

EAST CHICAGO PUBLIC OUTREACH REPORT

2019
DEC.

1
Vol.



Former DuPont Property Cleanup

Maintaining a clear channel of open communication with the community is essential to the success of the project. This channel of communication includes all stakeholders: developers, community members, leaders in the community, local officials and the EPA.

This is the first volume of a report that will be issued to the community of East Chicago on a semi-annual basis. Copies of all of the volumes will be maintained on the East Chicago Gateway Partners, LLC website.



ecgpdev.com

Introduction

Many current residents of the City of East Chicago can remember parents or grandparents walking to work at the DuPont Chemical Plant located on Kennedy Avenue. The plant served as a great economic engine for the heavy industrialized City. The dedication and quality of their work provided the color to the beautiful mosaic that is the City of East Chicago. Many of the former workers having dedicated more than 40 years of service in the pursuit of excellence. The expansive worksite was strategically located just north of the Grand Calumet River. In the height of its production, workers would boast of more than two dozen buildings and thousands of daily employees that had a shared cause -- to deliver quality products to the world.

When it was de-commissioned in 1986, a 30-acre section in the southwest corner of the property safely continued operation (Grace Industries). In 1997, DuPont entered into an Administrative Order of Consent (AOC) with the EPA. In the AOC DuPont agreed to investigate and determine the nature and extent of contamination released at or from the property. It also established the methods for the corrective action and for monitoring the property to verify the community's safety for the next 30 years. Once the corrective action is complete,



over 170 acres of the “Old DuPont Site” will be redeveloped to become a warehouse complex that will act as an economic engine that will create community engagement opportunities.

After many years of study and planning, the fix has finally arrived in East Chicago. An important part of the fix, as designated by the AOC, is for the community to be informed, to have input on processes, and ask, and receive answers to questions as the project moves through all stages of the corrective action.

Fresh Perspective

The new owners of the DuPont property, the East Chicago Gateway Partners, LLC (ECGP), are eager to bring a redevelopment to the community. ECGP was started for the sole purpose of constructing a world-class warehouse and distribution complex at the property. ECGP's ownership have recognized the demand for

modern warehouse space to service the new internet-economy. They value the property for its size, its proximity to infrastructure (roads, ports, railroads and airports), and for its under-utilized and highly skilled local workforce.

The ownership of ECGP includes experienced developers that specialize in the cleanup of contaminated properties. The majority interest in the company (owner) is Impact Environmental, a premier contaminated property (Brownfield) clean up firm in the United States. Impact Environmental has over 30-years of industry experience and has collectively restored over 48 million square feet of contaminated real property across the United States. Impact Environment has a full team of environmental specialists, project managers, heavy equipment operators and communications specialist dedicated to environmentally responsible and sustainable cleanup practices.

Impact Environmental is not affiliated in any way to the companies doing the residential yard sampling or digging in Zone 1 or Zone 2 of the USS Lead Superfund Site.

Last year, ECGP agreed to donate the 170 acres of the “natural area” of the property to the Nature Conservancy. This portion of the property is highly-valued for its globally rare “*Dune and Swale*” habitat. The habitat is home to approximately 30 percent of Indiana’s rare and endangered species. It is a sanctuary for more than 60 rare plant and animal species. Donation of this portion of the property demonstrates the ownerships’ commitment to responsible and sustainable practices and leadership focused on a sense of community and value for the environment. This year, ECGP will be donating \$50,000 to the Nature Conservancy so that it may continue to offer support for scientific research and provide educational forums for enjoying the diverse plant and wildlife associated with *Dune and Swale* habitat.

Working with the EPA and the Indiana Department of Environmental Management (IDEM), ECGP has meticulously designed the corrective action process to work in concert with the redevelopment activities. Performing the correction action and redevelopment simultaneously will be a *hand-and-glove* approach that will expedite the project and minimize construction-related disruptions to the community. The dual process will create approximately 250 construction jobs and up to 1,000 full time jobs, and equally as many local support jobs.

While ECGP has no connection with the USS Lead site nor its Responsible Parties, it has worked with the EPA and the City of East Chicago to volunteer support to help expedite the ongoing efforts to clean the residential neighborhoods that were contaminated with lead by the Potentially Responsible Parties (homes in Zones 1, 2 and 3). ECGP opted to allow the DuPont property to be used as a staging ground to support the work of the cleanup contractor as a responsible courtesy to the residents.

