

Success Abounds from the 2006 Ground Breaking Ceremony to the 2008 Grand Opening for Scribner Place in New Albany

The 6.5-acre Scribner Place property, located along the Ohio River in New Albany, has been an eyesore for decades and is now open for business as a YMCA and Aquatic Center for the community. The site consists of eight contiguous parcels that extend along Main Street and is currently owned by the City. Former operations as far back as the 1800s include machine shops, foundries, coal yards, automotive service stations, boiler manufacturers, and warehouses.

Thanks in part to a variety of public and private assistance at the local, state, and federal levels, this property will no longer be an eyesore. The City has completed its budgeted \$23 million YMCA redevelopment project for the 3-acre portion of the site. This redevelopment was primarily funded by a \$20 million grant from the Caesar's Riverboat Foundation of Floyd County, YMCA funds, as well as local revenues from the City of New Albany and Floyd County.

Assessment and cleanup of the contamination on this part of the site were completed with oversight from the Indiana Brownfields Program, and the City received an Indiana Department of Environmental Management Site Status Letter for the project indicating that no further response actions are necessary on this portion of the site and that the site can be redeveloped as planned.

The environmental work for the project was funded by several sources. The site, which had been contaminated with heavy



Above: Ground breaking for the new YMCA facility.
Below: Completed building ready for the public.

metals, polyaromatic hydrocarbons, and volatile organic compounds, was assessed, in part, using approximately \$39,000 in state brownfield grants and matching local funds, and was remediated using \$400,000 in cleanup grants from the U.S. EPA Brownfields Program. This redevelopment project is a great example of leveraging state, federal, local, and private funding to bring a downtown revitalization project to successful completion. It was recognized as such at the 2006 National Brownfields Conference in Boston. The project was one of six that received certificates of appreciation from the then U.S. EPA Region 5 Administrator Mary Gade at the conference. For more information about this project, please contact Tracy Concannon at (317) 233-2801 or tconcann@ifa.in.gov.