MACOG
Regional Brownfields Coalition

FINAL REPORT AND REDEVELOPMENT HIGHLIGHTS

FY 2022 EPA Brownfields Assessment Grant

MACOG
Michiana Area Council of Governments

FOR MORE INFORMATION:

MACOG Brownfields Webpage:
https://engage.macog.com/regional-brownfields-coalition

- Sites of Interest Form
- Upcoming & Past Public Meetings
- Regional Brownfields Data Portal
- Brownfields Basics Handout

Environmental Protection Agency:
Brownfields: epa.gov/brownfields
Region 5: www.epa.gov/brownfields/r5
Cleanups in My Community: www.epa.gov/cleanups/cleanups-my-community

Indiana Brownfields Program:
www.in.gov/ifa/brownfields/

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PART I

BROWNFIELDS GRANT SUMMARY

Narrative

In 2022, the U.S. Environmental Protection Agency (EPA) awarded MACOG with a second brownfields assessment grant for $500,000 grant to conduct environmental site assessments on potentially contaminated properties. MACOG continued operating a working group of local government staff to prioritize the inventory of sites of interest, and partnered with an environmental team to carry out the technical aspects of the project, such as sampling and clean up planning.

MACOG continued to support several sites where investigation was started under the first grant, to move the sites closer to their ultimate reuse. Due to pipeline or projects and the relationships developed, MACOG accumulated a significant demand for assessment resources. The three year grant was closed out early within two years, allowing MACOG to early apply for an additional $1.5M assessment which was awarded in early 2024.

Given the long redevelopment timelines and relatively rapid completion of this grant, redevelopment has only been completed on 3 out of 15 sites. Construction is underway or imminent or a reuse has secured funding at an additional 5 sites. Cleanup or demolition is funded or completed at an additional 4 sites. Only 3 sites remain in largely their original status: one needs funding for cleanup once a reuse is identified; one has additional assessment underway under the FY2024 to prepare it for demolition and new housing, and the third was confirmed ready for reuse without significant cleanup.

Part II of this report details the current status of each of the sites that received assistance through MACOG's brownfields program under the FY 2022 grant.



Members of the Regional Brownfields Working Group



Persistence Pays Off: The 2525 affordable housing project celebrating a ribbon cutting, years after the former Arnolt site in Warsaw received assistance under the prior FY2019 grant.

Grant Summary

- Cooperative Agreement #: 4B00E03206
- Grant Period (3 years): October 1, 2022 – September 30, 2025; completed September 30, 2024.
- Environmental Team: Metric Environmental, Roberts Environmental, Revitalized Communities (include logos)
- Total Assessment Funding Spent: $499,998.99 out of $500,000
- DBE Spend: 28% (MBE); Revitalized Communities had not secured WBE (Woman-Owned Business Enterprise) status.

Deliverables

- Phase I Reports: 5
- Phase II & Further Site Investigations (Sampling): 17
- Cleanup & Reuse Planning Deliverables: 4 sites
- Public Meetings: 8

Funding Overview - by Site & Geography:

- **Total Expenditure:** $499,998.99

Expenses by Task		
Task	**Spent**	**% of Total**
1. Program Management	$27,413.38	5%
2. Outreach/Inventory	$28,456.14	6%
3. Phase I ESAs	$413,910.19	83%
4. Planning (Cleanup, Reuse)	$30,219.28	6%

Expenses by Budget Category		
Category	**Spent**	**% of Total**
Personnel	$11,067.62	2.2%
Fringe	$7,663.00	1.5%
Travel	$1,212.41	0.2%
Equipment		
Supplies	$1,788.96	0.4%
Contractual	$478,267.00	95.7%

- **Site-Specific Funding by County** - Over 80% of the funding was spent on deliverables for 14 specific sites. The rest of the funding was used for community outreach, inventory prioritization, public meetings, program management, general technical assistance not related to a specific report produced under the grant.

