Social Media outlets including local media outlets, the Town’s Facebook Page, and the River Heritage Conservancy (RHC) Facebook Page to post information about the brownfields initiative and updates to request input and comments. One recent combination of live and virtual outreach forum (hosted by RHC) took place this summer to describe the eventual redevelopment of ORIGIN Park. 125 residents, stakeholders, community, and business leaders attended in person and/or the live virtual presentation. The live and virtual interactive platform allowed for questions, comments, and input from participants. Since that time, there have been 5,000 views of the event’s video along with 400 comments and meetings with members of the public. The recording is

available at (<https://www.facebook.com/riverheritageconservancy/videos/774807500005276/>). The Town will continue to use the virtual platform to provide updates on grant progress on a twice-yearly basis and address concerns associated with the sites. All input from residents and stakeholders will be acknowledged by Coalition members and responded to directly or publicly (depending on the needs of the stakeholder). Questions and responses will be documented in quarterly reports to the EPA. The quarterly EPA progress reports will also be disseminated using our partners’ websites and newsletters, as well as online news sources because these are widely read online.

IV.E.3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs-3.a.i-iv. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, Outputs: The EPA multipurpose funding will enable the Town to achieve the community’s vision and implement plans and development of the ORIGIN Park. The EPA funds will enable Clarksville to build on past assessments conducted in the Targeted Area and flexibly address assessment, cleanup, for the site-specific reuses outlined in the ORIGIN Park Plan. The Town will use the grant to conduct comprehensive community outreach, 6 Phase I Environmental Site Assessments (ESAs), 4 Phase II ESAs, (including the Recycling Transfer Station), develop 4 Cleanup Plans, and remediate the Graveyard and Cab-Ex sites. Project implementation, schedule, and costs are based upon the Clarksville Coalitions’ FY2018 EPA Grant experience. The following four tasks will be implemented to accomplish this grant project.

<p>Task 1 – Programmatic and Outreach</p>
<p><i>i. Project Implementation</i></p> <ul style="list-style-type: none"> -The Work Plan will be prepared, and the Cooperative Agreement (CA) will be executed. Grant project tracking and financial systems will be set up and maintained. Compliance with Cooperative Agreement Terms will be monitored. -A Qualified Environmental Professional (QEP) will be retained in compliance with applicable federal procurement regulations. -Quarterly reports will be submitted to the U.S. EPA; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be updated; MBE/WBE/DBE reports and final project closeout documentation will be submitted. -Staff will attend EPA National Brownfields Conference -Community Outreach Materials/Press Releases will be developed for Social Media outlets, local media outlets, the Town’s Facebook Page, and the River Heritage Conservancy (RHC) and partner’s websites. Up to 40 Public/Outreach meetings will be conducted through a mix of virtual and live events. -Assistance will be requested from the County or State health departments as appropriate to understand and prioritize health risks at brownfield sites identified for assessment. -QEP will develop technical outreach materials and support technical reporting needed for reports.
<p><i>ii. Anticipated Schedule</i></p> <ul style="list-style-type: none"> -The Work Plan will be prepared within one month of receiving notification of the grant award; CA will be executed by September 2021. CA Compliance tracking and Financial Systems will be set up upon award of grant and maintained throughout term. -A QEP will be retained within three months of award. -Beginning January 2022, Quarterly reports will be submitted within 30 days of the end of the quarterly reporting period, ACRES will be updated as sites are assessed/remediated with cleanup and/or redevelopment information during and/or after the performance period. Annual MBE/WBE reports submitted. Final project closeout documentation submitted as required once the performance period ends. -Staff will attend an EPA National Brownfields Conference.

