

Summary of RLF Loans or Subgrants

1. Lender/Subgrantee (CA #): BF-00E48101-F
2. Borrower: N/A
3. Loan Amount: N/A
4. Subgrantee: City of Elkhart
5. Subgrant Amount: \$500,000 in RLF (Total Subgrant Agreement amount = \$832,100 which includes \$332,100 in other IBP funds)
6. Project Name: Former Walter Piano (a.k.a. 700 West Beardsley Avenue)
7. Date of Loan/**Subgrant**: 11/3/21
8. Interest rate: N/A
9. Loan terms - frequency and length of payment: N/A

Short summary of project/highlights:

The 3.7-acre Site is located at 700 West Beardsley Avenue in the City of Elkhart, Elkhart County, Indiana. It is bordered to the south by Beardsley Avenue and residential properties, to the north by a Conrail/CSX railroad line followed by commercial properties, to the east by Michigan Street and commercial/industrial properties, and to the west by commercial/industrial. The Site currently has no structures or operations and consists of one parcel (Tax Parcel Identification Number 20-06-06-230-006.000-012). The Indiana Brownfields Program (IBP) Site # is 4120904.

Historical review indicates that the Site was occupied by carriage and harness manufacturing from at least 1892 to 1915, automobile manufacturing from about 1915 to the 1930s, and various manufacturing and warehousing operations until approximately 2004. The Site formerly included one large structure that consisted of several interconnected buildings. The Site was abandoned after 2004, and a fire severely damaged the historic building(s) in August 2012.

The overall environmental condition of the Site has been extensively assessed since 2004. Past investigations discovered historical contamination in soil and groundwater on the Site. The Site is contaminated with chlorinated volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals in soil and groundwater above Indiana Department of Environmental Management (IDEM) *Remediation Closure Guide* (RCG) residential criteria.

The RLF-funded response actions will address the historical presence of hazardous substances impacts to on-Site soil and groundwater. This funding will be focused on remediating chlorinated solvents in groundwater and vapor.

The Site is currently owned by the City of Elkhart, which acquired the property through a tax sale on September 14, 2012. A Bona Fide Prospective Purchaser (BFPP) Comfort Letter was issued through the Indiana Brownfields Program to the City on October 18, 2012. Demolition of the fire-damaged historical building(s) was funded by the Office of Community and Rural Affairs (OCRA) Blight Clearance/Demolition Program. The demolition began in February 2013 and was completed in March 2013.

Land use at the Site is currently zoned commercial and is expected to remain so for the foreseeable future; however, redevelopment plans for the Site have not been finalized and it is possible that the Site may be rezoned. The City is planning to sell the Site for private redevelopment for mixed-use purposes.