The Nature Conservancy 



Last year, ECGP agreed to donate the 170 acres of the “natural area” of the property to The Nature Conservancy. This portion of the property is highly-valued for its globally rare “Dune and Swale” habitat.

The Outreach to the Community

If you didn't get a chance to attend the former DuPont property corrective action Community Symposium hosted by ECGP at Riley Park on September 12th, 2019, take a look below! The event was well-received by the community and displayed several diorama models that featured models of corrective action methods currently performed and planned for the property. The dioramas were hand-crafted by the President of Impact Environmental, Richard Parrish, PG. He was also on hand, along with his senior scientific staff, to answer questions directly from the community.



Additionally, Impact Environmental's Human Resource Department attended to provide information and take questions about hiring opportunities. The symposium format gave everyone attending a chance to speak one-on-one with specialists and Impact Environmental's management team. Many appreciated the individual attention that provided a venue for everyone, especially for those attending that don't prefer to speak in large meeting settings.

The Progress

The corrective action process (cleanup) began in September, 2019 (three and one-half months ago). The work to date has involved the clearing and grubbing of areas of soil that will be required to be removed (source areas of pollution), the excavation of soil that is considered source areas of pollution, air quality monitoring equipment installation and calibration, groundwater monitoring well reconditioning and gauging, GIS surveying and plotting, aerial reconnaissance and groundwater quality sampling and analysis. The activities are summarized and discussed in the sections below.

Let's Talk Safety

The commitment of safety started with the installation of scientific air monitoring and weather monitoring equipment at the property. This was completed before any ground disturbances were initiated so that work



Impact Environmental Scientists with 1/50th scale Dioramas at Community Outreach Symposium.



Rich Parrish-President and CEO of Impact Environmental works on Dioramas for Community Outreach Symposium.



could be performed with the appropriate level of safety for the workers and the community. The monitoring of air quality includes testing for dust and heavy metal pollutants. To-date, there have been no pollutants detected above the project action levels.

Health and safety procedures for the workers on the property were established over the past two months. Staff and visitors are required to follow procedures established to ensure the safety of the workers and the community. From September to date, there have been no work-injuries reported on the property.

Let's Talk Security

Security has been at the forefront of topics as there was a single incident of an unauthorized access to the property. Since that time, additional security measures were implemented and the gate has been closed to any unauthorized entry. Additionally, strong signage was added to the entranceway to prohibit trespass issues but allow for entrance of authorized personnel. Additional security features will be added to the entranceway in the Spring of 2020.

Let's Talk Traffic

Since September to the present, vehicle traffic entering and exiting the property has been reduced to less than 10 vehicles per day. This reduction is directly associated with the closing of operations by the USS Lead Zone 2 and Zone 3 cleanup contractor. Approximately 10-12 employees of Impact Environmental are on-property from day-to-day.

Let's Talk Job Fulfillment

One subject always discussed early in redevelopment projects concerns local hiring and job opportunity being a part of the process. The answer is typically “yes”, but the actual results are often overlooked. Through the date of this publication, Impact Environmental has hired 6 East Chicago residents as full time employees! Each employee was fully trained and actively a part of the corrective action team with all safety precautions in place. Impact Environmental expects more opportunities for local employment in the coming months.



Changes to the Scope of the Corrective Measures

There have been no changes to the scope of the corrective action activities on the property. There was one expansion to the scope associated with a request from Grace Industries to expand the footprint of its administrative building to support a product quality control test facility. This has involved the collection of soil samples in advance of excavation of the footings for the building foundation. The excavation for the foundation will be performed consistent with the corrective action activities specified by the AOC. That is, if the soil is found to be contaminated, it will be removed, treated and disposed of at a permitted off-site landfill facility.

Self-Assessment of Community Participation Activities

The Community Participation Plan required under the AOC specified the process of ECGP rating itself on its performance. Part of this “self-assessment” process is to be based upon the community answers to survey questions. The survey is available on-line on the ECGP website (ECGPdev.com/survey) and is actively distributed to targeted individuals or organizations that are provided on an Assessment List. The Assessment List is comprised of one or two individuals or organizational representatives (“Contacts”) from each of the subcategories on the Community Contact list provided in the Community Participation Plan. These subcategories are as follows (Note: The Grant Writers category was not included as it was deemed

irrelevant). The number in parenthesis represents the number of Contacts that will be solicited for a direct response:

- Public Service/Community Centers (2)
- Bio Sciences (1)
- Faith Based (2)
- Arts and Cultural Counsels (1)
- News Media Outlets; Radio Stains; TV/Cable Stations (2)
- Environmental Action and Conservation Groups (2)
- Community Groups (2)
- Housing and Urban Development Entities (1)
- Economic and Urban Development Entities (1)
- Industry Representatives (1)
- Resident (4)
- Project Team (2)

Survey data has yet to be collected, but will be available for assessment in the next volume of the Outreach Report (June, 2020). It should be noted that the following entity was included on the Community Contact list (updated with the EPA on December 16th, 2019): The Lake County Industrial Development Authority.

