COMMUNITY INVOLVEMENT/RELATIONS PLAN

U.S. EPA Brownfield 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
U.S. EPA ACRES ID 241314

North River South and Calhoun Street Historic Fill
1610 North Calhoun Street and 1601 North Calhoun Street (Common Addresses)
Fort Wayne, Allen County, Indiana
March 25, 2026

OVERVIEW

This Community Involvement/Relations Plan ("CRP") has been cooperatively prepared by the Fort Wayne Redevelopment Authority ("Authority"), IWM Consulting Group, LLC (IWM Consulting), and the Indiana Finance Authority ("IFA"), through the Indiana Brownfields Program ("Program"), as a requirement for utilizing United States Environmental Protection Agency ("U.S. EPA") Cleanup monies to remediate a brownfield property. Specifically, this project utilizes funds from a U.S. EPA Cleanup Grant awarded to the Authority and supplemental funds supplied by the IFA through a U.S. EPA RLF grant. North River South (AKA Former OmniSource South) and Calhoun Street Historic Fill respectively located at the common addresses of 1610 North Calhoun Street and 1601 North Calhoun Street in Fort Wayne, Indiana (hereinafter collectively referenced as "Site", U.S. EPA ACRES ID: 241314) is currently a vacant, unoccupied property that encompasses approximately 13.07 acres of the larger 29-acre district locally known as "North River". The Site areas are illustrated on **Figure 1**.

Entities utilizing U.S. EPA funding for cleanups must provide the community with an opportunity to provide input on Site cleanup and redevelopment plans. The public must also have the opportunity to comment on the various required documents drafted in preparation for the environmental cleanup, and any comments must be considered as part of final cleanup decisions. An entity using federal funds must adhere to the following public notice requirements:

- Establishment of a local Information Repository at or near the Site that includes public information supplied by both the IFA and Authority related to the proposed response action;
- Administrative Record (collection of documents explaining the actions taking place at a site) that is available to the public;
- A remediation work plan ("RWP") is part of the Administrative Record/Information Repository for public view;
- An Analysis of Brownfields Cleanup Alternatives ("ABCA") document that identifies the remedial alternatives that were considered is part of the Administrative Record/Information Repository for public view;
- A response document from the State Historic Preservation Officer ("SHPO") regarding results of a National Historic Preservation Act ("NHPA") review for the subject Site is part of the Administrative Record/Information Repository for public view;

- A Site-specific CRP, including reasonable notice in a major local newspaper of general circulation, on the internet, or similar measure to target the general community and targeted area of the availability of documents for public view;
- Opportunity for involvement and allowance of adequate public comment periods;
- Response to public comments (summarized and documented in a decision memo or equivalent document) for the Program to decide on the proposed response action; and,
- Arrangement for information on the remediation findings and the proposed response action to be disseminated to the community in the surrounding affected area.

The purpose of this CRP is to explain strategies which address communication of information to, and involvement of, the residents of Fort Wayne, Indiana, particularly those directly or potentially affected by proposed environmental response actions on the Site. The CRP outlines how the Authority and the City of Fort Wayne ("City") have involved, should involve, and will continue to involve affected residents, City officials, and local organizations in the decision-making process regarding the environmental remediation efforts at the Site proposed for remediation and redevelopment.

The Authority is responsible for implementing the CRP with respect to Site environmental response activities. Active residents and institutions in the community are essential resources for the success of the CRP because they hold positions of responsibility within the community, and these citizens and organizations should be key points of contact and communication. The success of the environmental remediation and subsequent redevelopment of the Site hinges on informed citizen involvement in each step of the remediation and redevelopment process.

The Authority is primarily responsible for community notification and involvement during the cleanup project regarding response actions and public funding for Site activities. The Authority must notify nearby residents or community groups if contamination or activities at a Site are likely to affect them. Environmental response actions on-Site are anticipated to be funded primarily by the U.S. EPA Cleanup grant awarded to the Authority and federal RLF monies.

Effective community involvement improves the chances for a long-term, sustainable brownfield project. Early community involvement is equal to cost-effective planning. Implementation of the CRP should be transparent and flexible. The Authority plans to compile/address any public comments before implementing the remedial activities associated with this funding.

