



R05-24-C-007

City Hall
801 Michigan Avenue
La Porte, IN 46350

Department of Engineering and Building

Nicholas Minich
(219) 362-2327
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Narrative Information Sheet for: NewPorte Landing North Development Parcels

IV.D.1. Applicant Identification

Name: Nicholas Minich
Title: Director of Engineering
Affiliation: City of La Porte
Address: 801 Michigan Avenue, La Porte IN 46350
Email: nminich@cityoflaportein.gov
Phone: 219-362-2327

IV.D.2. Funding Requested

IV.D.2.a. Grant Type

Grant Type: Single Site Cleanup

IV.D.2.b. Federal Funds Requested

Funds Requested: \$2,000,000.00

IV.D.3. Location

City of La Porte, LaPorte County, Indiana

IV.D.4. Property Information

Site Name: NewPorte Landing North Development Parcels (Former AC-Trust Property)
Address: 401 Truesdell Avenue, La Porte, IN 46350
Owner: City of La Porte
Date of Ownership (or date you plan to acquire ownership): 06/25/2004

IV.D.5. Contacts

IV.D.5.a. Project Director

Name: Nicholas Minich
Phone: 219-362-2327
Email: nminich@cityoflaportein.gov
Mailing Address: 801 Michigan Avenue, La Porte IN 46350

IV.D.5.b. Chief Executive/Highest Ranking Elected Official

Name: Mayor Tom Dermody
Phone: 219-362-0151
Email: tdermody@cityoflaportein.gov



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IV.D.6. Population

City of La Porte population - 22,383

IV.D.7. Other Factors

	Page #
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The proposed brownfield site(s) is impacted by mine-scarred land.	NA
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	NA
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Pg 1
The proposed site(s) is in a federally designated flood plain.	NA
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Pg 2
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Pg 2
The proposed project will improve local climate adaptation mitigation capacity and resilience to protect residents and community investments.	Pg 3
The target area(s) is located within a community which a coal-fired power plant has recently closed (2013 or later) or is closing.	Pg 4

IV.D.8. Releasing Copies of Applications

Not Applicable.

and possibly waste paint. Drums were also reportedly stored and/or disposed on-Site. The western nine acres of the Site are a former foundry property. Prior subsurface investigations identified a mix of petroleum and other contaminants. Sampling identified exceedances of pentachlorophenol, methylene chloride, tetrachloroethene, trichloroethene, numerous metals, and semi-volatile organic compounds (SVOCs) in association with historical industrial activities and the presence of foundry sand fill and waste disposal activities.

The City of LaPorte plans to use this Site for future Multi-Family Residential and/or Community Recreation redevelopment. Specifically, the Healthcare Foundation of La Porte (HFL) launched the Ten2030 Initiative in 2017, this initiative is aimed at taking LaPorte County from one of the most “unhealthy” communities in Indiana to one of the top ten healthiest communities by 2030; the City of LaPorte intends to continue a strong and collaborative partnership with HFL to identify how this Site can be returned to a productive community asset.

In Fall 2022, the City of LaPorte applied for and was approved for a U.S. EPA Brownfields Phase II Environmental Site Assessment (ESA) under the Targeted Brownfields Assessment (TBA) program. Tetra Tech, Inc. conducted a Phase II ESA at the subject property to assess the nature and extent of soil, groundwater, and soil vapor contamination at the Site. The Tetra Tech Phase II ESA report provided the basis for remediation planning for the NewPorte Landing North Development Parcel by the City of La Porte. The Site appears sufficiently characterized for remediation to begin.

The City of LaPorte has identified the work necessary to remove, and identify any additional, environmental barriers to the redevelopment of this brownfield site. IDEM has worked with the City of LaPorte on several projects and staff are committed to supporting this project by providing technical assistance and coordination through the Indiana Brownfields Program.

Based on the information submitted, IDEM considers the City of LaPorte a good candidate to receive U.S. EPA grant funding to clean up the NewPorte Landing North Development Parcels/ AC Trust Property/ LaPorte Foundry Property. IDEM looks forward to continuing its partnership with the City of LaPorte on brownfield redevelopment projects. For further assistance, please contact John Morris of the Indiana Brownfields Program directly at (317) 234-0235 and at jmorris@ifa.in.gov.

Sincerely,



Andrea Roberston Habeck
Technical Staff Coordinator
Indiana Brownfields Program

ARH/JTM

cc: Mr. Nicholas Minich, Director of Engineering, City of LaPorte

NewPorte Landing North Development Parcels - Narrative/Ranking Criteria for Cleanup Grants

IV.E.1 Project Area Description and Plans for Revitalization

IV.E.1.a Target Area and Brownfields

IV.E.1.a.i Overview of Brownfield Challenges and Description of Target Area - The City of La Porte has diligently been working towards the redevelopment of the former Alis Chalmers Industrial Complex since its closure in the 1980's. Years of due-diligence, property acquisitions, demolitions, countless public meetings, and numerous environmental assessments led to the City's Redevelopment Commission investing nearly \$10M in clearing and building infrastructure to redevelop the central core of the former industrial area in 2015. Earlier EPA Brownfield supported investments, along with this new infrastructure led to seven new Commercial and Mixed-Use Projects resulting in approximately \$35M in Private Investment. With accessible and centrally located sites beginning to see redevelopment the City, with Support from the Healthcare Foundation of LaPorte, initiated an intensive public process to complete the "Heart of La Porte: A Plan for Healthy Living". This planning process resulted in renewed and public focus on several catalytic community redevelopment opportunities, including the NewPorte Landing North Development Parcels.

IV.E.1.a.ii Description of the Proposed Brownfield Site(s) - The NewPorte Landing North Development Parcels site, the subject of this Cleanup Grant application, is formerly known as the Allis-Chalmers (AC) Trust property. The site is approximately 35 acres and is bound on the south by Truesdell Avenue beyond which is a wetland/pond and a mixed-use redeveloped brownfield site (NewPorte Landing Phase 2A Development Area), bound to the west by the Chessie Trail, bound to the north by the border of the former McClung Landfill, and bound to the east by Fox Park. The City of La Porte is the current owner of the site, which was deeded to the City of La Porte as donated land in June of 2004. The deed was not recorded until delinquent back-taxes were paid in February 2005.

