

Administrative Record Index

Fort Wayne Redevelopment Authority Public Repository
U.S. EPA Single Site Cleanup Grant Cooperative Agreement (CA) #4B-00E03874
U.S. EPA Revolving Loan Fund (RLF) CA #4B-00E03232
Indiana Brownfields Program Site Nos. 4180207 and 4240109
North River South and Calhoun Street Historic Fill
1610 North Calhoun Street and 1601 North Calhoun Street (Common Addresses)
Fort Wayne, Allen County, Indiana
U.S. EPA ACRES ID 241314

The Fort Wayne Redevelopment Authority (Authority) Public Repository for the referenced Site includes the following documents:

- 1) **Indiana Department of Environmental Management (IDEM) Risk-Based Closure Guide (R2), Published Levels Table 1 and Table 2** – provides screening levels of over 800 individual chemicals or mixtures of chemicals for Site remediation purposes. IDEM Published Levels Table 1- Human Health: Standard Exposure Scenarios was updated March 28, 2025.
- 2) **Site Investigation Reports** – Chronological listing of environmental reports prepared for the Site based on information obtained from historical document review on the IDEM Virtual File Cabinet (VFC), and/or Site investigations/sampling reports of soils, groundwater, and/or soil gas:
 - a. **Limited Soil Sampling and Analysis Investigation** (VFC Document No. [80628023](#)) – Results of subsurface soil and analysis investigation. Dated September 14, 1998.
 - b. **Phase II Environmental Site Assessment** (VFC Document No. [80628040](#)) – Phase II ESA includes soil and groundwater Site investigation with analytical testing results. Dated April 20, 2000.
 - c. **Draft Sampling and Analysis Report** (VFC Document No. [80628080](#)) – Site Investigation activities to include areas of concern, soil and groundwater sampling activities. Dated September 4, 2007.
 - d. **Groundwater Investigation Report** (VFC Document No. [80628082](#)) – Results of groundwater sampling and analysis. Dated November 14, 2007.
 - e. **Test Pit Soil Sampling and Analysis Report** (VFC Document No. [80627036](#)) – Results of soil sampling and analysis from test pits and soil sampling borings with laboratory analytical report. Dated November 16, 2007.
 - f. **Water Sampling and Analysis Report** (VFC Document No. [80628085](#)) – Results of groundwater sampling and analysis from test pit No. 8. Dated November 26, 2007.
 - g. **2012 Groundwater Investigation Report** (VFC Document No. [80628087](#)) – Results of water sampling and analysis from existing 5 groundwater monitoring wells. Dated March 4, 2013.
 - h. **Phase I Environmental Site Assessment** (VFC Document No. [80627035](#)) – Phase I ESA is a historical and current review of Site conditions. Dated February 25, 2013.
 - i. **Phase I Environmental Site Assessment** (VFC Document No. [80628089](#)) – Phase I ESA is a historical and current review of Site conditions. Dated December 1, 2017.
 - j. **IBP Response to Comfort Letter Request** (VFC Document No. [80612345](#)) – Formal response to a request for comfort letter information needed. Dated February 19, 2018.
 - k. **Comfort Letter Request** (VFC Document No. [80627861](#)) – Includes historical Site investigation reports. Dated March 13, 2018.