SPOKESPERSON FOR INFORMATION REPOSITORY

The spokesperson for this federal funding is Ms. Lindsey Maksim, who may be contacted as noted below:

Ms. Lindsey Maksim
Brownfields Coordinator
City of Fort Wayne
Department of Redevelopment
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Fort Wayne, IN 46802
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The Authority will provide a summary of project- and grant-specific information hosted on the City of Fort Wayne Department of Redevelopment website[1] and available social media platforms. The main Information Repository, which contains the Administrative Record for Site response actions, is located at Citizens Square, 200 East Berry Street, Fort Wayne, Indiana 46802, in the City of Fort Wayne Community Development Department, Suite 320. Documents can be viewed Monday through Friday, between 8:30 am and 4:30 pm. The Administrative Record can be accessed by personal request at the public counter in the Community Development Department.

The Administrative Record for the Site is also available through the Indiana Department of Environmental Management ("IDEM") Virtual File Cabinet website[2], by searching by Brownfields Site Nos. 4180207 or 4240109, or by using Agency Interest ID 1416 or 133755.

SITE LOCATION

Site: **North River South** and **Calhoun Street Historic Fill**
Indiana Brownfields Program Site No.: **4180207** and **4240109**
Street Address: **1610 North Calhoun Street** and **1601 North Calhoun Street**
City: **Fort Wayne, Indiana** Zip: **46808** County: **Allen**
Tax Parcel Identification: **North River South: 02-07-35-457-003.000-074 (southern 8-acres)**; **Calhoun Street Historic Fill: 02-07-35-456-008.000-074**, **02-07-35-456-001.000-074**, **02-07-35-456-002.000-074**, **02-07-35-456-003.000-074**, **02-07-35-456-004.000-074**, **02-07-35-456-005.000-074**, **02-12-02-202-011.000-074**, **02-12-02-202-012.000-074**, **02-12-02-202-013.000-074**, **02-12-02-202-014.000-074**, **02-12-02-202-015.000-074**, **02-12-02-202-016.000-074**, **02-12-02-202-017.000-074**, **02-12-02-202-018.000-074**, **02-12-02-202-010.000-074**, and **02-07-35-457-003.000-074 (northwestern 2.95-acres)**.

REDEVELOPMENT PLANS

The City prepared and issued a Request for Qualifications in February 2025 to address redevelopment of the Site. Vacant since 2006, following the relocation of the OmniSource Corporation (OmniSource) headquarters, the City received qualification packages from several developers nationwide. The Site's redevelopment plans are part of a larger 29-acre mixed-use district anchored by a 160,000 ft^2 youth-sports athletic fieldhouse. A hotel, restaurants, retail space and mixed-income, multi-family housing are also expected to be part of the district's development. In November 2025, the City selected Price Brothers Development as the North River District Master Developer. The Authority will ensure that any development continues to incorporate the City's protection of the rivers and employs efficient practices to better serve the local environment. The Master Developer will work collaboratively with surrounding neighborhood organizations to gain community support for the project.

The remediation activities will prepare the Site for redevelopment into a vibrant, active district connected to the City's riverfront, downtown, neighboring parks, Bloomingdale neighborhood, Science Central and Wells Street Corridor. As the District anchor, the Fieldhouse is estimated to bring more than 185,000 annual visitors to the community, generating employment opportunities and an increased tax base. The City estimates that it will create approximately 900 jobs, 54,000

[1] https://www.cityoffortwayne.in.gov/1416/Brownfields
[2] https://vfc.idem.in.gov/

additional hotel nights, and generate $35.9 million in yearly economic activity. A $733,000 increase in annual tax revenue is expected.

COMMUNITY BACKGROUND

The Site census tracts are in the Bloomingdale neighborhood, on the northwest side of downtown Fort Wayne. The neighborhood is an area of mixed-use retail and residential uses with historic commercial/industrial sites located throughout. The Site is located in the City's Riverfront District, specifically North River, in census tracts 5 and 7.01, within a federally designated Opportunity Zone. The City's Riverfront Development Implementation Framework[3] was developed as a road map for phasing development of the District. Execution of the Framework will include investment and the creation of public space along, and on, the river; identify and create areas for private investment/redevelopment; and will incorporate multimodal connectivity to downtown, commercial corridors, residential neighborhoods, existing trail and park system. Phase IIb Riverfront park space is currently under construction. It is anticipated that this initiative will provide direct and indirect economic impacts in the hundreds of millions over time for the local community, as well as the State.