<p>-A series of public project “kick-off” meetings will begin November 2021 with Town Stakeholders, RHC, and Partners. Community outreach activities will continue throughout the performance period.</p>
<p>iii. Task/Activity Lead: The Town will lead this Task and Activities</p>
<p>iv. Outputs: Work Plan, CA, quarterly reports (20); ACRES updates; MBE/WBE reports (5) and final project closeout documentation; staff training; outreach meetings throughout the term (estimated 40) and development of outreach materials.</p>
<p>Task 2 – Site Assessment</p>
<p>i. Project Implementation</p> <p>-Phase I and/or Phase II assessments will be conducted, in accordance with All Appropriate Inquiry (ASTM Standard E1527-13; ASTM E1903-19) and other ASTM standards/practices as required by the project.</p> <p>-The Town will arrange site access for all site assessment activities and prioritize sites to meet needs of ORIGIN Park development</p> <p>-QEP will prepare and submit Quality Assurance Project Plan (QAPP) for U.S. EPA for approval.</p> <p>-QEP will conduct assessments on Targeted Area sites and issue reports.</p> <p>-The Town will review reports for accuracy and oversee QEP to ensure individual assessments are progressing, and the overall project schedule is met.</p>
<p>ii. Anticipated Schedule</p> <p>-Activities will begin in the second quarter once EPA eligibility is approved. Phase I assessments will begin by February 2022, or earlier, and continue throughout the term.</p> <p>-Phase II assessments begin once EPA approves QAPP and associated SAPs anticipated by March 2022. Potential Site Characterization for both cleanup sites (Task 4. Remediation) will be conducted with these funds.</p> <p>-Assessments on priority sites and other sites in the Targeted Area continue throughout the performance period.</p> <p>-The Town staff and QEP will meet monthly to discuss priority sites, ensure required site access/eligibility have been secured, individual projects are progressing, and the overall project schedule is met.</p> <p>-The Town will meet regularly with RHC to determine their specific project needs for redevelopment for overall park design and to identify funding gaps and types of resources needed (such as OCRA funding for demolition and cleanup, local TIF resources, etc.)</p>
<p>iii. Task/Activity Lead: The QEP will lead this task. The QEPs have the specific education and experience required for complying with All Appropriate Inquiry.</p>
<p>iv. Outputs: 1 QAPP and anticipated 10 completed Phase I or Phase II ESA reports.</p>
<p>Task 3 – Cleanup Planning</p>
<p>i. Project Implementation</p> <p>-Cleanup Planning will be conducted in accordance with the IDEM, IBP, and any additional State programs for approval to support redevelopment plans for overall ORIGIN park design. The Assessment of Brownfields Cleanup Alternatives (ABCA), evaluation of needed institutional and engineering controls, and agency coordination and approval will be necessary activities.</p> <p>-The Town will identify potential clean-up resources to leverage towards cleanup of the sites that include blight clearance/demolition and other sources as mentioned previously.</p>
<p>ii. Anticipated Schedule: -Anticipated by October 2022, sites selected for Cleanup planning will continue throughout the performance period. As needed, Site status and Comfort Letter requests will be submitted to Indiana Brownfields Program for the Town and RHC. State Letters are issued after state-determined waiting period. Should the 2 remediation sites (See Remediation Task) require additional cleanup planning, those sites are the highest priority.</p>

<p>iii. Task/Activity Lead: The QEP will lead this task. QEPs have the educational and technical experience required for evaluating/mitigating hazardous/petroleum releases to the environment.</p>
<p>iv. Outputs: 4 cleanup planning documents.</p>
<p>Task 4 – Remediation</p>
<p>i. Project Implementation Cleanup plans for 2 of the priority sites (Graveyard and Cab-Ex) are in process and will be submitted to IDEM for review for recreational reuse of the site. The COCs are similar for both sites: VOCs, RCRA metals PAHs and methane (vapor). The remediation work plans are based upon the Agency’s historical authorization to allow for the excavation and disposal of contaminated soil “hotspots” and impacted fill material. The replacement of clean soils and/or dense aggregate cap to protect future health and the environment will follow. To reduce disposal costs, steps will be taken to segregate hazardous soils from non-hazardous soils. Implementation includes: -Collection of additional samples (using assessment grant funds) to further delineate the areas/fill requiring excavation-all dependent upon construction designs for park -Development of HASP to apply to all personnel on-site during remediation -Preparation of bid documents for proposed excavation including dust/erosion controls and temporary site fencing; solicitation of bids from qualified contractors; oversight of selected contractors -Excavation of soil; segregation of soil and waste characterization of excavated materials to determine landfill disposal options -Transportation of soils to approved landfill for disposal -Placement of clean soil or dense aggregate cap in remediation area -Confirmatory sampling -Preparation of final reports and development of institutional controls/engineering controls for environmental covenants for submittal to the IDEM -Environmental covenant is recorded as part of the Deed</p>
<p>ii. Anticipated Schedule: -The remediation activities will begin by Spring 2023 (or earlier) to continue throughout the performance period. Final closure documents from IDEM will include deed restrictions and continuing obligations for RHC.</p>
<p>iii. Task/Activity Lead: The QEP will lead this task. QEPs have the educational and technical experience required for remediating hazardous/petroleum releases to the environment.</p>
<p>iv. Outputs: 2 Remediation Closure Documents; # tons of excavated hazardous waste, # of acres ready for reuse.</p>

3.b Cost Estimates 3.b.i-iii. Development of Cost Estimates, application of Cost Estimates, Funds Allocated Toward Site Specific Work: **Approximately 87% of the \$840,000 budget will go directly to site-specific contractual activities** (site assessments, cleanup planning, and remediation) **with 59% of the \$840,000 budget allotted to site remediation activities.** 5% will go to indirect administration costs. No expenses will be incurred for supplies, equipment, or fringe benefits. *The cost share, provided by the Town (\$40,000), will help fund personnel expenses across all Tasks throughout the 5-year term (40 hours per quarter).*

Task 1 – Programmatic and Outreach: \$31,800 -est \$1,590 per quarter

Personnel costs: 100 hrs @ \$50.00/hour = **\$5,000** for procurement (10 hrs), outreach activities (50 hrs), and EPA program reporting (40 hrs). Remaining programmatic activities will be accomplished with Cost Share.

Travel costs: Attendance for one person to attend National Brownfield Conference: **\$1,800** (per person: \$400 Airfare, 3 nights hotel \$600, 4 days per diem and incidentals \$500, registration fees \$300)

Contractual: \$25,000 for consultant assistance on technical summaries for quarterly reports, monthly progress meetings, and outreach activities throughout term of grant.