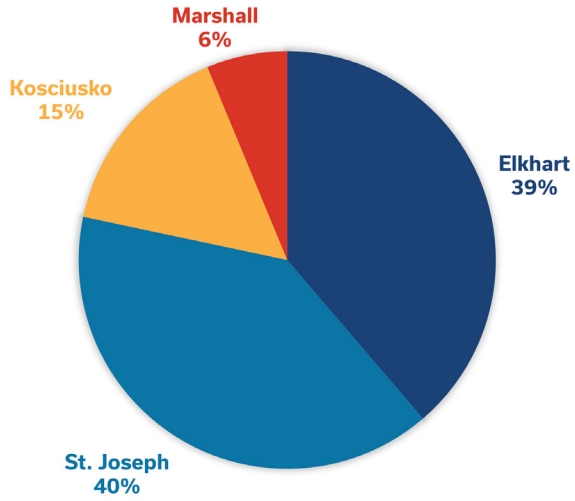
- **Expenditure by County on Specific Site Deliverables (Reports)**

Elkhart: $159,377

St. Joseph: $162971

Kosciusko: $63,494

Marshall: $25,742



- **List of Sites by County**

Elkhart (7)
- 1701 Sterling, Elkhart
- 515 Hug St, Elkhart
- 6th & Indiana, Elkhart
- Federal Press, Elkhart
- C.G. Conn, Elkhart
- Roundhouse, Elkhart
- Western Rubber, Goshen

Kosciusko (3)
- Jomac Products, Warsaw
- Owen's Supermarket, Warsaw
- Syracuse Library, Syracuse

Marshall (1)
- McCords, Plymouth

St. Joseph (4)
- Claeys Candy, South Bend
- Oil Express
- South Bend Range
- Studebaker Museum/Diamond View, South Bend

Expenditures by Site (Highest to Lowest)					
	Site Name/ Address	**County (City)**	**Spent**	**Deliverables**	**Status 2025**
Redevelopment Completed					
1.	Federal Press, 511 Division, Elkhart, IN	Elkhart	$4,502	Phase I	Housing project completed
2.	515 Hug Street, Elkhart	Elkhart	$0	Technical Assistance; Referred to EPA TBA program	Housing project completed
3.	Claeys Candy, 525 Taylor St, South Bend	St. Joseph	$6,992	Asbestos Inspection	City acquired, transferred to business
Redevelopment Underway					
4.	Diamond View, 520 S Lafayette, South Bend	St. Joseph	$69,734	Phase I, Phase II, FSI, Cleanup Planning	Housing Project under construction
5.	Western Rubber, 620 E Douglas, Goshen	Elkhart	$35,729	FSI	Housing Project under construction; Residential Restriction removed
6.	Owen's Supermarket, 302 W Market, Warsaw	Kosciusko	$12,136	Phase II	Housing project under construction
7.	1701 Sterling Ave, Elkhart, IN	Elkhart	$11,718	FSI	Housing project funded
8.	Syracuse Library, 705 N Dolan,	Kosciusko	$48,161	Phase I (2); Phase II; UST Investigation	Library construction planned
Cleanup / Demolition Underway or Funded					
9.	Conn, 1101 E Beardsley, Elkhart, IN	Elkhart	$75,952	Phase II, FSI, Preliminary ABCA	$4M cleanup underway through RLF / SRF
10.	Roundhouse, Elkhart	Elkhart	$720	Cleanup Planning, referred to EPA cleanup program	EPA Cleanup completed; additional cleanup needed
11.	South Bend Range, 133 Cherry St,	Kosciusko	$3,594.13	Phase I Report	No change
12.	South Bend	St. Joseph	$41,932	Phase II	Acquired by city, demo planned
No Change					
13.	Jomac Products, 1624 E Winona Ave, Warsaw	Kosciusko	$3,197	Asbestos Inspection	Demolition funded by OCRA grant
14.	6th & Indiana, Elkhart	Elkhart	$30,756	Phase II	Ready for Reuse
15.	Oil Express, South Bend	St. Joseph	$44,313	Phase II	Needs cleanup
16.	McCords, 123 E Washington, Plymouth	Marshall	$25,742	Phase I, Phase II	Sampling underway



Roberts Environmental and Metric Environmental personnel work together to conduct drilling and sampling at the South Bend Range site