The purchase of this property and development of the Riverfront District have been in the works for two (2) decades. Through this time, surveys, planning, engagement charrettes, websites, neighborhood meetings, videos, and business meetings were completed and a local income tax increase was approved to support Riverfront District redevelopment efforts with support from the community and City Council. The City has been interested in the acquisition of the former OmniSource scrap metal recycling property (29 total acres) since 2007. The Authority has owned the Site since November 2022.

As part of the City's efforts to support the river outlets near the Site, the City completed the installation of a new downgradient 72" storm sewer. In addition, a 24" storm pipe and 12" water pipe were installed along the south of the Site. The City currently maintains the grass surface on the Site, however, no other updates or improvements (other than previously discussed) have been made to the Site since the Authority acquired the property in November 2022. Once the soil excavation/remediation is complete, the Site will be prepared for redevelopment. Through redevelopment, the community will benefit from the new housing, recreation and employment opportunities.

Local leaders are involved with these redevelopment efforts. The leadership includes Mayor Sharon Tucker and her current administration, the City of Fort Wayne Redevelopment Commission, and the Fort Wayne City Council.

SITE BACKGROUND

According to the Phase I Environmental Site Assessments prepared by IWM Consulting in 2013, 2017, and 2022, the Site has been commercially developed since at least 1902; however, historical records suggest the Fort Wayne, Jackson and Saginaw (New York Central) rail yard and shops were constructed after 1872, when a portion of the Site, formerly a part of Lawton Park, was donated by City Council. During various periods in the past, the Site has been occupied by a junk yard, a wood products manufacturer, a railroad roundhouse, a railroad freight station, a

[3] https://www.cityoffortwayne.in.gov/317/Downtown-Riverfront

locomotive repair facility, an engineering and manufacturing company, a sand and gravel company, a truck equipment and oil company, an auto wrecking yard, an iron and metal company, a pump and air compressor manufacturer, a bus garage, a wholesale liquor distributor, a transformer manufacturer, an auto parts warehouse, warehouse facilities, an automobile paint and body shop, and retail facilities.

The Site is approximately 13.07-acres and existing Site conditions include open land, covered with grass, no buildings, and occasionally cars are parked for overflow festival parking. OmniSource, a scrap iron and metal recycler, most recently occupied the Site. Scrap metal processing was discontinued at the Site by the mid-1990s, and the Site was used only for administrative offices until 2006, when OmniSource moved all company operations off-Site. Historical aerial photographs show most Site buildings were located on the west portion of the Site, while the east portion was vacant land covered with piles of debris. The Authority purchased the Site on November 14, 2022 as part of an economic development/revitalization project.

ENVIRONMENTAL INVESTIGATION SUMMARY OF RESULTS

To assess the extent of subsurface contamination at the Site, several environmental investigations have been conducted by the previous Site occupant and City. Multiple environmental site assessments, between 1998 and 2021, revealed that soil contamination is widespread, varies in depth, and is generally limited to the fill material overlying the native soil. Surface and shallow soil at the Site is primarily impacted with Resource Conservation and Recovery Act (RCRA) metals, and isolated areas of polychlorinated biphenyl (PCB), volatile organic compound (VOC), and polynuclear aromatic hydrocarbon (PAH) impacts, and minor, isolated impacts of trichloroethane, vinyl chloride, total arsenic, and/or dissolved arsenic have been identified in groundwater. An RWP for the Site was drafted and, based on a preliminary analysis of cleanup alternatives, the following remedial option was proposed and forms the basis of the cleanup costs estimated for these funds: soil excavation and disposal, with contaminant stabilization as necessary. The surficial fill coverage on the Site is so discontinuously, but extensively, contaminated above commercial levels, that most, if not all, must be removed prior to redevelopment.

The following is a summary of the results and conclusions made based on the data obtained during the Site investigations:

1. The nearest surface water feature to the Site is the Saint Marys River, located approximately 200 feet south (downgradient) from the Site. Surface water features are not located on, or adjacent to, the Site. The southern portion of the Site is located within a reduced-risk federally designated flood plain, separated from the Saint Marys River by a levee and public thoroughfare, but not within the 100- or 500-year flood plains or a designated Wellhead Protection Area.
2. The depth to groundwater at the Site has been gauged periodically over several years and is measured to be between 10 and 18 feet below grade on the southern portion of the Site and between 5 and 20 feet below grade on the western portion of the Site. Isolated impacts of naphthalene, trichloroethylene (TCE), vinyl chloride (VC), and total/dissolved arsenic have been identified separately in groundwater above, but near, their respective IDEM *Risk-Based Closure Guide* (R2) Groundwater Published Levels (GWPLs). This groundwater is not used as a source of potable water for the Site or surrounding properties. Potable water for the City is obtained mainly from the St. Joseph River approximately ½-mile east of the Site.

