EPA

On this day, July 13, 2006

the U.S. Environmental Protection Agency (U.S. EPA)

Determines that

Augustus Hook Superfund Site Is Ready for Industrial and Commercial Reuse

for Richard C. Karl

U.S. EPA Region 5 Superfund Division Director

This Ready for Reuse (RfR) Determination is for the 13-acre Augustus Hook Superfund Site ("Site") located in Frankfort, Clinton County, Indiana. This RfR Determination provides that EPA has made a technical determination that the Site is ready for industrial and commercial use and the remedy will remain protective of human health and the environment. This determination is based on the attached Ready for Reuse Determination report for the Augustus Hook Superfund Site, July 11, 2006. This RfR Determination remains valid unless new or additional information is discovered that indicates that conditions at the Site are no longer protective of human health and the environment for the uses identified in this RFR Determination.

U.S. EPA's Final Pollution Report confirms the successful removal of all identified wastes at the Site. The types of uses identified as protective in this RfR Determination remain subject to (i) applicable federal, state, and local regulation, including, but not limited to, zoning ordinances and building codes, and to (ii) title documents, including, but not limited to, easements and use restrictions.

This Ready for Reuse Determination is an environmental status report and does not have any legally binding effect, nor does it expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits of any party. U.S. EPA assumes no responsibility for reuse activities and/or any potential harm that might result from reuse activities. U.S. EPA retains any and all rights and authorities it has, including but not limited to legal, equitable, or administrative rights. U.S. EPA specifically retains any and all rights and authorities it has to conduct, direct, oversee, and/or require environmental response actions in connection with the Site, including but not limited to instances when new or additional information has been discovered regarding conditions at the Site that indicate that the response and/or the conditions at the Site are no longer protective of human health or the environment for the uses identified in the Ready for Reuse Determination.

AUGUSTUS HOOK SITE
READY FOR REUSE DETERMINATION

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I. Executive Summary

This Ready for Reuse (RfR) Determination is for the Augustus Hook site (the Site) located in Frankfort, Clinton County, Indiana. The Site encompasses an area of approximately 13 acres in size, and includes tax parcels 0160305533, 0160305530, and 0160317870. The Site is bordered on the north by State Road 28 and on the east by Prairie Avenue. The Site is currently owned by 815 Realty Inc.

The conditions summarized in this RfR Determination are based on U.S. EPA documents for the Augustus Hook site, including the initial and final Pollution Reports (POLREPS). U.S. EPA has made a technical determination that the Site, located in Frankfort, Clinton County, Indiana is ready for industrial and commercial use, subject to applicable local zoning ordinances. Thus, while the Site is ready for industrial and commercial use, any actual future use must comply with all otherwise applicable laws. U.S. EPA is aware of no other environmental restrictions or limitations associated with the Site.

U.S. EPA assessed the risk to human health and the environment resulting from contamination at the Site. Based on a remedial investigation conducted by the responsible party in accordance with an Indiana Department of Environmental Management (IDEM) order, was complete in 1990. The primary waste of concern was frit. The remedial investigation was completed in 1990 (1990 RI), and focused on determining the chemical nature of the solid waste disposed of on site and the potential for off-site migration of heavy metals in ground water to water-bearing aquifers. Heavy metals, specifically lead, located on site have not spread to soils or to ground water used for drinking purposes. Following completion of the 1990 RI, IDEM referred the Site to US EPA for further on-site soil assessment. The results of EPA's assessment indicated that lead was present in on-site soils at unsafe levels. The potential for the lead contamination to migrate to nearby residential areas of flow through site runoff to municipal sewers was present. All known contaminated materials present on the Site were removed during US EPA response actions in 1996 and 1997. No contaminated materials are known to be present at the Site at this time.

As a result, based on information available as of this date, U.S. EPA has determined that the unacceptable levels of risk to current and future users of the Site have been abated. The Site is ready for industrial and commercial uses, but remains subject to local zoning.

U.S. EPA Region 5 issued this Ready for Reuse Determination, effective July 13, 2006.

By: _____

for Richard C. Karl
Director, Superfund Division
United States Environmental Protection Agency
Region 5

Documents pertaining to the Site and the RfR Determination are part of the Administrative Record for the Site, which is available for review at U.S. EPA Region 5 offices in Chicago, Illinois. Information can also be found at the Frankfort Community Public Library, 208 W. Clinton Street, Frankfort, Indiana, 46041. The library is open Monday–Thursday 9:00 am to 8:00 pm; Friday–Saturday 9:00 am to 5:00 pm; and Sunday 1:00 pm to 5:00 pm. Additional information can be obtained by contacting Fred Bartman at (312) 886-0776 or at bartman.fred@epa.gov.

