



Linebach ■ Funkhouser identified and mitigated concerns that were hindering redevelopment and reuse of the Tell City Chair property.

LFI personnel were retained by the City of Tell City, under the Indiana Brownfields Program, to address environmental concerns at the former Tell City Chair property. The area encompassed several blocks and was used for furniture manufacturing dating back to the 1860s. Included on the property were historic multi-story buildings, warehouse space, aboveground and underground storage tanks, and production operations.

Experience Matters.

LFI's assessment strategy, approved by the Indiana Department of Environmental Management (IDEM) Voluntary Remediation Program, was developed and implemented to address potential historic releases to soil and groundwater from USTs, ASTs, drum storage areas, and past operational practices. A comprehensive report was prepared that was approved by the City of Tell City, IDEM, and the Indiana Development Finance Authority (IDFA).

Subsequent to completing the assessment, LFI developed cost opinions and bid specification documents for site demolition and remediation work. LFI's technical documents were used by the City to obtain additional funding from block grants and low interest loans to move forward with redevelopment of the property.

LFI also developed an innovative, risk-based site management plan that saved the city in excess of \$150,000 in remediation costs.

Key Services

- Phase II Assessment
- Asbestos & Lead Paint Surveys
- Remediation
- Demolition Oversight
- Negotiations with IDEM

Regulatory Programs/Issues

- Brownfields
- Property Redevelopment
- IDFA/IDOC Grant