3. Generally, the Site is covered with fill varying from approximately 1 to 4 feet thick with limited areas with approximate 9 feet thicknesses. The native soil types encountered beneath the fill during previous Site investigation activities were generally consistent with one another. The northern portion of North River appears to be underlain by glacially derived sediments consisting mainly of sandy, silty, clay with some silty and gravelly sands and the southern portion of North River appears to contain coarser grained sediments at depth, possibly derived from fluvial deposition from the historic path of the St. Marys River.
4. Based on the proximity of the Site area to the Saint Marys River, the Site was likely prone to flooding prior to being developed in the late-1800s, soil contamination in the western portion of the Site appears to be associated with historical industrial operations and the surficial fill utilized to elevate the Site area, and soil contamination in the southern portion of the Site appears to be related to historical rail yard/shop and metal recycling operations and the surficial fill utilized to elevate the Site area. Recent and historical Site environmental assessments indicate that the surface fill/soil contamination at the Site consists of metals including arsenic, lead, and mercury, with isolated areas of PCB, VOC, and PAH contamination at concentrations exceeding IDEM R2 Residential Soil Published Levels (RSPLs), Commercial Soil Published Levels (CSPLs), and/or Excavation Worker Soil Published Levels (XSPLs). Due to the non-homogenous nature of the fill material and nature of historical operations, the extent of soil contamination in the surface fill material is varied and widespread. Generally, impacted soil does not appear to extend beneath the surface fill into the native soil.

NATURE OF THREAT TO PUBLIC HEALTH AND ENVIRONMENT

Environmental conditions at the Site and anticipated land use suggest the following human exposure routes represent potential risks for the indicated media and potentially exposed populations:

1. Direct contact with impacted surface soil, subsurface soil, or groundwater by on-Site workers, Site occupants, or future construction workers performing maintenance or excavation;

2. Ingestion of groundwater by future users of water wells (potable or industrial use) which might be drilled at the Site or near the Site, within the areas exhibiting VOC or metals impacts above the R2 GWPLs; and,

3. Inhalation of vapors by occupants of future structures built on the Site and potential occupants of nearby structures that are near the Site (within 50-100 feet of the known VOC impacts in soil and/or groundwater).

REMEDIAL ACTION OBJECTIVES

Four aspects of the Site are identified as needing corrective action based on the results of previous Site investigations. The IDEM RCG was in place during all of the previous investigations, but IDEM transitioned to the *Risk-Based Closure Guide* (R2) in July 2022, which provides the framework for characterizing a release, evaluating risk, and when necessary, selecting appropriate remedies to minimize risk and to mitigate any potentially complete exposure pathways. The R2 provides numeric values in the form of published levels (PLs) for the relevant exposure routes and land uses. Soil and groundwater exceeding applicable PLs include the following:

1. Surface, and near-surface, soil media to depths of up to two feet below grade that exceed one or more R2 Residential Soil PL (RSPL), Commercial/Industrial Soil PL (CSPL), or Excavation Soil PL (XSPL), depending on the Master Developer plan.

2. Subsurface soil media at depths of up to 10 feet below grade that exceed one or more R2 RSPL, CSPL, or XSPL, depending on the Master Developer plan.

3. Groundwater media at depths of approximately 5 to 20 feet below grade that exceed one or more R2 GWPL.

Land use at the Site is currently zoned as Downtown's Edge, supporting the mix of anticipated district uses including multi-family residential and commercial space. Assuming an Environmental Restrictive Covenant (ERC) restricting groundwater and land use will be instituted as a partial administrative corrective action alternative, then remedial efforts will not be necessary for groundwater concentrations that only exceed an R2 Groundwater Published Level (GWPL) or soil concentrations that only exceed an R2 Residential Soil Published Level (RSPL), except where residential use is planned. Remediating the source area in the soil, even if it is below the applicable PL, will assist in reducing the dissolved contaminant concentrations and accelerate natural attenuation processes at the Site and downgradient of the Site, since the source area will no longer be leaching into the underlying shallow groundwater table.