Indirect Costs: \$20,000

Task 2 – Site Assessment: \$185,000

Contractual: \$185,000

- 6 Phase I ESAs @ avg cost of \$4,000 = \$24,000
- 4 Phase II ESAs @ avg cost of \$40,000 = \$160,000
- 1 QAPP and updates = \$1,000

Indirect Costs: \$20,000

Task 3 – Cleanup Planning: \$46,000

Contractual costs: 4 cleanup plans @ avg cost of \$11,500 = **\$46,000**

No Indirect Costs

Task 4 – Remediation: \$497,200

All Contractual costs: \$497,200

Remediation plans for 2 of the priority sites (Graveyard and Cab-Ex) are similar due to shared COCs. Costs are combined and remediation may occur sequentially.

- Regulatory Coordination and Project Management estimated \$25,000
- Construction Manager Field Oversight estimated \$50,000
- Remediation Contractor Site Preparation/Soil Erosion, Sediment Control estimated \$10,000
- Remediation Contractor Removal, Transportation Disposal of impacted fill piles/material estimated 500 Tons @\$100/ton = \$50,000
- Remediation Contractor Excavation, transportation, disposal of lead contaminated soil estimated 600 Tons @\$80/ton = \$48,000
- Remediation Contractor Placement & Grading of clean soil/aggregate cap estimated 15,310 Tons @20/ton = \$306,200
- Preparation and submittal of Comfort Letter Application to IDEM/IBP estimated \$8,000

No Indirect Costs

Town of Clarksville EPA Brownfields Multipurpose Budget Request FY2021-2026					
Program Tasks →	Task 1: Programmatic, Outreach	Task 2: Phase I, Phase II	Task 3: Cleanup/Reuse Planning	Task 4: Remediation	Budget
Budget Categories					
Personnel-(non-administrative)	\$5,000	\$0	\$0	\$0	\$5,000
Travel	\$1,800	\$0	\$0	\$0	\$1,800
Contractual	\$25,000	\$185,000	\$46,000	\$497,200	\$753,200
Total Direct	\$31,800	\$185,000	\$46,000	\$497,200	\$760,000
Total Indirect*	\$20,000	\$ 20,000	\$0	\$0	\$ 40,000
Total (Direct + Indirect)	\$51,800	\$205,000	\$46,000	\$497,200	\$800,000
Required Cost Share	\$16,000	\$10,000	\$8,000	\$6,000	\$40,000
Total Budget	\$67,800	\$215,000	\$54,000	\$503,200	\$840,000
<i>*5% Allowable Admin Cost</i>					

3.b.iv Eligibility of Cost Share Activities: The \$40,000 cost share activities are outlined below for each task and are eligible under the grant.

Task 1 Cost Share: \$16,000 (all personnel) will fund 320 hours of Clarksville staff time (\$50.00/hour) throughout the 5-year term for financial tracking and tracking outputs (90 hours), monthly status meeting with the QEP (60 hours), Community Outreach Materials/Press Releases development for public and stakeholder meetings and partner meetings for various platforms (virtual/live); progress reporting to Town Council, the Redevelopment Commission, the RHC and stakeholders (170 hrs).

Task 2 Cost Share: \$10,000 (all personnel) will fund 200 hours of Clarksville staff time (\$50.00/hour) for eligibility reviews, coordinating site access, contractor oversight, report review, stakeholder meetings regarding findings in the reports.

Task 3 Cost Share: \$8,000 (all personnel) will fund 160 hours of Clarksville staff time (\$50.00/hour) for meetings with QEP, IDEM, IBP, and RHC for plan development given specific site reuse specifications; remedial work plan review; stakeholder meetings associated with finalizing cleanup plans; coordination with other Town departments to determine necessary permitting needed for individual plans.

Task 4 Cost Share: \$6,000 (all personnel) will fund 120 hours of Clarksville staff time (\$50.00/hour) for remediation coordination meetings, oversight for the contractor bidding, selection process, adherence to Davis Bacon wage rates (as needed); oversight of QEP and all remediation activities on-site.

3.c. Measuring Environmental Results

Clarksville will continue to diligently track, measure, and report on the success of the project utilizing ACRES and quarterly reports as we have with the FY2018 EPA Grant. The Town will track, measure, and report the number of outputs including number of assessment reports, number of cleanup plans, and number of sites remediated in ACRES. The outputs, described in more detail in the budget section, will lead to specific outcomes, which will include the amount of funding leveraged, the number of acres of greenspace/park created or redeveloped, the number of acres assessed and remediated, the infrastructure investments leveraged; the number of temporary and permanent jobs created. Outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, community outreach/meetings) will be reported in quarterly reports. The Town will evaluate the project progress semi-annually and, if goals are not being met or are off schedule, will discuss with the EPA Project Officer and the QEP to identify the shortcomings and adjust the project accordingly.

IV.E.4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability *4.a.i. Organizational Structure and Experience, 4.a. ii. Key Staff*
Programmatic Capability: A team of three Clarksville staff will manage and implement the EPA Grant. **Kevin Baity, Town Manager**, will coordinate and oversee Town staff. Mr. Baity will also market the program, administer public relations, and issue press releases on the program's status. Mr. Baity has served as Clarksville's Town Manager for over 4 years. He has 26 years in municipal management. During his career, he has overseen the current EPA coalition grant and the staff implementing the grant. He has experience with Housing and Urban Development, Community Development Block Grants (CDBG) and US Department of Agriculture grants.