Upcoming Events

- ✚ March 2020 Annual Mass Mailer publication
- ✚ April 2020 Youth Awareness and Environmental Education Month
- ✚ April 24, 2020 Look for our team Volunteering at East Chicago’s Earth Day Event
- ✚ May 2020 ECGP to donate \$50,000 to the Nature Conservancy
- ✚ June 2020 Community Outreach Report Volume 2
- ✚ July 2020 Informational Meeting / Symposium
- ✚ September 2020 Flyposting Awareness Campaign

Helpful Information

Throughout this publication and the many methods of communication planned for the future, the same acronyms and abbreviations are commonly used. Here are a few to keep in mind!

EPA	Environmental Protection Agency (United States)
IDEM	Indiana Department of Environmental Management
ECGP	East Chicago Gateway Partners (new property owner)
AOC	Administrative Order on Consent
RCRA	Resource Conservation and Recovery Act
CMIWP	Corrective Measure Implementation Work Plan
PPE	Personal Protective Equipment
QA/QC	Quality Assurance/Quality Control
CY	Cubic Yards, a measurement of volume (3’x3’x3’)
PPM/PPB	Parts Per Million/Parts Per Billion

Public Comments

There were public comments received on the ECGP website and comment received by the EPA from members of the community. The exchanges are described below.

ECGP Website - A request was made by The Nature Conservancy to review and approve a waiver of claim form for use by visitors to the “natural area”. Comments to an existing form were exchanged and a final version was agreed upon for use.

The EPA - A resident made a request for the Material Safety Data Sheets for a remedy product. The EPA contacted Impact Environmental and the information was forwarded to the EPA and shared with the resident.

There was a request made by a resident to share the project dioramas with local schools and to use them for educational outreach. The idea was welcomed and work is underway to make the necessary arrangements.

Information and Access Data

Online Access

- ECGP Website: www.ecgpdev.com
- EPA Website: www.epa.gov/hwcorrectiveactionsites/hazardous-wastecleanup-dupont-facility-east-chicago-indiana

Offline Access

Property related documents can be viewed at the following locations:
East Chicago Public Library, Pastrick Branch, 1008 W. Chicago Avenue, East Chicago Indiana.

- Monday –Thursday 9AM- 8pm
- Friday and Saturday 9am-5pm
- Sunday – Closed.

USEPA region 5 Records Center, Ralph Metcalf Federal building, 7th floor, 77 West Jackson Boulevard, Chicago, Illinois.

- The Metcalfe Federal Building is open weekdays (except Federal Holidays) from 6 AM to 6 PM. The Record Center is open from 8:15 AM to 4:45 PM.

The main entrances to the building are located on the north (Jackson Blvd. side) and the west (Clark Street side). Entrance for the disabled is through a double-doorway on Jackson Boulevard that has two call-buttons if there is any need for assistance.

Contact Information

JENNIFER DODDS

Project Manager EPA, Region 5
(312) 886-1484
dodds.jennifer@epa.gov

KEVIN KLEAKA

Project Manager
(Impact Environmental)
(631) 269-8800 x129
kkleaka@impactenvironmental.com

RICHARD PARRISH

Project Administrator (ECGP and Impact Environmental)
(631) 269-8800 x101
rich@impactenvironmental.com

DANIEL FRUHAUF

Assistant Project Manager
(Impact Environmental)
(631) 269-8800 x141
dfruhauf@impactenvironmental.com

Visiting the EPA

Photo-identification is required to enter the building. Everyone (e.g., visitors, general public, non- federal workers) entering the building will be screened by a metal detector. All bags and other items must through an x-ray scan. Building security is monitored by uniformed guards of the Federal Protective Service.

All EPA visitors entering the EPA office spaces will be issued a visitor's badge by the badge office attendant or floor receptionist. Visitors must be accompanied by an EPA employee. Upon exiting the building, visitors must return their badge to the attendant or receptionist.