The ERC should also incorporate a requirement for the implementation of the IDEM-approved Soil Management Plan (SMP) developed for the Site by IWM Consulting and updated on July 28, 2023, which provides instructions on how to safely handle and properly characterize any disturbed soil during redevelopment activities, and provides instructions on how to properly relocate or dispose of the soil at an offsite location. These protective steps are necessary since shallow soil (0-10 feet BGS) located in various locations throughout the Site has exhibited the presence of adsorbed contaminants of concern at varying concentrations. Given the documented groundwater VOC impacts, the ERC may also require evaluation of the potential vapor intrusion exposure pathway before any newly constructed buildings are occupied.

Based on a preliminary analysis of cleanup alternatives, the following remedial option was proposed and forms the basis of the cleanup costs estimated for this U.S. EPA Cleanup grant and RLF monies: broad (North River South) and targeted (Calhoun Street Historic Fill) excavation of primarily metals-impacted soil (totaling up to ~69,000 tons) to a maximum depth of 10 feet from the Site, with contaminant stabilization as necessary. An on-Site ERC restricting land use in accordance with the Master Developer plan, requiring implementation of the existing SMP, prohibiting groundwater extraction (except for assessment and remediation purposes), and potentially requiring further vapor intrusion investigation and/or installation of a vapor mitigation system before any newly constructed on-Site structures are occupied.

CHRONOLOGY OF COMMUNITY INVOLVEMENT

The City of Fort Wayne has invested more than $4.63 million on the 29-acre property. In addition to the purchase price, staff-time/in-kind services, Site maintenance, and environmental assessments have been critical public investments to prepare the site for redevelopment. Since 2017, the City has invested $216,000 towards continued investigation of buried structures, surface soils, subsurface soils, groundwater, and the closure through removal of several underground storage tanks (USTs). The resources expended by the City were used to investigate and characterize the nature and extent of the contamination on the Site for the development of the SMP and RWP. The Authority, therefore, is ready to start the latest round of remediation activities at the Site. Given the elements of public funding, all of these activities have required public input for all stages of the redevelopment process to date.

The main components of community involvement include the release of the draft ABCA and RWP and public meetings associated with the progress of the Site remediation. The meetings will be held by the Authority prior to submitting the final ABCA and RWP and implementing remediation activities.

To comply with U.S. EPA's public notice/comment period, the Authority will prepare a legal ad for the RWP, ABCA, and the SHPO response, in the designated local public repository for review. The Authority plans to compile/address any comments prior to finalizing the ABCA and RWP.

CONTINUED COMMUNITY INVOLVEMENT

The Authority will hold a public meeting for citizens with questions prior to finalizing the ABCA and RWP. The notice for this meeting will be published in the local newspaper.

The City and Authority are committed to maintaining community involvement for the Site cleanup and redevelopment process. The City has, and will, dedicate necessary staff time to complete such administrative requirements. The City may also dedicate in-kind services as dictated by the ultimate redevelopment plans for the Site. Community involvement activities will continue to include: cleanup milestones in public meetings, public input throughout the Site plan review and approval process, and maintenance of the public repository of key documents.

Key local officials and community members will be updated on a regular basis at the public meetings. Opportunities for continued public participation in decisions concerning environmental response actions at the Site will be provided primarily through public notices and meetings. The Authority will engage all informational activities in the community through City resources.