This RfR Determination is a technical document and an environmental status report that does not have any legally binding effect, nor does it expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits of any party. U.S. EPA assumes no responsibility for reuse activities or for any possible or potential harm that might result from reuse activities. U.S. EPA retains any and all rights and authorities it has, including but not limited to legal, equitable, or administrative rights. U.S. EPA specifically retains any and all rights and authorities it has to conduct, direct, oversee, and/or require environmental response actions in connection with the Augustus Hook site, including instances when new or additional information has been discovered regarding the contamination or conditions at the Site that indicate that the remedy and/or the conditions at the Site are no longer protective of human health or the environment for the uses identified in the RfR Determination.

II. Site Location

The Augustus Hook site is located immediately south of and across State Road 28 from the former Ingram-Richardson plant in Frankfort, Indiana. The easternmost quarter of the Site is located in the city. The remaining three quarters are in Clinton County. The Site is 13.3 acres in size and includes tax parcels 0160305533, 0160305530, and 0160317870. The Site, which is currently vacant, is bounded on the east by Prairie Avenue, on the north by State Road 28 and Burt Chevrolet, on the west by the Indiana Department of Transportation, and on the south by the Whiteford Trucking company, which operates a construction debris landfill along the southern boundary of the Site. Interstate 65, the main thoroughfare between Indianapolis and Chicago, is five miles west of the Site. Both the Norfolk & Western and Conrail railroads are located in close proximity to the Site. Frankfort Municipal Airport, which is equipped to handle most corporate aircraft, is about one mile west of the Site. Two old farmland properties are currently industrially zoned and for sale along State Road 28 west. The Site is currently owned by 815 Realty Inc. Exhibit 1 shows the tax parcels that make up the Site. Exhibit 2 shows the Site's surroundings.

The Site is a relatively flat, commercially zoned property with no existing structures. Approximately 5,500 people reside within one mile of the Site.

Exhibit 1. Augustus Hook Site Map, showing tax parcels

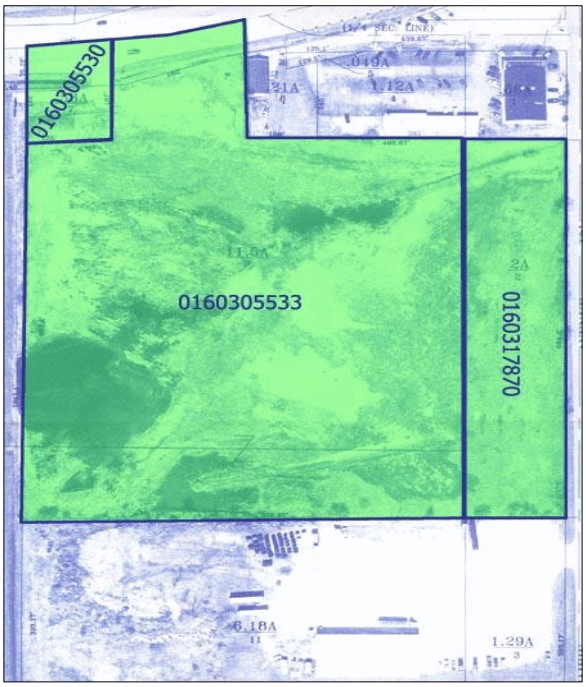
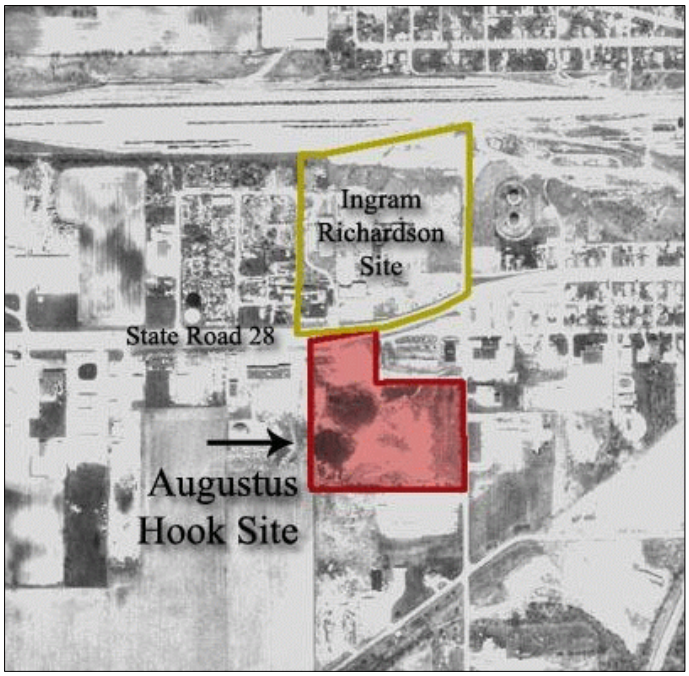


Exhibit 2. Augustus Hook Site Map, showing surrounding area



III. Site Summary

Site and Contaminant History

The 13-acre Augustus Hook property was bought in 1953 by Ingram-Richardson Inc., a porcelain enamel manufacturing plant located directly across the street from the property. Ingram-Richardson used the Site as a disposal area for the plant operation wastes beginning some time after 1953. The plant wastes were used to fill in a four- to six-acre wetland area at the Augustus Hook site. The wastes were believed to include broken porcelain, rejected products, clay, ash, metal, general factory debris, and frit. Of these wastes, frit is believed to be the only waste of potential environmental concern. Frit is a grainy, ground glass material. When fired at high temperatures, it is converted into porcelain glaze. Different metals or combinations of metals are used to produce colors or hues in the final product. Some of the metals used in frit are potentially toxic and include lead, nickel, cobalt, and chromium. U.S. EPA was concerned about the impacts these contaminants might have on soils, ground water, and air.

Description of Risks

Results of a remedial investigation and feasibility study conducted in 1990 indicate that the primary waste of concern was frit, which contained lead at unacceptable levels. The 1990 RI focused on determining the chemical nature of the solid waste disposed of on site and the potential for off-site migration of heavy metals in ground water to water-bearing aquifers. Lead and

cadmium were the only heavy metals found to have any significant potential to leach out of the waste material. No elevated levels of lead or cadmium were found to have leached to surrounding soils.

The investigation then focused on the potential for heavy metals to leach out of the waste frit into ground water or to migrate to aquifers used as water sources by private and municipal wells. No heavy metals except lead, arsenic, and antimony were found within the waste frit.

Following completion of the 1990 RI, IDEM referred the site to US EPA for further assessment of on-site soils. Results of the removal action assessment, which was conducted in 1995, indicated that contaminants may migrate off site during dry windy conditions by airborne dusts or by storm water runoff during rain events, thereby exposing nearby workers, residents, or on-site trespassers.

Summary of Cleanup Activities

Exhibit 3 shows a chronology of U.S. EPA activities performed to date at the Augustus Hook site.

Exhibit 3. Chronology of Activities Performed at the Augustus Hook Site

Date	Activity
1953	Site purchased by Ingram-Richardson Inc. for use as a disposal area to house porcelain enamel manufacturing wastes.
1981	Ingram-Richardson Inc. stops operations after the company declares bankruptcy.
September 1990	A remedial investigation/feasibility study is prepared for the Site.
January 1995	U.S. EPA receives a request from IDEM to conduct a removal action assessment for the Site.
February 1995	The Site receives a site investigation.
January - February 1996	U.S. EPA conducts a time-critical removal action to excavate contaminated soils and began to backfill with clean material borrowed from the east of the pond located on site.
January 1997	U.S. EPA conducts a time-critical removal action to pump ponded water off the Site and backfill and regrade the Site to promote draining and prevent ponding of water on site.
September 1997	U.S. EPA regrades the Site to alleviate subsidence. U.S. EPA seeds the Site.

<u>First Removal Action (01/25/1996–02/05/1996)</u>

From January 25 through February 5, 1996, U.S. EPA excavated the north area of the Site to remove the waste materials. U.S. EPA confirmed that all contamination was removed by analyzing soils with an X-ray fluorescence unit. U.S. EPA started the backfilling of the north area with clean clay from the borrow pit east of the pond. These soils were also tested with the X-ray fluorescence unit to ensure they were clean. The first Pollution Report documenting these cleanup actions is available in Appendix A.

Second Removal Action (01/24/1997–09/13/1997)

U.S. EPA completed backfilling and regrading the Site to promote drainage and prevent ponding of the water on site. As part of this removal action, it was also necessary to pump some pooled water off site. U.S. EPA returned to the Site in September to regrade the Site because of subsidence issues. The Site was also seeded at that time.

All hazardous materials on site were treated and shipped off site and no further contamination remains. The final Pollution Report documenting completion of cleanup is available in Appendix B.

Redevelopment/Reuse History

The Augustus Hook site is currently vacant. The surrounding region has sustained significant economic growth. Commercial and industrial growth in Clinton County has increased in recent years. This economic growth in Clinton County has had a positive impact on downtown Frankfort.

IV. U.S. EPA's Basis for the Ready for Reuse (RfR) Determination

The reasonably anticipated future land use for the Augustus Hook site is commercial based on current zoning. The RfR Determination for the Site determines that the Site is ready for industrial and commercial use.

All identified waste has been removed from the Augustus Hook site.

The RfR Determination for the Augustus Hook site is based on the 1996 Initial POLREP, the 1997 Final POLREP, and the1990 RI for the Site. According to the 1997 POLREP, all hazardous materials on site were treated and shipped off site. A total of 64,405 tons of lead-contaminated soil were treated and disposed of off site, over 1.3 million gallons of water were treated and pumped via the sewer system to the Frankfort Wastewater Treatment Plant, backfilling and grading actions were finished, and equipment was decontaminated and demobilized.

V. Post-Removal Closure Activities

At the Augustus Hook site, post-removal site control was not necessary following the removal actions. U.S. EPA's removal actions addressed the Site's soil contamination by removing all identified wastes from the Site; the Site's final Pollution Report states that no further contamination remains. A remedial investigation completed in 1990 found that no hazardous substances had traveled from the Site to the underlying aquifer. It also found that no heavy metals had leached into surrounding natural soils. IDEM approved the ground water monitoring results presented in the remedial investigation and feasibility study and, based on information available at the time, established that no additional monitoring was necessary.

VI. Provisos

This RfR Determination is a technical document and an environmental status report and does not have any legally binding effect and does not expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits of any party. U.S. EPA assumes no responsibility for reuse activities and/or for any potential harm that might result from reuse activities. U.S. EPA retains any and all rights and authorities it has, including, but not limited to, legal, equitable, or administrative rights. U.S. EPA specifically retains any and all rights and authorities it has to conduct, direct, oversee, and/or require environmental response actions in connection with the Augustus Hook site, including but not limited to instances when new or additional information has been discovered regarding the contamination or conditions at the Site that indicate that the response and/or the conditions at the Site are no longer protective of human health or the environment for the types of uses identified in the Ready for Reuse Determination.

The types of uses identified as protective in this RfR Determination remain subject to (i) applicable federal, state, and local regulation and to (ii) title documents, including, but not limited to, easements, restrictions, and institutional controls.

APPENDIX A

February 5, 1996 Initial Pollution Report

Augustus Hook Initial POLREP

I, 3
2/5/96

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION V

DUPLICATE
RECORDS CENTER
7TH FLOOR

Date: February 5, 1996

From: Walter Nied, OSC

To:
E. Watkins, U.S. EPA, OSWER . . . . . FAX: 703-603-9116
R. Karl, Chief, U.S. EPA EERB . . . . . FAX: 312-353-9176
D. Bruce, Chief, U.S. EPA EERB RS2 . . . . FAX: 312-353-9176
B, Messenger Chief, U.S. EPA ESS . . . . . FAX: 312-353-9176
E. Spielman, U.S. EPA Office Public AffairsFAX: 312-353-1155
D. Attenburg, U.S. EPA ORC . . . . . FAX: 312-886-0747
D. Regal, EPA Enforcement Specialist . . . FAX: 312-353-9176
H. Atkinson IDEM (Indianapolis) . . . . . FAX: 317-362-0402
U.S. Coast Guard, District 2 . . . . . FAX: 314-539-2649
U.S. Fish & Wildlife-Indiana . . . . . FAX: 812-334-4273

Subject: Augustus Hook Property, Frankfort, Clinton County, Indiana
POLREP: Initial, #1 **State Notification:** IDEM notified
Date(s): January 25, through February 5, 1996
Delivery Order: 5001-05-378 **Response Authority:** CERCLA
Start Date: January 25, 1996
Latitude: N40°17'04" **Longitude:** W86°32'02" **Site ID#:** PQ
Action Memorandum Status: Approved **NPL Status:** non-NPL

Background:

The Augustus Hook Property (AHP) site is located on the southwest side of Frankfort, Indiana, on State Route 28. The site is bounded on the east by Prairie Avenue, on the north by State Route 28 and a car dealership, on the west by farmland, and on the south by a trucking firm. The site is approximately 13.3 acres in size.

In 1953, the property that constitutes AHP was bought by Ingram-Richardson, Inc. (IR), a porcelain enamel manufacturing plant located directly north of the AHP property. IR used the site as a disposal area for the plant operation wastes beginning some time after 1953. The plant wastes were used to fill in a 4 to 6 acre wetland area at the AHP site. The wastes are believed to include broken porcelain, rejected products, clay, ash, metal, general factory debris, and frit. Prior to 1953 IR disposed of wastes on the plant property.

Frit is the waste of concern. Frit is a grainy, ground glass material, when fired at high temperatures, it is converted into porcelain glaze. Different metals or combinations of metals are used to produce colors or hues in the final product. Some of the metals used in frit are potentially toxic and include lead, nickel, cobalt, and chromium.

US EPA REGION 5 HEB ID:312-353-9541 APR 14'05 13:33 No.004 P.02

Situation:

From January 25 through February 5, 1996, the U.S. EPA, TAT contractor, and ERCS contractor conducted site preparatory activities, mobilized to the site, and commenced setup activities.

Actions Taken:

1/26	Initial site walk through conducted by U.S. EPA, TAT, and ERCS. ERCS continued coordination with utilities subcontractors. Two trenches are excavated one on the west side of MW7 and one by the northeast corner of the pond. Sumps will be installed in the trenches to intercept groundwater for use in the treatment process.
1/27	Two trailers are setup and temporary electrical service was installed.
1/28	Excavation of the north area was initiated. An trackhoe and trackloader were mobilized to the site.
1/29	Crew continues site setup activities including the stockpiling of the excavated heavy metal contaminated soils. One dump truck mobilized to site.
1/30	Confirmation soil samples were collected of excavated areas and of the proposed barrow pit area for clean backfill and analyzed with a x-ray florescent unit. Electrical and phone service was installed to the trailers.
1/31	Crew continued excavating contaminated soils. Excavation of the barrow pit area east of the pond was initiated and the topsoil was stockpiled.
2/1-5	Backfilling of the north area was initiated and continues with clean backfill clay from the barrow pit.

Future Actions:

- Complete site setup including treatment system on-site and decon area.
- Complete backfilling and the installation of gravel of the north area. Construct parking area and decon area in the backfilled north area.
- Continue excavating and stockpiling of heavy metal contaminated soils.
- Mobilize frac tank to store water for use during treatment and to dispose of decon water.

Key Issues:

- None

Estimated Costs:

	Cost	Funds Remaining
ERCS	[redacted] as of 1/31/96	[redacted]
TAT	as of 2/6/96	

Status: On-going.

US EPA REGION 5 HEB ID:312-353-5541 APR 14 '05 15:55 No.004 P.03

APPENDIX B

September 16, 1997 Final Pollution Report

I. 5
9/16/97

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION V

DUPLICATE
RECORDS CENTER
7TH FLOOR

Date: September 16, 1997

From: Fred Bartman, OSC

To:
E. Watkins, U.S. EPA, OSWER . . . . . FAX: 703-603-9132
R. Karl, Chief, U.S. EPA EERB . . . . . FAX: 312-353-9176
D. Bruce, Chief, U.S. EPA EERB RS2 . . . . FAX: 312-353-9176
B, Messenger Chief, U.S. EPA ESS . . . . . FAX: 312-353-9176
E. Spiezman, U.S. EPA Office Public AffairsFAX: 312-353-1155
D. Attenburg, U.S. EPA ORC . . . . . FAX: 312-886-0747
D. Regal, EPA Enforcement Specialist . . . FAX: 312-353-9176
H. Atkinson IDEM (Indianapolis) . . . . . FAX: 317-308-3063
U.S. Coast Guard, District 2 . . . . . FAX: 314-539-2649
U.S. Fish & Wildlife-Indiana . . . . . FAX: 812-334-4273
L. Beckwith, Baker & Daniels . . . . . FAX: 317-237-1000

Subject: Augustus Hook Property, Frankfort, Clinton County, Indiana
POLREP: FINAL POLREP
Date(s): January 7-17, 1997 and September 10-13, 1997
State Notification: IDEM notified
Delivery Order: 5001-05-378
Response Authority: CERCLA **Site ID#:** PQ
Start Date: January 25, 1996
Completion Date: January 24, 1997 **NPL Status:** Non-NPL
Latitude: N 40°17'04" **Longitude:** W 86°32'02"
Action Memorandum Status: Approved (April 3, 1995)

Background:

See Initial POLREP.

Situation:

On January 7, 1997, U.S. EPA and ERCS mobilized to the site. Preparations for pumping ponded water was initiated. The Frankfort Wastewater Treatment Plant approved the discharge of water to their sewer system. January 8 through 9, 1997, 400,000 gallons of water was discharged to the sewer. On January 8, 1997, backfilling operations were continued, by pushing soil from the eastern area of the site to the excavated area in the western area. On January 13, 1993, a CAT D8 with a ripper was mobilized to the site, and an AT D4 was demobilized from the site. The backfilling and grading of the site continued through January 22, 1997. Equipment was decontaminated and demobilized on January 24, 1997.

US EPA REGION 5 HEB 10:312-353-9341 APR 14 05 15:36 NO.004 P.04

Actions Taken:

° On January 24, 1997, all personnel and equipment were demobilized from the site.

° The excavated areas of the site were backfilled and graded to promote drainage and prevent ponding of water on-site.

° A total of 64,405 tons of lead-contaminated soil was treated by RMT, Inc. of Madison, Wisconsin and transported to Liberty Landfill of Monticello, Indiana.

° A total of 1,317,250 gallons of lead-contaminated water was treated and pumped via the sewer system to the Frankfort Wastewater Treatment Plant, Frankfort, Indiana.

° ERCS mobilized a crew and dozer to site on September 10, 1997 to grade and seed the site. Regrading was necessary due to subsidence of the fill area and was completed on September 12, 1997. The site was seeded and the crew and equipment were demobilized on September 13, 1997.

Enforcement:

Information concerning the enforcement strategy for this site is in the Enforcement Confidential Addendum of the Action Memorandum dated April 3, 1995.

Future Actions:

- None.

Key Issues:

- The excavated areas of the site were backfilled and graded to promote drainage and prevent ponding of water on-site. All hazardous materials on-site were treated and shipped off-site and no further contamination remains.

TABLE 1

Wastestream	Quantity	Treatment	Disposal
Lead-contaminated soil	64,405 tons	Fixation	Liberty Landfill, Monticello, IN
Run-off water	1,317,250 gallons	Settling	Frankfort Wastewater Treatment Plant, Frankfort, IN

US EPA REGION 5 HEB ID:312-353-3341 APR 14 '05 15:36 NO.004 P.05

Estimated Costs:

	Cost	Funds Remaining
ERCS	[redacted]	[redacted]
START		

The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor. Other financial data, which the OSC must rely upon, may not be entirely up to date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

Table 1

TCLP LEAD RESULTS
AUGUSTUS HOOK SITE
FRANKFORT, INDIANA

Pile #	TCLP Lead Results	Comments
AP-1	0.62	MEP pass, SPLP <0.10
AP-2	0.83	MEP pass, SPLP <0.10
AP-3	0.097	
AP-4	0.74	
AP-5	3.3	
AP-6	1.7	
AP-7	1.2	
AP-8	1.4	
AP-9	2.3	Very late AP9 and AP10
AP-10	50.7	Late, added H_2O, reanalyzed
AP-10RE	0.27	Rerun of AP-10
AP-11	1.1	
AP-12	12.4	
AP-12RE	4.2	Retreated
AP-13	4.1	
AP-14	0.54	
AP-15	2.5	
AP-16	1.5	
AP-17	9.45	
AP-17RE	2.83	
AP-18	3.58	

US EPA REGION 5 HEB 10:312-353-5541 MAR 14'05 15:37 No.004 P.07

APPENDIX C

ABBREVIATIONS AND ACRONYMS

AH - Augustus Hook
AR - Administrative Record
CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (Superfund)
COC - Contaminant of Concern
IR - Ingram Richardson
NPL - (N)ational (P)riorities (L)ist of Superfund Hazardous Waste Sites
NTC - Non-time critical removal action
O&M - Operations and Maintenance
OSWER - Office of Solid Waste and Emergency Response
PA - Preliminary Assessment
POLREP - Pollution report
PRP - Potentially Responsible Party
RfR Determination - Ready for Reuse Determination
RI/FS - Remedial Investigation/Feasibility Study
RPM - Remedial Project Manager
SI - Site Inspection
TC - Time critical removal action
U.S. EPA - United States Environmental Protection Agency