Nic Langford, Manager of Economic Development for the Town of Clarksville, will direct the brownfields initiative, serve as the fiscal manager for this project, ensure compliance with the Cooperative Agreement, work with RHC to prioritize sites selected for assessment and cleanup, conduct property owner and prospective developer communications, oversee the QEP and provide outreach and marketing activities. Mr. Langford has been with the Town for 2 ½ years. Mr. Langford has a Masters' Degree in Public Administration from the University of Louisville. His educational focus was economic development, urban governance, and sustainability. Since the inception of the EPA grant term, he has served as the Town's program/grant manager and compliance auditor for the \$440,000 EPA Assessment Grant. Mr. Langford is also implementing the \$840,800 Indiana DNR Next Level Trails Grant, and \$500,000 of CDBG funds for small businesses impacted by COVID-19.

Brittany Montgomery, Utility Director, will serve as a staff State and Federal procurement and compliance auditor for the project. Mrs. Montgomery has served in many roles relating to state and federal compliance for the last 8 years. Mrs. Montgomery’s involvement will bring a great deal of experience to the project team to ensure a qualified environmental consultant can be selected quickly and in compliance with state and federal procurement requirements.

4.a.iii Acquiring Additional Resources: Acquiring additional resources includes the procurement of a qualified environmental consultant, who will be selected in compliance with state and federal procurement requirements. The Clarksville Team members listed above will select the QEP. The selection review team will be led by Kevin Baity (Town Manager) who will make final decisions with the team input. Our process will be the same as the current grant, We will select a consultant experienced with the EPA and Indiana Brownfields Program, has the capacity to complete the project in 5 years, and has a proven track record of success with EPA Brownfields assessment and remediation projects.

IV.E.4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

The Town received a FY2018 EPA Brownfields Coalition Assessment Grant for \$440,000 (including

Clarksville Redevelopment Commission and the Clarksville Parks District) for Hazardous Substances and Petroleum. The FY2018 workplan outputs are compared to outputs to-date in the Table. To-date outcomes reported are 3 closure letters from the IDEM. Additional outcomes include the effectiveness of outreach meetings. The Town has generated a broad positive interest from the public, Clarksville officials/partners and solidified the Town’s partnership

FY2018 Goals/Outputs	Workplan Output	Outputs to date*
Outreach/Meetings	40	40
Phase I	15	15
Phase II	10	6
Hazardous Surveys	5	1
Cleanup Plans	6	2
* All documented in ACRES		

with RHC. Based upon the design of ORIGIN park, the Town now has an inventory of properties in process of being acquired by the Town (for cleanup funding) or by RHC. To date, the RHC has leveraged \$4 MM towards acquisition of brownfield properties in the park. EPA funding is needed to continue assessment and cleanup activities prior to site acquisition and ORIGIN park development. The leveraging is not included in ACRES because they are not specific to current sites that have been assessed even though they are specific to the Targeted Area. The Town has made the riverfront the highest redevelopment priority and is scheduled to spend over \$110 million on infrastructure projects within the TA over the next 10 years, ranging from a \$13 million in road improvements to address a speedy and dangerous former freeway that runs contiguous with the northern boundary of Origins Park to a \$25 million investment in Public-Private-Partnerships to help stoke development on Clarksville’s Ohio River front and turn it into a dense, walkable, mixed-use downtown for current and new residents to utilize and enjoy.

(2) Compliance with Grant Requirements—BF-00E02387-0 (10/1/2018-9/30/2021)

With one year to go, the Town has successfully negotiated the Cooperative Agreement (CA) with the U.S. EPA, and received approval of its Quality Assurance Project Plan (QAPP) and associated QAPP updates; as well as, all Sampling and Analysis Plans (SAPs) and Health and Safety Plans required for the Phase II activities completed using the Grant funds. The Town has complied with the work plan, conducted over 40 outreach meetings, submitted timely quarterly, MBE/WBE and final reports, and entered required data into the ACRES database. \$179,862 remains in the budget with \$70,000 committed to hazardous Phase I and Phase II ESAs on a keystone piece of land located adjacent to one of our cleanup sites. **For our current grant, 100% of the hazardous budget will be expended by March 2021.** The remainder of the funds are in the petroleum budget. The ability to find an eligible petroleum site has been challenging particularly in the Park Development area. The Town has inquired with the project officer and was encouraged to increase marketing for petroleum funds and to seek out properties with mixed waste situations containing contaminant uncertainties that may be deemed eligible for petroleum funds. The Town’s program manager is currently strategizing with Town officials and RHC regarding locating eligible sites and how to best utilize the petroleum grant dollars.

THRESHOLD CRITERIA

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CLARKSVILLE REDEVELOPMENT COMMISSION FY 2021 U.S. EPA BROWNFIELDS MULTIPURPOSE ASSESSMENT GRANT APPLICATION

THRESHOLD CRITERIA

1. Applicant Eligibility:

The Town of Clarksville (applicant) is a general-purpose unit of local government located in the State of Indiana.