The site has been vacant since 1985; however, prior to this date AC previously used the site for borrow material for construction activities at their south adjacent manufacturing facility beginning in the 1940s; for storage of finished vehicles; as a tillage test site; and disposal of foundry sand, fly ash, cinders, slag, and possibly waste paint. Drums were also reportedly stored and/or disposed on site.

Numerous environmental assessment activities were conducted going back to 1990, which identified a mix of hazardous contaminants in soil and groundwater. Sampling identified exceedances of Indiana Department of Environmental Management (IDEM) default closure levels (DCLs) for pentachlorophenol, methylene chloride, tetrachloroethene (PCE), trichloroethene (TCE), numerous metals, and SVOCs in association with historical industrial site activities and the presence of foundry sand fill and waste disposal activities. To finish delineation of hazardous contaminants and collect recent environmental data to plan for remediation, in 2022 the City was approved for a U.S. Environmental Protection Agency (EPA) Brownfields Phase II Environmental Site Assessment (ESA) under the Targeted Brownfields Assessment (TBA) program. This work was requested by the City of La Porte and was assigned under Superfund Technical Assessment and Response Team (START) Contract No. 68HE0519D0005, Task Order-Task Order Line Item No. (TO-TOLIN) 0107-0001D1103. In 2023 the US EPA tasked Tetra Tech, Inc. (Tetra Tech) to conduct a Phase II ESA at the subject property. The Phase II ESA was conducted

to assess the nature and extent of soil, groundwater, and soil vapor contamination at the site, as proposed in the US EPA Sampling and Analysis Plan (January 2023), subsequently reviewed and approved by IDEM in January-February 2023. A copy of the Tetra Tech Phase II ESA report is included in the attached Analysis of Brownfield Cleanup Alternative (ABCA) which provides the basis for remediation planning for the necessary Cleanup Activities. The proposed Cleanup Activities included in this application will support the necessary remediation activities that will end with the NewPorte Landing North Development Parcel site that is ready for redevelopment by the City of La Porte. The City plans to start remediation with the back portion of the site where targeted removals of COCs, primarily of metal and SVOC impacted soils, and construction of engineered barriers will allow for near term development of a portion of the site.

IV.E.1.b Revitalization of the Target Area

IV.E.1.b.i Reuse Strategy and Alignment with Revitalization Plans - The City of La Porte is on long-term journey toward a healthier, more vibrant future. One key to this journey has been the City’s focus on enhance the physical environment and promote opportunities for health, wellness and recreation. The NewPorte Landing North Development Parcels are in the heart of these efforts to transform blighted former industrial properties into catalytic community focused opportunities.

The City, primarily through the Redevelopment Commission and Urban Enterprise Association, has provided and is committed to continue to provide resources towards the redevelopment of the former Allis Chalmers Industrial Complex, which includes the site and other previously remediated parcels. The City has and will continue to work with the Indiana Brownfields.

The City plans to redevelop this site primarily for future community recreation focused on health, wellness and overall quality of life. Specifically, the Healthcare Foundation of La Porte (HFL) launched the Ten2030 Initiative in 2017, this initiative is aimed at taking LaPorte County from one of the most “unhealthy” Communities in the State of Indiana to one of the top ten healthiest communities by 2030. The HFL has supported a range of programs focused on Healthy Living, Healthy Minds, and Healthy Children; resulting in over \$36 million grant funds provided to the community since 2017. Beyond development of community recreation facilities, the City has engaged an Energy Service Company to evaluate the potential of Community Solar development on the City’s Adjacent Former Landfill Property.

IV.E.1.b.ii Outcomes and Benefits of Reuse Strategy - The outcomes and benefits of the reuse strategy will be evaluated using metrics developed by the Healthcare Foundation of LaPorte to evaluate overall community health and wellbeing.

IV.E.1.c Strategy for Leveraging Resources - The City intends to leverage resources by engaging several different City Departments, State and Local Agencies, and Private Organizations to leverage funds and bundle projects to deliver an expanded Fox Park that encompasses focused development around health, wellness and recreation. Addtinaly, the City intends to further leverage other City resources to provide suitable solutions for both side development and energy.

IV.E.1.c.i. Resources Needed for Site Characterization

Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource	Is the Resource for (1.c.i.) Assessment, (1.c.ii.) Remediation, (1.c.iii.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resources
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Site Redevelopment	Reuse	Unsecured	See Below.
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IV.E.1.c.ii. Resources Needed for Site Remediation - The City will Continue to engage the Redevelopment Commission, Urban Enterprise Association and Healthcare Foundation to identify financial resources to continue development of the site.

IV.E.1.c.iii. Resources Needed for Site Reuse - The City will Continue to engage the Redevelopment Commission, Park Department and Healthcare Foundation to identify specific end uses for the site.

IV.E.1.c.iv. Use of Existing Infrastructure - The City intends to utilize and expand and enhance existing infrastructure and natural resources to provide sustainable solutions for the site.

IV.E.2 Community Need and Community Engagement

IV.E.2.a Community Need

IV.E.2.a.i. The Community's Need for Funding - La Porte does not have the resources available to tackle the remediation work described herein without financial support. Although there are State brownfield grants available, state brownfield funds are not effective enough for La Porte’s cleanup project due to the State program’s funding limitations. Like many municipalities throughout the United States, the City of La Porte has experienced unprecedented fiscal pressure over the past several years. Additionally, the City has been committing resources to Brownfield Redevelopment, which have further strained available financial resources. La Porte is actively navigating the effects of the economic issues mentioned above and does not have extra funds on-hand to finance brownfield remediation efforts on their own. The impact of brownfield sites is felt throughout the City, but have been felt most acutely by the residents of the site area. The demographics of the City clearly illustrate the need of the area: the Per Capita Income is \$24,879 and the Median Household Income of the City is \$45,277 both of which are drastically lower than that of the State of Indiana at \$32,537 and \$61,944 respectively - with a Poverty Rate of 18% in the City. Per the EPA EJScreen Community Report, the site and surrounding area within a 1-mile radius includes a population that is comprised of 57% low-income persons. The impact of job loss and other economic factors are felt throughout the City of La Porte. The loss of quality jobs within walking distance of developed neighborhoods not only increased unemployment and poverty in the vicinity of the site, but also impacted the connectivity and viability of neighborhood businesses and services that come with a thriving economy. Brownfields are not the sole cause of impoverishment and unemployment in the City of La Porte; however, their heavy concentration near the site complicates the many avenues available to solving these problems. Existing brownfields in the City, and particularly throughout the area surrounding the downtown and on the perimeter of NewPorte Landing contribute to blight and vacancy, and serve as barriers to needed infrastructure improvements.