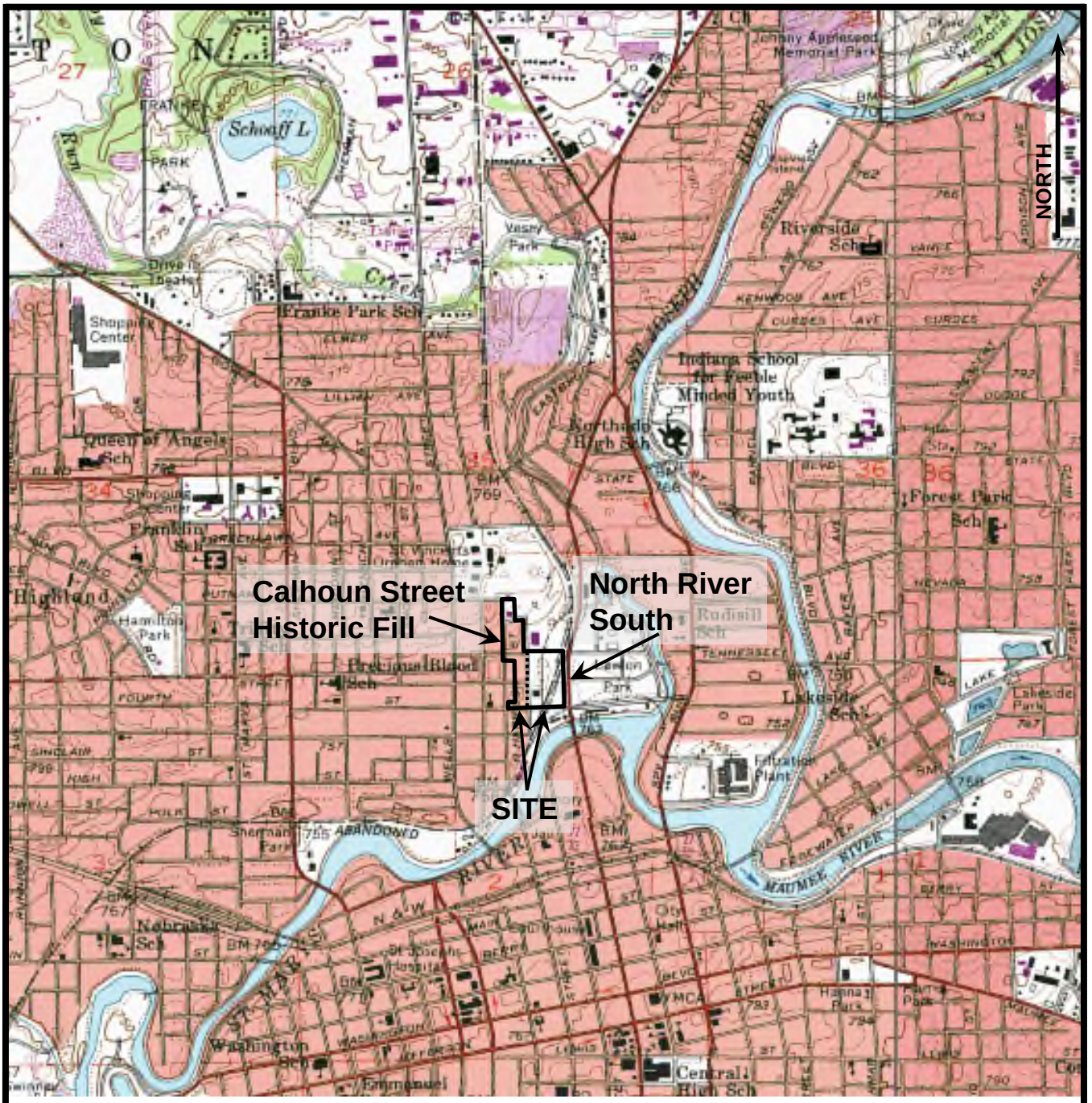
In conformance with U.S. EPA guidelines, public notices will be published and disseminated, public comments will be received and evaluated, public hearings may be conducted, and documents and plans will be approved by public bodies in public session prior to initiation of response actions at the Site. The Authority will utilize the City's website[4] and publish notices in the local newspaper to inform the community about agendas, meeting minutes, requests for proposals, etc. While the City does not anticipate issuing any newsletters, the following is a list of the types of public notices, hearings, and sessions to be published:

[4] https://www.cityoffortwayne.com/

- notice announcing document information repository and response actions;
- notice announcing the availability of the Administrative Record including the RWP, the ABCA, and other relevant Site documents for public comment;
- notice announcing public hearing(s) and/or meeting(s);
- public meeting(s) and/or public hearings (s) for comments/approval on Site plans.

The document information repository will be maintained and updated throughout the environmental response action phase of Site redevelopment.

Figure 1



SCALE: 1 INCH = 2,000 FT; CONTOUR INTERVAL = 10 FT, DOTTED LINES REPRESENT 5 FT CONTOURS

SOURCE: FORT WAYNE WEST, INDIANA, USGS TOPOGRAPHIC QUADRANGLE MAP, 1963, REVISED 1981

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Project	Task	Size	Date
FW25092	10	A	01/16/2026

TITLE **Site Location Map**
North River South & Calhoun St Historic Fill
IBP Site Nos. 4180207 & 4240109
1610/1601 North Calhoun Street
Fort Wayne, Indiana

CLIENT
INDIANA BROWNFIELDS PROGRAM
INDIANAPOLIS, INDIANA