2. **Community Involvement** – Brownfield reuse and cleanup decisions have been and will continue to be made in an open and public manner. The Clarksville Brownfields staff presents information and updates to the Town Council, the Redevelopment Commission, and public meetings of various community-based and neighborhood organizations including Senior Centers and Wellness organizations. To date, the staff has conducted a mix of 40 public/outreach meetings for the current grant. Specific to the Targeted Area, the town will work with the community partners listed above to hold virtual and/or “live” community meetings. Clarksville has recognized the importance of engaging residents in a collaborative planning process for decades. The Town engaged the community initially by hosting the 2010 EPA Technical Assistance to Brownfields Program (TAB) regional workshop to educate residents on brownfields and resources for assessment, cleanup, and redevelopment. This was a kick-off leading to engagement of residents for the 2011 West Riverfront Master Plan. In the event of social distancing and/or restrictions due to COVID-19, the Town will mix a combination of Social Media outlets including local media outlets, the Town’s Facebook Page, and the River Heritage Conservancy (RHC) Facebook Page to post information about the brownfields initiative and updates to request input and comments. One recent combination live and virtual outreach forum (hosted by RHC) took place this summer to describe the eventual redevelopment of ORIGIN Park. 125 residents, stakeholders, community, and business leaders attended in person and/or the live virtual presentation. The live and virtual interactive platform allowed for questions, comments, and input from participants. Since that time, there have been 5,000 views of the event’s video along with 400 comments and meetings with members of the public. The recording is available at (<https://www.facebook.com/riverheritageconservancy/videos/774807500005276/>). The Town will continue to use the virtual platform to provide updates on grant progress on a twice-yearly basis and address concerns associated with the sites. All input from residents and stakeholders will be acknowledged by Coalition members and responded to directly or publicly (depending on the needs of the stakeholder). Questions and responses will be documented in quarterly reports to the EPA. The quarterly EPA progress reports will also be disseminated using our partners’ websites and newsletters, as well as online news sources because these are widely read online.

3. **Target Area** - For this project, the **Town’s Targeted Area (TA)** encompasses census tract **504.01** (a certified Opportunity Zone (OZ)). It is bound to the South by a 3-mile stretch of the Ohio River, Silver Creek to the west, east is Highway US 31/I-65 and north is SR 62. Targeted Area residents live in modest neighborhoods adjacent to 400 acres of brownfields consisting of junkyards, auto salvage, recycling, open dumps and other industrial uses. Clark community and catholic Schools are located just blocks away from the TA. Since 2011, the Town has slowly acquired unsafe brownfields sites in the Targeted Area which are magnets for vandalism, crime, illicit drug use, and the homeless population for the development of an iconic urban park on the Ohio River. The EPA Funding is critical for continued assessment and cleanup of these waterfront lands to deter resident exposure to contaminants and minimize contaminant releases to the Ohio River and to Silver Creek, and our diverse ecological habitats. Transformation of the area will reconnect the Town with its riverfront heritage as well as the significant cultural and civic assets for the region.

4. **Affirmation regarding Applicant Ownership of Brownfields Site –**

The Town of Clarksville affirms that we own the former Graveyard Auto Site located at 1320 Emery Crossing Road in Clarksville, Indiana as of October 9, 2020. The site meets the definition of a Brownfield as defined by CERCLA §109(39). The former Graveyard Auto site is:

- a) NOT listed (or proposed to be listed) on the National Priorities List;
- b) NOT subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; &
- c) NOT subject to the jurisdiction, custody, or control of the U.S. government.

The Town of Clarksville is NOT potentially liable for contamination at the site under CERCLA §107 because it did not cause or contribute to contamination. The town acquired this property on October 9, 2020 from the Clarksville Redevelopment Commission for purposes of remediation of the site. Prior to acquisition, the Town conducted an ASTM Phase I Environmental Site Assessment on October 6, 2020.

5. **Use of Grant Funds—Please reference Page 2 (Section 1b) and Page 7 (Section 3a)**

An overall plan for revitalization of the target area already exists and is detailed in the section below on page 2.

1.b. Revitalization of Target Area-1.b.i Overall plan for Revitalization- The 2011 Master Plan for the West Riverfront (located in the Targeted Area) led by the Clarksville Historic Preservation Commission began with a year-long planning process that included four public workshops. “A reclaimed greenspace that fosters positive stewardship and rehabilitation of the land, reconnects the community with its riverfront heritage and dynamically engages its natural and cultural history” was the vision statement developed through the process. The Plan was integrated into the 2015 Comprehensive Plan deeming reuse of the West Riverfront Area as a public park that emphasizes the historic and cultural assets of Clarksville.

Since 2015, the implementation of the West Riverfront Master Plan has had significant momentum and continues to be the community’s highest priority to reclaim the degraded acreage and preserve these lands to emphasize the historic and cultural assets of the Town. To bring the vision to fruition, the Town is working with River Heritage Conservancy (RHC). RHC, funded by the local philanthropic community, is a nonprofit dedicated to the creation, maintenance, and preservation of a parkscape along the Ohio River. The Town and RHC have been working in tandem to acquire brownfields sites and mitigate/remediate existing environmental contamination in the Targeted Area. To date, RHC has invested \$10 MM that includes \$4 MM in the acquisition of brownfields sites. The Town’s role has been to expend current EPA Brownfields Grant funds to provide due diligence and cleanup plans prior to RHC’s site acquisition and work closely with the Indiana Department of Environmental Management (IDEM) and the Indiana Brownfields Program (IBP) to ensure proper environmental closure of dumps, landfills, and brownfields. The Town continues to work with the Army Corps of Engineers (ACOE) on bank stabilization, bendway weirs and river dikes on the Ohio River.