The proposed redevelopment would provide a huge benefit to this deserving community. Access to recreational facilities such as trails, sport courts, playgrounds, and health and fitness facilities, are often most-needed in neighborhoods of low-income and minority populations. The mitigation of the current environmental concerns at the site, along with creating a vibrant community gathering space, will increase the health and well-being of the people who call this city home, while decreasing unfair environmental justice concerns, along with providing safe

spaces and job opportunities. The impact of the Michigan City Coal Power Plant within the next 5 years will further impact the community.

IV.E.2.a.ii. Threats to Sensitive Populations

IV.E.2.a.ii.1. Health or Welfare of Sensitive Populations - Low-income residents, people in poverty, and minorities are disproportionately impacted by the number of brownfield sites in the City of La Porte. La Porte is home to many sensitive populations, including children, senior citizens over the age of 65, minorities, and women of child-bearing age. According to 2020 US Census data, 25.4% of La Porte's population is children under the age of 18 years old, with 7.7% of them being ages 0-5. People of color make up 29% of the area and 14.7% of the population are made up of senior citizens over the age of 65. The poverty rate in this area is at 18%, drastically higher than that of La Porte County, the State of Indiana, and the Nation's respective levels. In addition, 12.6% of the population in the City are disabled in some capacity⁵. EPA's EJScreen report for the site area indicates the site has: Air Toxics Cancer Risk in the 45th percentile, Particulate Matter Levels in the Air in the 77th percentile, Diesel Particulate Matter in the Air in the 83rd percentile, Toxic Releases to the Air in the 94th percentile, Hazardous Waste Proximity in the 81st percentile, Underground Storage Tanks in the 87th percentile, Wastewater Discharge in the 93rd percentile, and Presence of Lead Paint in the 91st percentile. This data helps to make the case that this site is a potential health and safety threat to the sensitive populations in the area.

IV.E.2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions

The adverse health conditions present in the site area include the following conditions and their respective percentiles: Asthma – 71st percentile, Cancer – 48th percentile, Heart Disease – 69th percentile, and Low Life Expectancy – 83rd percentile.

According to US EPA's EJScreen, the 1-mile radius around the site has four Air Pollution sites, four Toxic Release Inventories (TRI) sites, 13 Brownfield sites, and 23 Water Dischargers. Each of these environmental issues occur heavily in the site area. The surrounding residential neighborhoods are susceptible to this contamination as well. The high rate of adverse health effects, combined with low income, high poverty, and lack of easily accessible recreational facilities all exacerbate the challenges of this brownfield site, and this cleanup funding is an important part of La Porte's redevelopment plans for the site.

IV.E.2.a.ii.3. Environmental Justice

IV.E.2.a.ii.3.a. Identification of Environmental Justice Issues

Currently, this area contains a Justice40 (CEJST) disadvantaged community as well as an EPA IRA disadvantaged community. According to the EJScreening Report, the area constituting the 1-mile radius around the Site includes a population comprised of 57% low-income residents, 29% are people of color, and 20% have less than a high school education. The per capita income is less than \$27,000. Most concerning is that according to the EJ Supplemental Index, this area ranks above the 90th and 80th percentile nationally in vulnerability to multiple pollutant sources. The Toxic Releases to Air has a value of 56,000 units, over 12 times the national average of 4,600.

IV.E.2.a.ii.3.b. Advancing Environmental Justice

Throughout their remediation efforts, the City of La Porte will work to educate stakeholders on the importance of integrating principles of EJ and equitable development into the cleanup and redevelopment of the site, including: ensuring equitable access to amenities such as health-based facilities, working with minority- and women-owned businesses, ensuring jobs with living wages, partnering with community-based organizations and neighborhood leaders to enhance the

understanding of environmental and health-related issues at the community level. La Porte will also work to provide accessible and culturally appropriate opportunities for low-income, minority, and linguistically isolated stakeholders to meaningfully participate in decision-making processes on the proposed brownfield cleanup. These principles help to ensure that low-income and minority residents in the project area and City of La Porte, which has historically consisted of perceived or known environmental contamination, gain the benefits of this environmental cleanup project.

The proposed reuse of the site is a potential Community Health, Wellness and Recreation facility with surrounding recreational spaces, designed to bring the community together in healthy ways.

IV.E.2.b Community Engagement

The proposed reuse of the site is a potential Community Health, wellness and recreation facility with surrounding additional recreational spaces, designed to bring the community together in healthy ways. Included in the design is outdoor activity space, trails for physical activity, and playgrounds for children. This facility would provide job opportunities for those within the EJ community and serve as a safe and positive neighborhood gathering place, benefitting all residents in the nearby area.