- l. **Further Site Investigation** (VFC Document No. [82581631](#)) – Results of FSI activities to include groundwater sampling and analysis, geophysical survey, soil borings/temporary wells, and shallow soil test pits. Dated May 21, 2018.
 - m. **Soil Fill Pile and Sump Area Sampling and analysis** (VFC Document No. [82580052](#)) – Results of soil sampling and analysis from fill pile and sump investigation. Dated June 25, 2018.
 - n. **UST Closure Report** (VFC Document No. [82580046](#)) – Results of investigation and removal of heating oil UST on West side of Site. Dated June 27, 2018.
 - o. **Soil Fill Pile Chromium VI Sampling and Analysis** (VFC Document No. [82600374](#)) – Results of Chromium VI sampling and analysis from fill pile with laboratory analytical report. Dated August 10, 2018.
 - p. **UST Closure Report** (VFC Document No. [82642647](#)) – Results of investigation and removal of gasoline USTs on west side of Site. Dated October 22, 2018.
 - q. **Remediation Work Plan Implementation Report** (VFC Document No. [82986991](#)) – Results of RLF-funded targeted remediation activities. Dated May 29, 2020. Appendixes can be found on the provided USB.
 - r. **Quarterly Monitoring Report – Fourth Quarter 2020** (VFC Document No. [83113427](#)) – Further assessment of groundwater impacts. Dated December 9, 2020.
 - s. **Remediation Work Plan Implementation Addendum No. 1 - Sump Area** (VFC Document No. [83136655](#)) – Results of RLF-funded cleanup activities. Dated April 1, 2021.
 - t. **Hazardous Substances Site Assessment Report** (VFC Document No. [83327931](#)) – Results of soil sampling and analysis. Dated December 10, 2021. Appendixes can be found on the provided USB.
 - u. **Soil Management Plan** (VFC Document No. [83581536](#)) – Guidance for addressing contamination in soil that may be disturbed, excavated, moved, or imported. Updated July 28, 2023 – Revision 1.0.
- 3) **Analysis of Brownfield Cleanup Alternatives (ABCA)** (VFC Document No. [83970912](#)) – outlines cleanup and environmental management alternatives and provides a recommended remediation alternative for the Site based on the historical Site investigation results, which were summarized in the reports described above. Dated March 2026.
 - 4) **Remediation Work Plan (RWP)** (VFC Document No. [83970903](#)) – outlines the cleanup plan for the Site based on historical environmental assessments, which determined metals, polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs) were historically released at the Site and active remediation is warranted to address the soil impacts. Dated April 22, 2026.
 - 5) **Community Involvement/Relations Plan (CRP)** (VFC Document No. [83970916](#)) – outlines the planned strategies and steps to be taken by the Authority to involve the local community when developing and implementing the proposed environmental response/cleanup activities for the Site. Dated March 25, 2026.
 - 6) **National Historic Preservation Act (NHPA) Review** – the following documents by the State Historic Preservation Office (SHPO) based on information provided by the Indiana Brownfields Program in conjunction with U.S. EPA are included in the repository as follows:
 - May 10, 2018: Indiana Brownfields Program Letter requesting Indiana SHPO review with limited materials regarding Site.
 - June 8, 2018: Indiana SHPO Letter noting that additional information was needed (Remediation Work Plan) to complete its review. Also provides several technical questions regarding the Site that must be addressed.

- July 31, 2018: Indiana Brownfields Program Letter with answers to the questions raised by the Indiana SHPO.
- August 31, 2018: Indiana SHPO Letter responding to the information provided and notes the RWP still needs to be provided.
- May 29, 2019: Indiana SHPO Letter acknowledging the receipt of the RWP (which was hand-delivered). The SHPO provides its finding/concludes that *no historic buildings, structures, or districts or objects listed in or eligible for the National Register of Historic Places* were identified on or near the Site to be affected by the remedial activities described in the RWP.
- May 30, 2019: U.S. EPA Letter which provides its finding/concurs with the SHPO finding of no historic properties adversely affected.
- June 28, 2019: Letter of concurrence from SHPO.
- December 12, 2025: Indiana Brownfields Program Letter requesting Update to 2019 Finding (VFC Document No. [83970945](#))
- January 8, 2026: Indiana SHPO Letter provides its finding/concludes that *no currently known archaeological resources listed in or eligible for inclusion in the National Register of Historic Places have been recorded within the proposed project area.* (VFC Document No. [83970923](#))
- January 8, 2026: U.S. EPA Letter which provides its finding/concurs with the SHPO finding of no historic properties adversely affected. (VFC Document No. [83970943](#))
- January 21, 2026: Letter of concurrence from SHPO. (VFC Document No. [83970922](#))

7) **Decision Memo(s)** – open

8) **Remediation Report** – open

9) **Program Verification of Remediation Completion** – open