RHC unveiled the “ORIGIN Park” Master Plan schematics and specifications in August 2020 on facebook which aligns with the Town’s vision for the West Riverfront. ORIGIN Park, designed by OLIN Studios, is the first park of its kind in the upper south and midwest in that it is intentionally an amphibious park, designed to accept floods. It heals a landscape and then allows it to function as a sponge by flexing with flood waters. Biological inventories of the park found over 180 species of birds, 20 species of mammals, and select wildlife and plants on the Threatened and Endangered Species List. The cost to build the park is estimated to be \$130 million to be accomplished through a blend of public and private dollars. Fundraising for ORIGIN park’s first elements will start in 2021 and \$10 MM has already been secured. The proposed landscape goal

for the park is three-fold: the enhancement and protection of the existing natural, cultural assets; increased access to the River via vehicular, pedestrian and bicycle routes; and, the development of a variety of park recreational/historical programs. ORIGIN Park’s design is “flood resilient” and will allow people to experience the park even when the Ohio River periodically floods. It adds 22 miles of trails including the Infinity Loop, a 2.8-mile elevated trail where bicyclists and walkers can wind through ORIGIN Park in all seasons. On a larger scale, the parkland includes 232 acres in adjacent Floyd County and will connect southern Indiana with the Louisville region’s vast park system. The vision cannot be implemented until the damage left by landfills, dumps, junkyards, and illegal dumping are remediated so contaminants do not continue to spread out over the area, to the River, and creek each time the river floods.

The current ORIGIN park design indicates that a portion of the Graveyard Auto site will be reused for public parking for the proposed White Water Center; Cab-Ex will be used as a paddling access point and picnic meadow; and, the Recycling Station will be part of the Industrial Meadow. Given, these are only 3 sites in the 400 acres, dozens more are in the pipeline. This EPA Multipurpose grant will provide gap funding needed to assess/remediate properties and accelerate implementation of ORIGIN Park.

3.a. Description of Tasks/Activities and Outputs Description of Tasks/Activities and

Outputs-3.a.i-iv. Project Implementation, Anticipated Project Schedule, Task/Activity Lead,

Outputs: The EPA funding will enable the Town to achieve the community’s vision and implement plans and development of the ORIGIN Park. The EPA funds will enable Clarksville to build on past assessments conducted in the Targeted Area and flexibly address assessment, cleanup, for the site-specific reuses outlined in the Plan. The Town will use the grant to conduct comprehensive community outreach, 4 Phase I environmental Site Assessments (ESAs), 4 Phase II ESAs, (including the Recycling Station), develop 4 Cleanup Plans, and remediate the Graveyard Site and the Cab-Ex site. Project implementation, schedule, and costs are based upon the Clarksville Coalitions’ FY2018 EPA Grant experience. The following four tasks will be implemented to accomplish this plan.

<p>Task 1 – Programmatic and Outreach</p> <p><i>i. Project Implementation</i></p> <ul style="list-style-type: none"> -The Work Plan will be prepared and the Cooperative Agreement (CA) will be executed. Grant project tracking and financial systems will be set up and maintained. Compliance with Cooperative Agreement Terms will be monitored. -A Qualified Environmental Professional(s) (QEP) will be retained in compliance with applicable federal procurement regulations. -Quarterly reports will be submitted to the U.S. EPA; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be updated; MBE/WBE/DBE reports and final project closeout documentation will be submitted. -Staff will attend EPA National Brownfields Conference -Community Outreach Materials/Press Releases will be developed for Social Media outlets, local media outlets, the Town’s Facebook Page, and the River Heritage Conservancy (RHC) and partners websites. Up to 40 Public/Outreach meetings will be conducted through a mix of virtual and live events. -Assistance will be requested from the County or State health departments as appropriate to understand and prioritize health risks at brownfield sites identified for assessment. -QEP will develop technical outreach materials and support technical reporting needed for reports.
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<p>ii. Anticipated Schedule</p> <ul style="list-style-type: none"> -The Work Plan will be prepared within one month of receiving notification of the grant award; CA will be executed by September 2021. CA Compliance tracking and Financial Systems will be set up upon award of grant and maintained throughout term. -A QEP will be retained within three months of award. -Beginning January 2022, Quarterly reports will be submitted within 30 days of the end of the quarterly reporting period, ACRES will be updated as sites are assessed/remediated. ACRES updated with cleanup and/or redevelopment information during and/or after the performance period. Annual MBE/WBE reports submitted. Final project closeout documentation submitted as required once the performance period ends. -Staff will attend the 2023 EPA National Brownfields Conference. -A series of public project “kick-off” meetings will begin November 2021 with Town Stakeholders, RHC, and Partners. Community outreach activities will continue throughout the performance period.
<p>iii. Task/Activity Lead: The Town will lead this Task and Activities</p>
<p>iv. Outputs: Work Plan, CA, quarterly reports (20); ACRES updates; MBE/WBE reports (4) and final project closeout documentation; staff training; outreach meetings throughout the term (estimated 40) and development of outreach materials.</p>
<p>Task 2 – Site Assessment</p>
<p>i. Project Implementation</p> <ul style="list-style-type: none"> -Phase I and/or Phase II assessments will be conducted in the TA, in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and other ASTM standards/practices. -The Town will arrange site access for all site assessment activities and prioritize sites to meet needs of ORIGIN Park development -QEP will prepare and submit Quality Assurance Project Plan (QAPP) for U.S. EPA for approval. -QEP will conduct assessments on Targeted Area sites and issue reports. -The Town will review reports for accuracy and oversee QEP to ensure individual assessments are progressing, and the overall project schedule is met.
<p>ii. Anticipated Schedule</p> <ul style="list-style-type: none"> -Activities will begin in the second quarter once EPA eligibility is approved. Phase I assessments will begin by February 2021 and continue throughout the term. -Phase II Assessments (and Sampling and Analysis Plans prepared) begin once EPA approves QAPP and associated SAPs anticipated to be accomplished by March 2021. Potential Site Characterization for both cleanup sites (Task 4. Remediation) will be conducted with these funds. -Assessments on priority sites and other sites in the Targeted Area continue throughout the performance period. -The Town staff and QEP will meet monthly to discuss priority sites, ensure required site access/eligibility have been secured, individual projects are progressing, and the overall project schedule is met. -The Town will meet regularly with RHC to determine their specific project needs for redevelopment for overall park design and to identify funding gaps and types of resources needed (such as OCRA funding for demolition and cleanup, local TIF resources, etc.)
<p>iii. Task/Activity Lead: The QEP will lead this task.</p>
<p>iv. Outputs: 1 QAPP and anticipated 10 completed Phase I and Phase II ESA reports.</p>