IV.E.2.b.i. Project Involvement

IV.E.2.b.ii. Project Roles

Name of organization/entity/group	Point of contact (name & email)	Specific involvement in the project or assistance provided
City of La Porte Redevelopment Commission	Craig Philips cphillips@cityoflaportein.gov	Primary catalyst for current (and previous) brownfield redevelopment projects
City of La Porte Sustainability Commission	Tucker King tking@cityoflaportein.gov	Evaluation and Implementation of Sustainable solutions.
City of La Porte Park Department	Mark Schreiber mschreiber@cityoflaportein.gov	Key Partner in development of recreation amenities.
LaPorte Urban Enterprise Association	Mary Ann Richards marichards@cityoflaportein.gov	Funding partner for development within the Urban Enterprise Zone.
LaPorte Economic Advancement Partnership (LEAP)	Bert Cook bertc@laportepartnership.com	Combined Chamber of Commerce and Local Economic Development Organization (LEDO)
Healthcare Foundation of LaPorte	Maria Fruth mfruth@hflaporte.org	Key Community Development Partner

IV.E.2.b.iii. Incorporating Community Input - In 2019 the City engaged in a community planning effort that included the NewPorte Landing North Development Parcels. This planning exercise included initial public outreach followed by a 3-day Charrette. Pre-Charrette Participation

included Stakeholder Interviews, (70 interviewees), a Public Visioning Session (70 participants), an Online Survey (70 responses) and DIY Workshop Kits (24 participants). The 4-day Charrette engaged 60-70 community members. This planning exercise was a key community engagement leading to the proposed redevelopment of the site.

IV.E.3 Task Descriptions, Cost Estimates, and Measuring Progress

IV.E.3.a Proposed Cleanup Plan - The proposed Cleanup Plan is based on the ABCA prepared for this site. The tasks and activities described below are eligible uses of funds and are specifically designed to be effectively completed within the four-year period of performance. The proposed Cleanup Plan is as follows:

- **Targeted Soil Removal and Off-site Disposal:** Excavate soils from surface grade to two feet bgs in select areas with COC concentrations exceeding IDEMs SLs. Screening levels are assigned to various locations on the site based on the planned future development (residential, commercial / industrial, or recreational). Soils planned for disposal will be loaded into dump trucks for off-site disposal as non-hazardous special waste at a licensed sub-title D facility. Confirmation samples will be taken at the walls and floors of each excavation to confirm if COCs were removed, or if additional measures are required (i.e., engineered cap/barrier).
- **Engineered Cap/Barrier Installation:** Install an IDEM-approved engineered cap/barrier in the portions of the site to cover soils impacted with COCs that were not excavated for off-site disposal. Based on the final redevelopment plans, the engineered caps/barriers will include proposed building slabs, asphalt or concrete pavement, or athletic turf or court surfaces. In proposed green spaces requiring caps/barriers, the Cleanup Plan will include adding clean imported or relocated and clean on-site material generated during redevelopment above COC-impacted soils. An IDEM-approved soil barrier will consist of six inches of topsoil and grass, underlain with 18 inches of clean soil (base layer) with a maximum permeability of 10-3 centimeters per second (cm/sec). A defining layer of nondegradable fence or geogrid is placed underneath the entire barrier to serve as a demarcation of the underlying contaminated soils. In some engineered caps/barriers areas, some excavated soils with COCs at lower concentrations will be relocated beneath engineered barriers within a Reuse Fill Zone (RFZ) during the site redevelopment. The RFZ is an accepted approach by IDEM and requires that soils within its boundary remain in-place.
- **Environmental Restrictive Covenants (ERC):** This component of the Cleanup Plan includes implementation of ERCs upon completion of remediation and cap/barrier installation that are placed on the recorded deed for the site. The ERCs will include: (i) a zoning restriction for various areas of the site (residential, commercial/industrial, or recreational), (ii) numerous paved and soil caps/barriers requiring long-term maintenance, and (iii) a groundwater ordinance for any COCs remaining in groundwater following the remediation.

IV.E.3.b Description of Tasks/Activities and Outputs

IV.E.3.b.i. Project Implementation

Task 1: Program Management

i. Project Implementation: This task includes oversight of the City's Cooperative Agreement with US EPA for this project, ensuring compliance with the Agreement, Work Plan, Schedule, and EPA's

regulations. This task also includes preparation/submittal of Quarterly and Annual Reports, MBE/WBE reporting, entering information in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database for the project, procurement of a Qualified Environmental Professional (QEP) to lead the project, and City of La Porte staff attendance at a US EPA Brownfields Conference, and final closeout.

ii. Anticipated Schedule: This task will start immediately upon project award, and will be ongoing continuously throughout the entire four-year project period.

iii. Task/Activity Lead: This task will be led by the City Engineer for the City of La Porte.

iv. Outputs: Executed Cooperative Agreement, Contract with QEP, 12 Quarterly Reports, 3 Annual Reports, 3 MBE/WBE Reports, Quarterly Updates to ACRES, attendance of City Engineer at a National Brownfields Conference, and final closeout documentation to US EPA.

Task 2: Community Involvement

i. Project Implementation: This task includes cooperation between the City staff, QEP, and Project Partners to implement the community involvement plan to inform residents, property owners, and the public about the status of the project. This task also includes website updates and printed public information materials as needed. Public comments, questions, and concerns will be addressed under this task.

ii. Anticipated Schedule: This task will commence immediately upon project award, and will continue throughout the entire four-year project period.

iii. Task/Activity Lead: This task will be led by the City Engineer for the City of La Porte, with assistance from the selected QEP and Project Partners.

iv. Outputs: 3 Public Meetings and Meeting Minutes, 3 Website Updates, 3 Fact Sheets

Task 3: Cleanup Planning

i. Project Implementation: Prior to site remediation work, the QEP will prepare a site-specific work plan including the Health & Safety Plan, Quality Assurance Project Plan (QAPP), finalize the ABCA, finalize the cleanup plan, and develop Cleanup Plans & Specs. The City will secure all necessary permits and prepare bid documents to select a competitive, qualification-based Cleanup Contractor in compliance

with federal, state, and local procurement requirements.

ii. Anticipated Schedule: This task will commence after the City selects a QEP, approximately 60 days after award.

iii. Task/Activity Lead: This task will be led by the City and the QEP.

iv. Outputs: Health & Safety Plan, QAPP, finalize the ABCA Decision Document, Cleanup Plans & Specs, Permits, and selection of Cleanup Contractor to perform remediation activities at the project site, and contract documents for the QEP.

