

Greater Wabash Regional Planning Commission

Brownfields Assessment Project

EPA Cooperative Agreement Number BF-00E01232-0

Fact Sheet #3

Greater Wabash Regional Planning Commission's Brownfields Project

Does the Greater Wabash Region have brownfields? Like most communities, there are properties that are abandoned, under-used or blighted. These properties, or Brownfields, are common to all communities, both in rural and urban areas. They can be the former lumberyard, the corner feed mill abandoned in the 1950s, or the vacant City lot where the old factory burned down when "Dad was a kid."

EPA's Brownfields Assessment

EPA's Brownfields Economic Redevelopment Program was created to assist communities and businesses. This is demonstrated by EPA grants that provide the needed resources to sort through the numerous Brownfields properties from those few properties that require regulatory intervention. These grants help communities' brownfield properties become a manageable part of local redevelopment.

The Greater Wabash Regional Planning Commission has received an EPA Brownfields Assessment grant to conduct Phase I Environmental Site Assessment (ESA) and Phase II assessments. These assessments are conducted **free of charge** for qualifying properties in the region.

How do I know if my property (or a property I am interested in buying) is a brownfield?

In simple terms, a property is considered a brownfield if contamination – or the *possibility* of contamination – is interfering with its reuse. These properties could be anything from a former row front store with suspected asbestos, to a former manufacturing facility, to the vacant lot in the middle of downtown.

The Commission's grant application to the EPA discussed several brownfield sites/areas that the region's cities would like to assess:

- **Carmi:** The old hospital and an abandoned tractor/implement dealer
- **Fairfield:** An old retail store is abandoned and needs attention
- **Grayville:** Former high school is dangerous and in disrepair, located in a highly visible part of town
- **Hutsonville:** Former elementary school in disrepair
- **Mt. Carmel:** Former electronics manufacturing facility that burned, Snap-On Tools facility, and dry cleaners
- **Robinson:** Former sanitarium



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