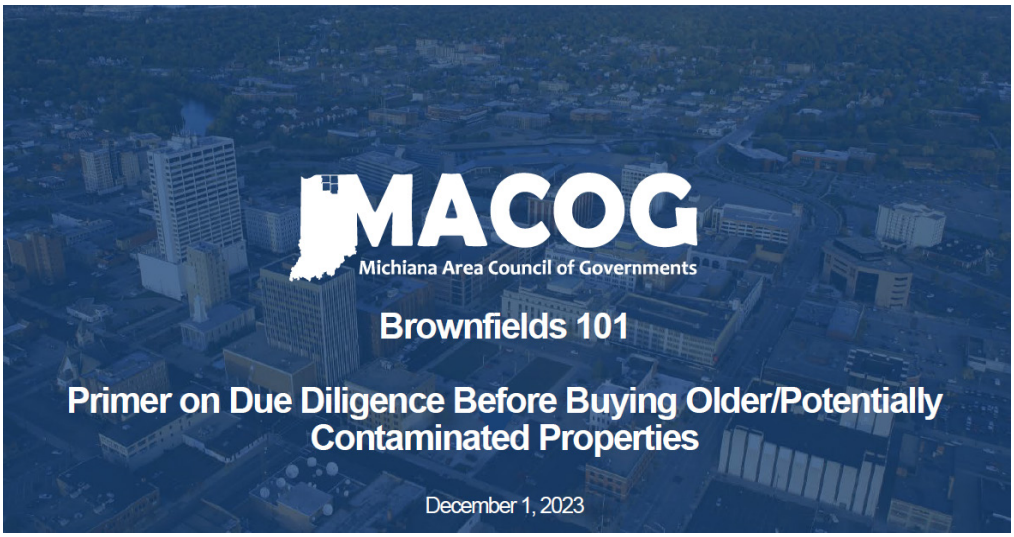


Subcontractors conduct an investigation of a suspected Underground Storage Tank, which fortunately was just two steel pipes in parallel on a former Wasterwater Treatment Plant site.

MACOG
Michiana Area Council of Governments
227 W. Jefferson Blvd.
11th Floor County-City Bldg
South Bend, IN 46601



MACOG conducted a survey and public meeting for feedback on brownfields in Warsaw





MACOG staff presented an educational session to the Northern Indiana Minority Business Association on brownfields due diligence





MACOG was joined by Elkhart and South Bend staff at the National Brownfields Training Conference in Detroit

PART II

REDEVELOPMENT HIGHLIGHTS

Redevelopment Underway

1

SITE
Former Federal Press, 511 Division St. Elkhart, Elkhart County, IN

Brownfields Grant Investment: $4,502
Size: Less than 1 acre

Former Uses: Machine shop, foundry, metal fabrication, welding. Vacant since 2006.

Accomplishments:

- Phase I report to transfer the site from the city to Lacasa
- Previously received significant assistance under FY2019 grant

The Vision: Develop multi-family housing options for a range of incomes near downtown Elkhart and put a strategically located vacant lot back to productive use.

The Challenge: Limited redevelopment interest due to uncertainty around cleanup costs, if any

Current Status: 8-unit apartment building completed by Lacasa Inc.

Leveraged Funding: $1.4M redevelopment project

Federal Press Before:



Open House:



2

SITE
Former Studebaker Museum / Diamond View Stadium Flats, South Bend, St. Joseph County, IN

Brownfields Grant Investment: ~$69,734

Size: 2.8 acres

Former Uses: A vacant lot near Four Winds Field for many years, the property was formerly a Studebaker auto dealership and repair facility, gasoline service station, and home to the Studebaker Museum until 2006.

Accomplishments: Multiple rounds of sampling, prepared Phase I report for property transfer, applied for cleanup funding through Indiana Brownfields Program, provided technical assistance for comfort letter applications. Construction is underway for two housing projects with 60 apartments and 7 townhomes.

The Vision: A total of 150 units are planned for the Diamond View and Stadium Flats apartments.

The Challenge: Initially, site conditions were unknown as site-wide assessment did not take place prior to IHCDA application. The site was identified to have high levels of lead in soil, which required cleanup before the market rate project Stadium Flats could proceed.

Leveraged Funding: Cleanup (Indiana Brownfields Program): $212,494

Groundbreaking for the Diamond View Project



Vision for the Diamond View project when completed



3

SITE
1701 Sterling, Elkhart
Elkhart County, IN

Brownfields Grant Investment: $11,718

Size: 1.35 acres

Former Uses: Manufacturing of recreational vehicle seating, fiberglass and metal parts, women's undergarments. Adjacent to railroad tracks, auto repair shop, and foundry. Vacant since approximately 2010.