<p>Task 3 – Cleanup Planning</p> <p>i. Project Implementation -Cleanup Planning will be conducted in accordance with the IDEM, IBP, and any additional State programs for approval to support redevelopment plans for overall park design. The Assessment of Brownfields Cleanup Alternatives (ABCA), evaluation of needed institutional and engineering controls, and agency coordination and approval will be necessary activities. -The Town will identify potential clean-up resources to leverage towards cleanup of the sites that includes blight clearance/demolition and other sources as mentioned previously.</p> <p>ii. Anticipated Schedule: -Anticipated by October 2022, sites selected for Cleanup planning will continue throughout the performance period. As needed, Site status and Comfort Letters requests will be submitted to Indiana Brownfields Program for the Town and the RHC. State Letters are issued after state-determined waiting period. Should the 2 remediation sites (See Remediation Task) require additional cleanup planning, those sites are the highest priority.</p> <p>iii. Task/Activity Lead: The QEP will lead this task.</p> <p>iv. Outputs: 4 cleanup planning documents.</p>
<p>Task 4 – Remediation</p> <p>i. Project Implementation Cleanup plans for 2 of the priority sites (Graveyard and Cab-Ex) are in process and will be submitted to IDEM for review for recreational reuse of the site. The COCs are similar for both sites: VOCs, RCRA metals PAHs and Methane (Vapor). The remediation work plans are based upon the Agency’s historical authorization to allow for the excavation and disposal of contaminated soil “hotspots” and impacted fill material. The replacement of clean soils and/or dense aggregate cap to protect future health and environment will follow. To reduce disposal costs, steps will be taken to segregate hazardous soils from non-hazardous soils. Implementation includes: -Collection of additional samples (using assessment grant funds) to further delineate the areas/fill requiring excavation-all dependent upon construction designs for park -Development of HASP to apply to all personnel on-site during remediation -Preparation of bid documents for proposed excavation including dust/erosion controls and temporary site fencing; solicitation of bids from qualified contractors; oversight of selected contractors -Excavation of soil; segregation of soil and waste characterization of excavated materials to determine landfill disposal options -Transportation of soils to approved landfill for disposal - Placement of a clean soil or dense aggregate cap in remediation area -Confirmatory Sampling -Preparation of Final report and Development of Institutional Controls/Engineering controls for Environmental Covenant for submittal to the IDEM -Environmental Covenant is recorded as part of the Deed</p> <p>ii. Anticipated Schedule: -The remediation activities will begin by Spring 2023 (or earlier) to continue throughout the performance period. Final closure documents from IDEM will include deed restrictions and continuing obligations for River Heritage Conservancy.</p> <p>iii. Task/Activity Lead : The QEP will lead this task.</p> <p>iv. Outputs: 2 Remediation Closure Documents; # tons of excavated hazardous waste</p>

3.b Cost Estimates 3.b.i-iii. Development of Cost Estimates, application of Cost Estimates, Funds Allocated Toward Site Specific Work: **Approximately 87% of the \$840,000 budget will go directly to site-specific contractual activities** (site assessments, cleanup planning, and remediation) **with 59% of the \$840,000 budget allotted to site remediation activities.** 5% will go to indirect administration costs. No expenses will be incurred for supplies, equipment, or fringe benefits. *The cost share, provided by the Town (\$40,000), will fund personnel expenses across all Tasks throughout the 5-year term (40 hours per quarter).*

Task 1 – Programmatic and Outreach: \$31,800 -est \$1,590 per quarter

Personnel costs: 100 hrs @ \$50.00/hour = **\$5,000** for procurement, outreach activities, and EPA program reporting. Remaining programmatic activities will be accomplished with Cost Share.