Task 4: Cleanup Activities

i. Project Implementation: This task includes the cleanup work, including: soil excavation and off-site landfill disposal, post-remediation soil confirmation sampling, engineered barrier installation, and post-remediation groundwater monitoring.

ii. Anticipated Schedule: This task will commence after the last quarter in the first year in the project period, and will continue until project closeout.

iii. Task/Activity Lead: This task will be led by the QEP with oversight by the City Engineer, Nicholas Minich.

iv. Outputs: Pre-Construction Meeting/Minutes, removal of contamination, lab reports, documentation of engineered caps/barriers, a final cleanup report, and recording of ERCs on the property deed.

IV.E.3.c. Cost Estimates

Budget Categories		Project Tasks				TOTAL
		Task 1: Program Management	Task 2: Community Involvement	Task 3: Cleanup Planning	Task 4: Cleanup Activities	
Direct Costs	Personnel	\$12,000	\$6,000	\$6,000	\$1,500	\$25,500
	Fringe Benefits	--	--	--	--	\$0
	Travel	\$3,000	--	--	\$300	\$3,300
	Equipment	--	--	--	--	\$0
	Supplies	--	\$500	--	--	\$500
	Contractual	\$6,000	\$2,500	\$30,000	\$216,700	\$255,200
	Construction	--	--	--	\$1,715,500	\$1,715,500
	Other	--	--	--	--	\$0
Total Direct Costs		\$21,000	\$9,000	\$36,000	\$1,934,000	\$2,000,000
Total Indirect Costs		--	--	--	--	\$0
Total Federal Funding		\$21,000	\$9,000	\$36,000	\$1,934,000	\$2,000,000
Cost Share		--	--	--	--	\$0
Total Budget		\$21,000	\$9,000	\$36,000	\$1,934,000	\$2,000,000

Development of Cost Estimates

Task 1: This budget includes \$12,000 of City personnel time at ~\$60/hour, this will provide approximately 200 hours of City staff time for all reporting and cooperative agreement management activities. Travel costs include \$3,000 for two (2) City Staff to attend a National Brownfield Conference (Airfare at \$500 each, Lodging for two nights at \$175 per day per staff member, Meals and Expenses for two days at \$325 per person). Contractual work is intended for the QEP to provide backup documentation and support the City in program management (48 hours at \$125/hour = \$6,000).

Task 2: This budget includes \$6,000 of City personnel time at ~\$60/hour, this will provide approximately 100 hours of City staff time for the development of Fact Sheets, Website updates, and conducting Public Meetings. The \$500 for supplies covers City expenditures for materials needing for public meetings, publications, and website admin fees. The \$2,500 for contractual work is for 20 hours of QEP assistance in development of fact sheets and public meeting attendance (\$125/hour x 20 hours = \$2,500).

Task 3: The budget includes \$6,000 of City personnel time at ~\$60/hour, this will provide approximately 100 hours of City staff time for bidding coordination and deliverable review (remedial work plan and remedial design). The \$30,000 Contractual Budget will be for the development of the HASP, QAPP, finalization of the ABCA, Cleanup Plans & Specs and permitting for the project, and assistance with bidding. At \$125/hour, this will provide 240 hours of QEP time for this task.

Task 4: The \$1,715,500 Construction Budget is separated into procured services for contractor planning/project management and remediation site prep work (\$195,000), excavation and disposal of impacted soils (excavation of approximately 14,000 cubic yards at \$10/cy and transportation and non-hazardous landfill disposal of 22,333 tons of soil at \$60/ton = \$1,480,000), and post-remediation groundwater well installation (\$40,000). The \$216,700 Contractual Budget will be for confirmation and imported fill sampling, oversight of cleanup activities, and final reporting by the QEP. The amount of time for the oversight and reporting will be a function of the schedule provided by procured cleanup contractors. The budget also includes \$1,500 of City personnel time at ~\$60/hour, this will provide approximately 25 hours of City staff time for review of final remediation closure reports. Travel costs of \$300 include mileage and meals and expenses for City personnel to attend one meeting in Indianapolis to meet with IDEM during final closure discussions.

IV.E.3.d. Plan to Measure and Evaluate Environmental Progress and Results - To ensure that the City of La Porte achieves the intended results of the Cleanup Grant and completes the outputs of each task listed above, the City will carefully track, measure, and report project performance through annual reports, quarterly reports, ACRES reporting, and with the implementation of the City's Community Involvement Plan. Quarterly and Annual Reports will cover project progress, any difficulties encountered, a record of financial expenditures, data results, and anticipated further actions. Specific accomplishments, contaminants found, which materials were impacted, and resources required to leverage and complete the planned reuse will all be reported on. This site will be entered into the ACRES database, which will also be utilized to track job creation and acres of land assessed as part of this grant project. Periodic meetings with the QEP and the Cleanup Contractor will take place to ensure deadlines and milestones are being met - corrective actions like liquidated damages will go into effect if the project deadlines and milestones are not being met. Anticipated quantifiable outcomes from this project include the number of acres of land remediated, the volume of contaminated soils excavated and disposed offsite, and the square footage of installed engineered barriers; while other outcomes include liability projection for the site owner and HFL, removal of blight, reduction or elimination of future contaminant exposure, improving community health, and the return of the site to a productive mixed use.

IV.E.4 Programmatic Capability and Past Performance

IV.E.4.a Programmatic Capability

IV.E.4.a.i. Organizational Structure - La Porte has the ability and capacity to manage this grant. If awarded this funding, La Porte will effectively manage the grant and successfully perform each phase of work on the project. City Engineer Nicholas Minich will serve as the City Project Manager for this project, serving as the City's primary contacts responsible for submitting quarterly reports, financial reports, progress reports, and the final summary report to EPA Region 5 Staff with the assistance of the City's QEP. The City has extensive experience facilitating and managing redevelopment projects and will utilize that experience to support the most strategic use of the grant funds. Upon award of the cooperative agreement, City staff will prepare a draft Work Plan. After the US EPA approves the work plan, the City will retain the QEP in compliance with all applicable federal and local procurement requirements. The QEP will assist with grant and program management and will conduct cleanup planning, cleanup oversight activities, and participate in project reporting and community engagement activities. The City will work with IEPA to provide independent oversight of cleanup activities conducted under this program, to ensure all assessment is conducted appropriately and with consideration for public health and welfare. The City will procure a brownfields consultant that has a proven track record with programmatic reporting with EPA Brownfields grants. The City will adhere to their work plan, schedule, and all terms and conditions required by US EPA. The selected QEP will work closely with IDEM and the assigned US EPA Grant Manager to oversee and approve remediation activities. La Porte will follow all federal procurement procedures when hiring a brownfields consultant and remediation contractor. Specifically, this project will be led by La Porte's City Engineer, with assistance from the Mayor and Head of Community Development and Planning.

IV.E.4.a.ii. Description of Key Staff - The City of La Porte will identify, coordinate and leverage any public and private resources needed to complete the described grant tasks. This project will be led by City staff including Nicholas Minich and Craig Phillips. Mr. Nicholas Minich, City

Engineer, is now serving in his 9th year with La Porte and is very committed to the City's Brownfields program and redevelopment. As the City Engineer, he is part of an executive team that manages the day-to-day operations for a municipal government representing more than 22,000 residents. Mr. Craig Phillips, Director of Community Development and Planning, is now serving in his 3rd year with La Porte and is also very committed to the City's Brownfield program. Other key staff will include Mayor Tom Dermody; the Mayor will assist the City Engineer and Director of Community Development and Planning with community involvement and reuse efforts.

IV.E.4.a.iii. Acquiring Additional Resources - The City will follow EPA's procurement policies to hire a QEP to effectively and efficiently assist the City in managing the Cleanup grant project. The QEP will assist the City in preparing bid documents needed to select a contractor to conduct the cleanup work, and manage the remediation project as it commences. All procurement will follow the City's processes along with all federal requirements needed for procurement under an EPA Cooperative Agreement. The Project Director Nicholas Minich will work with the Mayor to ensure that plan is in place if there are any changes in management at the City level – this will alleviate any potential issues or gaps in the project schedule or federal reporting on the project.

IV.E.4.b. Past Performance and Accomplishments

IV.E.4.b.i Currently Has or Previously Received an EPA Brownfields Grant

IV.E.4.b.i.1 Accomplishments - The City of La Porte was awarded US EPA Brownfields Assessment Grant funding in 2017, BF 00E02297-0. The major accomplishments completed with these grant funds includes the following: The City of LaPorte prepared an approved QAPP and HASP for assessment activity. In total, seven (7) Phase I ESAs, six (6) Phase II ESAs, and three (3) cleanup planning documents have been developed through the City's previous Brownfields Assessment Grant. The former AC facility utilized prior grant funds, and the City has moved some of the AC trust land through to remediation and redevelopment.

IV.E.4.b.i.2. Compliance with Grant Requirements

The City of La Porte has maintained compliance with their Cooperative Agreement, Work Plan, project schedule, and has abided by all terms and conditions of previous US EPA grant funds. The City of La Porte met all reporting requirements in a timely and efficient manner. La Porte has been compliant with all special grant conditions and closed out the project in a successful manner.

IV.E.4.b.ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

IV.E.4.b.ii.1. Purpose and Accomplishments

IV.E.4.b.ii.2. Compliance with Grant Requirements

IV.E.4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements

Threshold Criteria for Cleanup Grants

III.B.1 Applicant Eligibility

III.B.1.a. Applicant Eligibility

The City of La Porte, Indiana is an incorporated municipality of the State of Indiana and has the authority to enter into a cooperative agreement for a Cleanup Grant with the USEPA.

III.B.1.b. Applicant Eligibility 501(c) 4 Status

Not Applicable. The City of La Porte is not a 501(c) 4 Organization.

III.B.2 Previously Awarded Cleanup Grants

I affirm that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

III.B.3 Expenditure of Existing Multipurpose Grant Funds

Not Applicable. The City of La Porte has not been a recipient of a Multipurpose Grant.

III.B.4 Site Ownership

The City of La Porte is the sole owner of the proposed cleanup grant site (NewPorte Landing North Development Parcels (Former AC-Trust Property) at 401 Truesdell Avenue, La Porte, IN 46350).

III.B.5 Basic Site Information

Site Name: NewPorte Landing North Development Parcels (Former AC-Trust Property)

Address: 401 Truesdell Avenue, La Porte, IN 46350

Owner: City of La Porte

Date of Ownership: 06/25/2004

III.B.6 Status and History of Contamination at the Site

a) Contamination: Prior Phase II ESAs identified a mix of hazardous contaminants in soil and groundwater. Sampling identified exceedances of IDEM default closure levels (DCLs) for pentachlorophenol, methylene chloride, tetrachloroethene (PCE), trichloroethene (TCE), numerous heavy metals, and SVOCs in association with historical industrial site activities and the presence of foundry sand fill and waste disposal activities.

b) Operational History & Current Use of Site: The site has been vacant since 1985; however, prior to this date, Allis-Chalmers (AC) used the site for borrow/sand material for construction activities at their nearby, expanding manufacturing facility beginning in the 1940s; for storage of finished farming equipment; as a tillage test site; and for disposal of foundry sand, fly ash, cinders, slag, and possibly waste paint. Drums were also reportedly stored and/or disposed on site.

c) Environmental Concerns: Residential, commercial/industrial, and recreational exceedances of heavy metals and SVOCs in shallow and deep soil, and chlorinated

solvents, metals, and SVOCs in groundwater at concentrations exceeding drinking water criteria within close proximity to City of La Porte's Clear Lake. Human exposure through inhalation and ingestion pathways to remaining/uncontrolled heavy metal and SVOC contamination in soils at the site are the primary concern.

d) Source of Contamination and Nature and Extent of Contamination: During AC operations at nearby facility, the site was used for disposal of foundry sand, fly ash, cinders, slag, and possibly waste paint. Drums were also reportedly stored and/or disposed on site. To finish delineation of hazardous contaminants and collect recent environmental data to plan for remediation, the City was approved for USEPA Brownfields Phase II ESA under the Targeted Brownfields Assessment (TBA) program. This work was requested by the City of La Porte and was assigned under Superfund Technical Assessment and Response Team (START) Contract No. 68HE0519D0005, Task Order-Task Order Line Item No. (TO-TOLIN) 0107-0001DI103. In 2023, the US EPA tasked Tetra Tech, Inc. (Tetra Tech) to conduct a Phase II ESA at the subject property. The Phase II ESA was conducted to assess the nature and extent of soil, groundwater, and soil vapor contamination at the site, as proposed in the US EPA Sampling and Analysis Plan (January 2023), subsequently reviewed and approved by IDEM in January-February 2023. The Phase II ESA advanced 49 soil borings to depths ranging from 15-20 feet bgs to collect soil samples for further site characterization, install eight temporary monitoring wells and collect groundwater samples from the existing monitoring wells, and install 20 vapor sampling points throughout the site to characterize potential contaminants of concern (COCs) in soil gas. Tetra Tech's report identifies numerous heavy metals and two SVOCs in soil in exceedance of 2023 IDEM screening levels (SLs), which have been delineated across the site. Toxicity Characteristic Leach Procedure (TCLP) analyses were run in select samples on a variety of metals and on samples where lead exceeded IDEM's Short-Term Excavation SLs. Results indicated that none of these metals were leaching in concentrations exceeding RCRA criteria for hazardous wastes. Groundwater samples identified hexavalent chromium, cobalt (total and dissolved), iron, manganese (total and dissolved), pentachlorophenol, PCE, TCE, and vinyl chloride in exceedance of current IDEM SLs for drinking water. Soil gas was sampled from 19 separate locations across the Site and analytical results indicated that no VOCs were detected above applicable IDEM SLs for residential or commercial/industrial property use.

III.B.7 Brownfield Site Definition

The City of La Porte affirms the Former AC-Trust Property site meets the definition of a brownfield. The site is a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

III.B.8 Environmental Assessment Required for Cleanup Applications

The City of La Porte affirms that a written ASTM E1903-19 or equivalent Phase II environmental site assessment report has been completed for: NewPorte Landing North

Development Parcels (Former AC-Trust Property). In 2022, The City was approved for USEPA Brownfields Phase II ESA under the TBA program under START Contract No. 68HE0519D0005, TO-TOLIN 0107-0001D1103. In 2023, the Phase II ESA was conducted to assess the nature and extent of soil, groundwater, and soil vapor contamination at the site, as proposed in the US EPA Sampling and Analysis Plan (January 2023), subsequently reviewed and approved by IDEM in January-February 2023.

III.B.9 Site Characterization

Per IDEM's Acknowledgment Letter on November 9, 2023, which is included in this application submittal, the IDEM letter states: "The City of La Porte has identified the work necessary to remove, and identify any additional, environmental barriers to the redevelopment of this brownfield site. IDEM has worked with the City of La Porte on several projects and staff are committed to supporting this project by providing technical assistance and coordination through the Indiana Brownfields Program." IDEM further stated that "Based on the information submitted, IDEM considers the City of La Porte a good candidate to receive U.S. EPA grant funding to clean up the NewPorte Landing North Development Parcels/AC Trust Property. IDEM looks forward to continuing its partnership with the City of LaPorte on brownfield redevelopment projects." The City of La Porte affirms the site will be enrolled in the State of Indiana Brownfield's Program managed by the Indiana Finance Authority (IFA). Based on the current information, there is sufficient level of site characterization to support remediation work at the site.

III.B.10 Enforcement or Other Actions

The City of La Porte affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

III.B.11 Sites Requiring a Property-Specific Determination

The City of La Porte affirms the site does not need a Property-Specific Determination based on review of Section 1.5 in the Information on Sites Eligible for Brownfields Funding under CERCLA 104(k) of the FY24 Guidelines for Brownfield Cleanup Grants.

III.B.12 Threshold Criteria Related to CERCLA/Petroleum Liability

III.B.12.a Property Ownership Eligibility - Hazardous Substance Sites

III.B.12.a.i Exemptions to CERCLA Liability

III.B.12.a.i.1 Indian Tribes

Not Applicable.

III.B.12.a.i.2 Alaska Native Village Corporations and Alaska Native Regional Corporations

Not Applicable.

III.B.12.a.i.3 Property Acquired Under Certain Circumstances by Units of State and Local Government

Not Applicable.

III.B.12.a.ii Exceptions to Meeting the Requirement for Asserting an Affirmative Defense to CERCLA Liability

Not Applicable.

III.B.12.a.iii. Landowner Protections from CERCLA Liability

III.B.12.a.iii.1 Bona Fide Prospective Purchaser Liability Protection

III.B.12.a.iii.1.a Information on the Property Acquisition

(i) The City of La Porte acquired the property in a negotiated purchase from a private seller.

(ii) The City of La Porte acquired the property on June 25, 2004.

(iii) The City of La Porte is the sole owner of the property and has fee simple title.

(iv) The City of La Porte purchased the property from the previous owner: A-C Reorganization Trust.

(v) The City of La Porte does NOT have familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the site.

III.B.12.a.iii.1.b Pre-Purchase Inquiry

The City of La Porte is not potentially liable for contamination at the site as the City qualifies as a “bona fide prospective purchaser.” The City made all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards prior to the purchase of site and has acted in accordance with additional CERCLA § 101(40) and § 107(r) criteria. The City had a Phase I ESA performed in April 2002 by URS Corporation, and met the requirements of AAI between the period that the City was in negotiation with the A-C Reorganization Trust (AC Trust) and when the property was deeded to the City (negotiations began October 2003 and the City took deed June 2004). The City was in contact with AC Trust and discussed the environmental concerns during the negotiations, and did site reconnaissance as part of their negotiations. The businesses nearby the site were not in operation during the period of the negotiations; therefore, the City had knowledge that nothing in the records review had changed after the Phase I ESA had been completed. Therefore, the City met the interim AAI requirements and qualifies as a bona fide prospective purchaser of the site.

III.B.12.a.iii.1.c Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before the City of La Porte acquired the site. The City has not caused or contributed to the release of any hazardous substances on the site. The City has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazard substances to the site.

III.B.12.a.iii.1.d Post-Acquisition Uses

The property has remained vacant since the City of La Porte took over ownership on June 25, 2004. The property is currently fenced off from the general public and no further waste disposal has occurred at the site.

III.B.12.a.iii.1.e Continuing Obligations

(i) There are no known continuing releases at this time as the site is restricted.

(ii) The City of La Porte will exercise appropriate care with hazardous substances found at the site by taking reasonable steps to prevent any future releases. The planned cleanup activities will further prevent future releases. The City intends to use Cleanup Grant funds to remove the most impacted soils for off-site landfill disposal and cover remaining contamination with engineered caps/barriers in alignment with the proposed HFL redevelopment, and address groundwater impacts by groundwater monitoring and applying a groundwater use restriction to the site that will be recorded on the property deed, effectively limiting exposure potential and the potential for future releases associated with impacted site media. Based on the planned reuse of the site and typical IDEM Brownfields Program requirements, any residual impacts to soil and groundwater remaining after cleanup activities will be managed through ERCs/deed restrictions, thus fulfilling the City's continuing obligations regarding current releases of known hazardous substances found at the site.

(iii) The City of La Porte will exercise appropriate care with hazardous substances found at the site by taking reasonable steps to prevent or limit exposure to any previously released hazardous substance. The planned cleanup activities will further prevent and limit exposure to previously released hazardous substance.

The City of La Porte confirms its commitment to:

- (i) comply with any necessary land use restrictions and not impede the effectiveness or integrity of any ERCs;
- (ii) assist and cooperate with those performing the cleanup and provide access to the site;
- (iii) comply with information requests and administrative subpoenas that may be issued in connection with the site; and
- (iv) provide all legally required notices.

III.B.12.a.iii.2 Non-Publicly Owned Sites Acquired Prior to January 11, 2002

Not Applicable

III.B.12.b Property Ownership Eligibility - Petroleum Sites

Not Applicable

III.B.13 Cleanup Authority and Oversight Structure

III.B.13.a Cleanup Oversight

The City of La Porte will comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment. The City intends to enroll the site in the IDEM and IFA Brownfield Program and will hire a QEP with brownfields experience prior to implementing remediation activities. The consultant will provide the technical expertise required to conduct, manage, and oversee the cleanup. The City will comply with competitive procurement provisions of 2 CFR §§ 200.317 through 200.327 and ensure that this technical expertise is in place prior to beginning cleanup activities.

III.B.13.b Access to Adjacent Properties

The site is bound on the south by Truesdell Avenue, bound to the west by the Chessie Trail and the former Dye Property, bound to the north by the border of the former McClung Landfill, bound to the east by Scharff Field. All of the adjoining properties are owned by the City and as such, are accessible during cleanup activities.

III.B.14 Community Notification

III.B.14.a Draft Analysis of Brownfields Cleanup Alternatives

A Draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the project site. The City made it available to the public for review and comment on October 30, 2023. The Draft ABCA and Draft Cleanup Grant Application were available for review at City Hall. The Draft ABCA is included in this grant submittal.

III.B.14.b Community Notification Ad

The City of La Porte published a community notification ad in the local newspaper, the LaPorte Herald Dispatch on October 28, 2023. This ad indicated the following:

- that a copy of the City’s grant application, including the Draft ABCA, is available for public review and comment;
- how to comment on the draft application;
- where the draft application is located (in the Engineering Department in City Hall); and
- the date and time of a public meeting (November 8, 2023, 12pm)

The Certificate of Publication from the local newspaper for the community notification ad is included in this grant submittal.

III.B.14.c Public Meeting

The City of La Porte held a Public Meeting on November 8, 2023 at 12p.m. to discuss the draft ABCA and application and consider public comments on the application and project. From the Public Meeting, the City is including the following in their grant application submittal:

- the comments or a summary of the public comments received;
- the applicant’s response to those comments;
- meeting notes or a summary of the public meeting; and
- meeting sign-in sheet

III.B.14.d Submission of Community Notification Documents

The City of LaPorte has included the items listed below in their Cleanup Grant Submittal to US EPA:

- a copy of the Draft ABCA
- a copy of the ad that demonstrates notification to the public and solicitation for comments on the application
- the comments or a summary of comments received
- the applicant's response to those public comments
- meeting notes or summary from the public meeting
- meeting sign-in sheets

III.B.15 Contractors and Named Subrecipients

Not Applicable



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

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Eric J. Holcomb
Governor

Brian C. Rockensuess
Commissioner

November 9, 2023

Mayor Tom Dermody
City of LaPorte
801 Michigan Avenue
LaPorte, Indiana 46350

Re: IDEM Acknowledgement Letter
U.S. EPA Brownfields Cleanup Grant Proposal
City of LaPorte
NewPorte Landing North Development Parcels/
AC Trust Property/ LaPorte Foundry Property
401 Truesdell Avenue
LaPorte County, Indiana
Brownfield #4030051

Dear Mayor Dermody:

This letter is provided in support of the City of LaPorte proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Cleanup Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that the City of LaPorte is requesting \$2,000,000 for a cleanup grant for the NewPorte Landing North Development Parcels/AC Trust Property/LaPorte Foundry Property (Site) located at 401 Truesdell Avenue, which is approximately 50 acres.

IDEM understands that the City of LaPorte has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered through the Indiana Brownfields Program and that the City of LaPorte, based on the information it has provided with its request, believes it has the capability to perform the proposed grant-funded activities. The City plans to start remediation with the back portion of the Site where targeted soil excavation of primarily metal contaminated soil, and construction of engineered barriers will allow for near term development of a portion of the Site.

City of LaPorte is the current owner of the Site. The primary parcel at the Site was deeded to the City of LaPorte as donated land in June of 2004. The deed was not recorded until delinquent back-taxes were paid in February 2005. The western nine acres of the Site were acquired by the city around 2003. Adjacent Land Uses include a former Municipal Landfill to the north, Residential and Commercial Areas to the west, a Park to the east and Commercial, and Multi-Family Development to the south.

The Site has been vacant since 1985. Allis Chalmers used the Site for borrow material for construction activities at their south adjacent manufacturing facility; storage of finished vehicles; tillage test site; and disposal of foundry sand, fly ash, cinders, slag,