Accomplishments:

- Soil Gas Screening after cleanup and demolition

The Vision: Prepare the site for residential reuse, after addressing the neighbors' concerns by removing dilapidated industrial building during the previous grant

The Challenge: Confirm if vapor intrusion would need to be addressed for the future residential development

Current Status: Building demolished, cleanup completed, City of Elkhart demolished the structure in 2022, and Advantix has planned a residential project. The Indiana Housing & Community Development Authority awarded just over $1M in rental housing tax credits for an $11.6M affordable housing project by Advantix Corporation for 44 total units.

Leveraged Funding: $11.4M for redevelopment

Before Demo:



After Demo:



Rendering of the planned complex at 1701 Sterling Ave, in Elkhart



4

SITE
Owen's Supermarket, Warsaw, Kosciusko County, IN

Brownfields Grant Investment: $12,136

Size: 1.35 acres

Former Uses: Former grocery store located next to a former gas station

Accomplishments: Further site investigation

The Vision: Assist with remaining environmental uncertainty around vapor intrusion risk after previous sampling to allow residential reuse to proceed.

Current Status: On MACOG staff's visit in 2024, the site looked much the same as the original conditions. Construction is expected to accelerate later in 2025.

Leveraged Funding: $21M project through AP Development LLC estimated to bring 85 new apartments to downtown Warsaw.




CONSTRUCTION STARTING IN 2024
MILLWORKS
ANDERSON PARTNERS
AP DEVELOPMENT
DELV DESIGN
KEDCO
ZIMMER BIOMET

5

SITE
Ariel Cycleworks, Goshen
Elkhart County, IN

Brownfields Grant Investment: $35,729

Size: 4+ acres

Former Uses: Former industrial property, with a history of extensive sampling and cleanup by the City of Goshen.

Accomplishments: Further site investigation

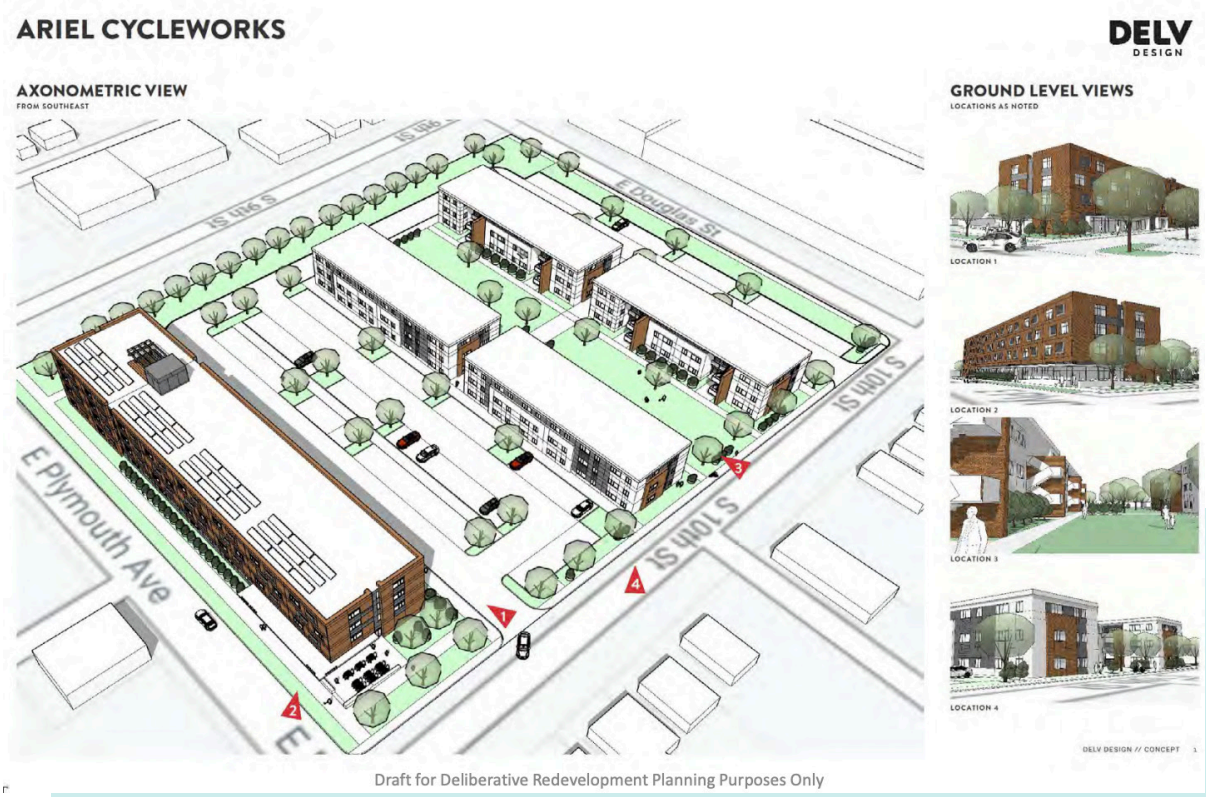
The Vision: Additional sampling was needed to confirm site conditions after prior cleanup by the city and due to changes in screening levels to determine if the residential restriction in place could be lifted to allow a residential project to proceed.

Current Status: Under construction

Leveraged Funding: $30M estimated. Ariel Cycle Works is planned to include 135 market rate units and 5,000 square feet of commercial space, slated for completion in 2026.



Photo provided by Goshen Chamber of Commerce



Draft for Deliberative Redevelopment Planning Purposes Only

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SITE
C.G. Conn Musical Instrument Manufacturing, 1101 E Beardsley Ave., Elkhart, Elkhart County, IN

Brownfields grant investment: ~$75,952

Size: Over 10 acres

Former Uses: Musical instrument manufacturing, city acquired tax delinquent property in 2019.

Accomplishments: Multiple rounds of sampling, cleanup planning

The Vision: Clear and cleanup the site to prepare it for the highest and best use, to implement the city's housing strategy with input from the community.

Current Status: Demolition underway, cleanup planned in 2024.

Leveraged Funding: Demolition and site clearance (on-going), $4M cleanup on-going

Photos show demolition underway and completed in 2023.







PART III

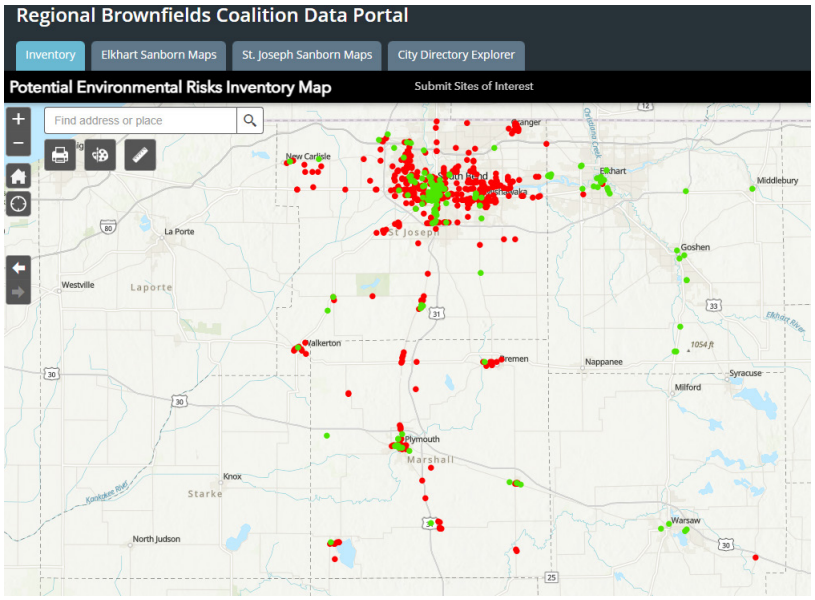
Accessing Reports for Brownfields

Reports and other information produced through MACOG's brownfields grants are available online both in MACOG Regional Brownfields Portal and IDEM's Virtual Filing Cabinet.

1

MACOG Regional Brownfields Data Portal

https://engage.macog.com/regional-brownfields-coalition



2

IDEM Virtual Filing Cabinet

https://vfc.idem.in.gov

Includes additional publicly available information from the Indiana Brownfields Program and various IDEM programs.

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