Travel costs: Attendance for one person to attend Nat'l Brownfield Conference: **\$1,800** (per person: \$400 Airfare, 3 nights hotel \$600, 4 days per diem and incidentals \$500, registration fees \$300)

Contractual: \$25,000 for consultant assistance on technical summaries for quarterly reports, monthly progress meetings, and outreach activities throughout term of grant.

Indirect Costs: \$20,000

Task 2 – Site Assessment: \$185,000

Contractual: \$185,000

- 6 Phase I ESAs @ avg cost of \$4,000 = \$24,000
- 4 Phase II ESAs @ avg cost of \$40,000 = \$160,000
- 1 QAPP and updates = \$1,000

Indirect Costs: \$20,000

Task 3 – Cleanup Planning: \$46,000

Contractual costs: 4 cleanup plans @ avg cost of \$11,5000 = **\$46,000**

No Indirect Costs

Task 4 – Remediation: \$497,200

All Contractual costs: \$497,200

Remediation plans for 2 of the priority sites (Graveyard and Cab-Ex) are similar due to shared COCs. Costs are combined and remediation may occur sequentially.

- Regulatory Coordination and Project Management estimated \$25,000
- Construction Manager Field Oversight estimated \$50,000
- Remediation Contractor Site Preparation/Soil Erosion, Sediment Control estimated \$10,000
- Remediation Contractor Removal, Transportation Disposal of impacted fill piles/material estimated 500 Tons @\$100/ton = \$50,000
- Remediation Contractor Excavation, transportation, disposal of lead contaminated soil estimated 600 Tons @\$80/ton = \$48,000
- Remediation Contractor Placement & Grading of clean soil/aggregate cap estimated 15,310 Tons @20/ton = \$306,200
- Preparation and submittal of Comfort Letter Application to IDEM/IBP estimated \$8,000

No Indirect Costs

Town of Clarksville EPA Brownfields Multipurpose Budget Request FY2021-2026					
Program Tasks →	Task 1: Programmatic, Outreach	Task 2: Phase I, Phase II	Task 3: Cleanup/Reuse Planning	Task 4: Remediation	Budget
Budget Categories					
Personnel-(<i>non-administrative</i>)	\$5,000	\$0	\$0	\$0	\$5,000
Travel	\$1,800	\$0	\$0	\$0	\$1,800
Contractual	\$25,000	\$185,000	\$46,000	\$497,200	\$753,200
Total Direct	\$31,800	\$185,000	\$46,000	\$497,200	\$760,000
Total Indirect*	\$20,000	\$ 20,000	\$0	\$0	\$ 40,000
Total (Direct + Indirect)	\$51,800	\$205,000	\$46,000	\$497,200	\$800,000
Required Cost Share	\$16,000	\$10,000	\$8,000	\$6,000	\$40,000
Total Budget	\$67,800	\$215,000	\$54,000	\$503,200	\$840,000
<i>*5% Allowable Admin Cost</i>					

6. Required Cost Share

The Town will provide \$40,000 in in-kind time to support personnel expenses across Tasks outlined above. The \$40,000 cost share activities are outlined below for each task and are eligible under the grant.

Task 1 Cost Share: \$16,000 (all personnel) will fund 320 hours of Clarksville staff time (\$50.00/hour) throughout the 5-year term for financial tracking, tracking outputs, monthly status meeting with the QEP, Community Outreach Materials/Press Releases development for public and stakeholder meetings and partner meetings for various platforms (virtual/live); progress reporting to Town Council, the Redevelopment Commission, the RHC and stakeholders.

Task 2 Cost Share: \$10,000 (all personnel) will fund 200 hours of Clarksville staff time (\$50.00/hour) for eligibility reviews, coordinating site access, contractor oversight, report review, stakeholder meetings regarding findings in the reports.

Task 3 Cost Share: \$8,000 (all personnel) will fund 160 hours of Clarksville staff time (\$50.00/hour) for meetings with QEP, IDEM, IBP, and RHC for plan development given specific site reuse specifications; remedial work plan review; stakeholder meetings associated with finalizing cleanup plans; coordination with other Town departments to determine necessary permitting needed for individual plans.

Task 4 Cost Share: \$6,000 (all personnel) will fund 120 hours of Clarksville staff time (\$50.00/hour) for remediation coordination meetings, oversight for the contractor bidding, selection process, adherence to Davis Bacon wage rates (as needed); oversight of QEP and all remediation activities on-site.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="10/27/2020"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Civil Town of Clarksville"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="REDACTED"/>	* c. Organizational DUNS: <input type="text" value="0778718530000"/>	
d. Address:		
* Street1: <input type="text" value="2000 Broadway Street"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Clarksville"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="IN: Indiana"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="47129-7762"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Nicolas"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Langford"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Manager of Economic Development"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="812-283-1404"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="nlangford@townofclarksville.com"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-05

* Title:

FY21 GUIDELINES FOR BROWNFIELD MULTIPURPOSE (MP) GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Town of Clarksville's Multipurpose Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="800,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="840,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: