

**Rod Roberson**  
Mayor

**Michael Huber**  
Director of Development Services



R05-26-C-006  
**Development Services**  
Community Development  
Economic Development  
Planning Services  
Redevelopment  
229 S. Second St.  
Elkhart, IN 46516  
574.294.5471  
Fax: 574.295.7501

1. Applicant Identification  
City of Elkhart  
229 S. Second St.  
Elkhart, IN 46516
2. Website URL: <https://elkhartindiana.org/>
3. Funding Requested
  - a. Grant Type: Single Site Cleanup
  - b. Federal Funds Requested: \$4,000,000
4. Location
  - a) City of Elkhart, b) Elkhart County, c) Indiana
5. Property Information  
**Roundhouse Site**  
613 Dr. Martin Luther King Jr. Drive, Elkhart, IN 46516
6. Contacts
  - a. Project Director  
Mike Huber, Director of Development Services  
574-294-5471  
[mike.huber@coei.org](mailto:mike.huber@coei.org)  
201 S. 2nd Street  
Elkhart, IN 46516
  - b. Chief Executive/Highest Ranking Elected Official  
Rod Roberson, Mayor  
574-294-5471  
[Rod.Roberson@coei.org](mailto:Rod.Roberson@coei.org)  
229 S. Second St.  
Elkhart, IN 46516
7. Population  
City of Elkhart, IN: 53,726 (US Census: 2019–2023 American Community Survey)

**Rod Roberson**

*Mayor*

**Michael Huber**

*Director of Development  
Services*



**Development Services**

*Community Development*

*Economic Development*

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*Redevelopment*

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8. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3, 4
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).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

Not Applicable.

Roundhouse Site  
613 Dr. Martin Luther King Jr. Drive  
Elkhart, Indiana  
Brownfield #4070468





City of Elkhart  
*Development Services*

**City of Elkhart, IN**

**FY26 Brownfield Cleanup Grant  
Narrative**

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**Target Area and Brownfields.** a. Overview of Brownfield Challenges and Description of Target Area: The City of Elkhart, Indiana (City), has a rich and complex history that stretches back to its Native American roots, when the Ottawa, Chippewa, and Potawatomi tribes used the area as hunting grounds. American settlement in Elkhart began in 1827, and the City was officially platted in 1832. Industrial growth accelerated with the arrival of the railroad in 1851, followed by the construction of dams that provided electricity in the late 19th and early 20th centuries. By the mid-19th century, **Elkhart had become a thriving railroad hub** and a vital axis of transportation and industry in the Midwest. As a major division point for the New York Central Railroad, the City **hosted repair shops, depots, and yards that supported both freight and passenger traffic.** This infrastructure laid the foundation for a strong manufacturing economy, enabling paper mills, foundries, and later, recreational vehicle (RV) production to ship goods nationwide. Over time, Elkhart grew into a manufacturing powerhouse, recognized for its production of musical instruments and pharmaceuticals, and eventually earned national acclaim as the “RV Capital of the World,” home to leading companies such as Thor Industries and Forest River Inc. With the decline of the railroad industry in the late 1970s caused by railroad bankruptcies and consolidations, Elkhart was left with **abandoned facilities and deteriorating properties that fueled blight and economic hardship**, *disproportionately harming vulnerable populations living closest to these sites.*

The **geographic boundary** for this Cleanup Grant is the city limits of Elkhart with a **target area** focus on the Benham Neighborhood, a historically Black community. The target area is south of downtown in census tract 180390026005, surrounded by three **Opportunity Zones**. This neighborhood has been profoundly affected by Elkhart’s industrial and railroad legacy, bearing the environmental and economic burdens that often accompany manufacturing success and its subsequent decline, and now faces significant **brownfield challenges**.

**Despite the City’s economic achievements, the Benham Neighborhood faces persistent environmental and socioeconomic challenges.** Contamination from legacy industrial sites, including the Walter Piano Company site and the C.G. Conn site (both instrument manufacturers), continues to affect the area. Both manufacturing sites are undergoing remediation through support from the EPA and the Indiana Brownfields Program, with cleanup strategies including soil vapor extraction, in-situ chemical oxidation, and groundwater pump-and-treat systems. However, migrating groundwater plumes have reached residential zones, raising concerns about vapor intrusion and direct exposure risks. Beyond environmental contamination, the neighborhood contends with aging infrastructure, widespread blight, and limited access to essential amenities. Redevelopment efforts are stymied by the complexity of environmental cleanup and a lack of interest from developers. **These physical challenges are compounded by stark socioeconomic disparities of the sensitive populations living in the Benham Neighborhood.** The target area’s **per capita income of \$19,541** (US \$43,289) and median family income \$42,313 (US \$96,922) are less than half the national averages.<sup>1</sup> **Unemployment is high** at 7%, and **minority populations are disproportionately represented**, with Black residents comprising 37% of the population (US 12%) and Latino residents 33% (US 19%).<sup>1</sup>

This Cleanup Grant will support the remediation of a prominent brownfield site within the Benham Neighborhood. Revitalizing this site will reduce residents’ exposure to contamination and lay the foundation for future investment, job creation, affordable housing and the restoration of community pride.

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<sup>1</sup> US Census 2019–2023 American Community Survey

b. Description of the Proposed Brownfield Site(s): The cleanup site for this grant application is the **Roundhouse site**, located at 613 Dr. Martin Luther King Jr. Drive. The site spans approximately 15.86 acres across two parcels. Lot 1, the eastern portion, covers 5.70 acres, while Lot 2, to the west, comprises 10.16 acres. The property is currently vacant and maintained by the City, with mowed grass and large concrete foundations remaining from the former structures. These remnants include a large freight roundhouse centrally located on the site, and a smaller passenger train roundhouse on the northern portion, both still visible in recent aerial imagery. The site lies adjacent to a heavily used rail corridor and is surrounded by a mix of industrial, residential, and community-serving properties. Nearby are public housing complexes managed by the Elkhart Housing Authority, Faith Mission, a nonprofit offering emergency and transitional housing, and Water Tower Place, an affordable senior living community. Single-family homes are located to the south, northwest, and southwest of the site, and a daycare center sits one block south, underscoring the site's proximity to sensitive populations. The site's industrial legacy is deeply rooted in Elkhart's railroad history.

Lot 1 remained undeveloped until the late 19th century, later hosting a mix of residential and commercial buildings including a church, grocers, bars, restaurants, and a barbershop, until their demolition between the 1950s and 1970s. Lot 2 historically housed two roundhouses used for locomotive turnaround, repair, and storage from 1905 through the late 1950s. These structures included drop pits, a repair shop, blacksmith, supply room, tank room, oil house, and boilers, all of which contributed to the site's environmental degradation.

Phase II Environmental Site Assessment (ESA) investigations have identified significant contamination. Soil samples revealed elevated concentrations of metals, primarily arsenic and lead, as well as polynuclear aromatic hydrocarbons (PAHs), exceeding Indiana Department of Environmental Management (IDEM) residential soil published levels (RSPLs), with some levels surpassing excavation worker safety thresholds. Groundwater sampling detected low-level concentrations of PAHs and metals above IDEM groundwater published levels (GWPLs), although municipal water service is available in the area. No soil gas impacts have been identified to date. Due to its size, central location within a distressed neighborhood, proximity to sensitive populations, and potential to catalyze infill development and neighborhood revitalization, the site remains the City's highest priority for cleanup and redevelopment. The Roundhouse cleanup and revitalization is envisioned as a transformative opportunity to address environmental concerns, expand affordable housing options, and improve community health outcomes for Elkhart's most vulnerable residents.

**Revitalization of the Target Area.** c. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy for the Roundhouse Site is directly aligned with the **City of Elkhart's We Thrive 2040: Sustaining Elkhart's Future plan** and the **Complete Neighborhood Vision Report**, both of which emphasize the need for inclusive, mixed-income housing and vibrant, walkable communities. The reuse strategy was shaped through extensive community engagement sessions, where residents of the Benham Neighborhood and surrounding areas voiced a clear and consistent desire for more affordable housing options, improved infrastructure, and safe, accessible spaces for families. These priorities were incorporated into the City's planning documents and redevelopment vision, ensuring that the future use of the **Roundhouse Site** reflects the needs and aspirations of the community.

The **proposed redevelopment of the Roundhouse Site envisions a mix of for-sale and for-rent housing units with varying densities**, designed to support a diverse range of income levels and family types. This approach will help create a complete neighborhood, one where "residents

have convenient access to essential goods, services, and amenities,” and where housing options support both renters and those seeking a path to homeownership. The plan also reflects community input calling for a higher percentage of owner-occupied properties, increased awareness of housing resources, and the **integration of residential, retail, and service** uses in a way that fosters a small-town feel within the larger urban fabric. By transforming the Roundhouse Site into a hub of mixed-use and mixed-income housing development, the City will advance its long-term vision for sustainable growth and neighborhood sustainability. This site is not located in a flood plain.

d. Outcomes and Benefits of Reuse Strategy: The reuse of the **Roundhouse Site** will generate transformative outcomes for the Benham Neighborhood and the broader Elkhart community, addressing long-standing environmental, economic, and social challenges. The introduction of new affordable housing options, both rental and ownership, will reduce vacancy and blight, stabilize the neighborhood, and provide pathways to economic mobility for low- and moderate-income residents. By increasing the local housing supply, the project will also help alleviate pressure on nearby public housing and increase housing security for vulnerable populations.

**Economically, this redevelopment will attract private investment to a historically distressed area, create construction and long-term employment opportunities, and expand the local tax base.** The project is expected to stimulate small business growth by incorporating commercial space and improving connectivity to surrounding neighborhoods. These investments will help reverse decades of disinvestment and support a more resilient local economy. **Noneconomic benefits include the creation of greenspace and recreational areas**, which will improve environmental quality, support physical and mental health, and provide safe gathering places for families and children. These improvements are especially critical in a neighborhood with limited access to parks and outdoor amenities, as is the current situation in Benham. The project will also enhance walkability, promote active transportation, and improve stormwater management through sustainable design features. By integrating community input into the planning process, redevelopment will reflect the values and aspirations of the Benham Neighborhood residents, fostering a sense of ownership and pride.

The City will work with building developers to use **energy-efficient sources and renewable energy, including solar panels** on all new redeveloped buildings, and **energy-efficient appliances and building materials** in their affordable housing redevelopment plans. The City will also work with landscape architects to **improve the site’s resilience to the effects of extreme weather events and natural disasters** that affect the city limits, such as flooding and tornados (the site is not located in a flood plain).

**Strategy for Leveraging Resources.** e. Resources Needed for Site Characterization: Secured Funding – If additional site characterization is needed at the site, the City will utilize their Downtown Tax Increment Financing (TIF) District funds and/or state-level funds available through the Indiana Brownfield Program. It is not anticipated at this time that additional funding for assessment will be needed at the Roundhouse site. **See attached secured leveraging commitment letter.**

f. Resources Needed for Site Remediation: Secured Funding – The entire remediation of the project will be funded by this EPA Brownfield Cleanup Grant. If additional funding is needed for remediation, the City can access funding through their Downtown TIF (current balance \$6M) and through a loan program available from the state brownfield program. It is not anticipated at this time that additional funding beyond this cleanup grant will be needed at the Roundhouse site. **See attached secured leveraging commitment letter.**

g. Resources Needed for Site Reuse: Secured Funding – Private funding, developers and TIF funding will be used to redevelop the site. The City is working with Habitat for Humanity and LaCasa (community/project partners) to assist with the housing portion of this project as well as the several developers who are ready to redevelop the site. **See attached secured leveraging commitment letter.**

Additional funding opportunities that will be sought to assist in the redevelopment costs of the Roundhouse site are the Office of Community and Rural Affairs (OCRA) Community Development Block Grant to fund demolition of blight, housing, public facilities, and economic development for low-and moderate-income persons. The Indiana Economic Development Corporation (IEDC) Regional Economic Acceleration and Development Initiative (READI) 2.0 is also a major funding source for redevelopment projects that will be sought. This funding allows for **infill housing, brownfield redevelopment, and office-to-residential conversions**, with a strong emphasis on transforming vacant and blighted properties.

h. Use of Existing Infrastructure: Throughout the target area and at the site, there is sufficient infrastructure such as electrical, internet, water, and sewer. There will be no reuse of any buildings as there are none on site. The City will improve the roadways as they will need to be resurfaced per the **Benham Revitalization Plan**. Funding for this infrastructure upgrade will be provided through a combination of public investment, including City funds; Tax Increment Financing (TIF); and federal and state grants, as outlined in the Plan’s implementation strategies. All upgrades will be completed through the Public Works Department as redevelopment of the site begins.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need.** a. The Community’s Need for Funding: Elkhart faces persistent economic challenges that have left many neighborhoods, including the target area, without the financial capacity to address environmental contamination or pursue meaningful redevelopment. The target area is home to an estimated 4,163 residents and reflects significant economic distress.<sup>2</sup> **The low median household income in the area is approximately \$37,355 (US \$78,538), while the low per capita income stands at \$19,541, less than half the national figure of \$43,289.**<sup>2</sup> Nearly **20% of families in the area live below the poverty line**, more than double the national rate of 8%, underscoring the community’s limited financial capacity.<sup>2</sup> These figures illustrate a clear inability to draw on local resources such as raising taxes to fund environmental remediation or redevelopment activities. The City’s budget is primarily allocated to essential services for public safety and infrastructure maintenance, leaving little room for investment in environmental cleanup or redevelopment. The City understands the residents of the target area cannot afford an increase in taxes to pay for the remediation due to **low incomes, high unemployment (8%), and large percentage of out-of-the-workforce population (45% youth and elderly).**<sup>2</sup> Without external funding, the community lacks the financial means to address the contamination and blight at the Roundhouse site, which continues to pose health risks and hinder neighborhood revitalization. EPA Brownfields funding is critical to breaking this cycle of disinvestment, offering Elkhart the opportunity to transform a long-neglected industrial site into a catalyst for economic growth, improved public health, and sustainable redevelopment.

b. Health or Welfare of Sensitive Populations: The target-area community faces multiple overlapping vulnerabilities, with sensitive populations including youth, minority, and low-income residents disproportionately affected by environmental and socioeconomic stressors. **Youth under the age of 18 make up approximately 32% of residents**, significantly higher than the national average of 22%.<sup>2</sup> Of the youth population, **37% are living in poverty (US 16%).**<sup>2</sup> **Black residents**

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<sup>2</sup> US Census 2019–2023 American Community Survey

**make up 37% of the population (US 12%), and Latino residents 33% (US 19%).<sup>3</sup> The target area ranks in the 85th percentile for low income, 80th percentile for unemployment, and 84th percentile for residents without a high school diploma, indicating systemic barriers to economic mobility and educational attainment.<sup>4</sup>**

The housing crisis in the target area further compounds these challenges and poses a direct threat to the **welfare** of residents. A **22% rental vacancy rate**, more than four times the national average, and a **homeowner vacancy rate of 3.5%** (US 1%) reflect widespread disinvestment and deteriorating housing conditions.<sup>3</sup> These vacancies correlate with diminished access to stable housing, factors that disproportionately affect low-income families, children, and seniors. The **median home value of \$99,300** (US \$303,400) and **median gross rent of \$952** (US \$1,348) suggest suppressed property values and limited access to quality housing.<sup>3</sup> Nearly **23% of households rely on SNAP benefits**, more than double the national rate of 11%, further underscoring the community's financial instability.<sup>3</sup> The lack of affordable housing is leading to a homeless crisis within the City and the target area. This welfare issue is marked by visible encampments in public spaces and increasing strain on vulnerable populations. In August 2024, the city council voted 6–2 to ban homeless camping on public property, empowering the City to remove tents, sleeping bags, and other belongings within 48 hours. While intended to address public safety and sanitation concerns, the ordinance underscores the severity of the issue: according to the 2024 Point-in-Time Count, Elkhart County documented roughly 200 individuals experiencing homelessness, contributing to more than 4,400 people statewide.

These welfare issues must be addressed due to the site's proximity to public housing, a daycare center, and transitional housing facilities, placing vulnerable residents at an increased risk from the site's documented contamination. Without intervention, these populations will continue to bear the burden of environmental degradation and its associated impacts. Cleanup and redevelopment of the cleanup site will not only remove hazardous conditions but also create access to safe, stable, and affordable housing, economic revitalization, and long-term resilience for Elkhart's most sensitive residents.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents living near the cleanup site are exposed to elevated health risks due to significant contamination, as Phase II assessments have identified high levels of arsenic, lead, and PAHs in soils, substances known to pose a direct threat to public health. While target-area health data is limited, county-level estimates from the CDC PLACES tool indicate that **12% of adults in Elkhart County currently suffer from asthma (US 8%) and 7% have been diagnosed with cancer (excluding skin cancer), with age-adjusted rates remaining similarly high (US 5%).** These conditions are often linked to long-term exposure to airborne pollutants and contaminated soil or groundwater, which are present at the Roundhouse site. State-level data shows Indiana's infant mortality rate at 6.7 deaths per 1,000 live births, significantly higher than the national rate of 5.4, suggesting broader concerns about birth outcomes and maternal health. **Although Elkhart County and target-area-specific data on birth defects is unavailable, 1 in every 33 babies in Indiana is born with a birth defect and from that 1 in 4 die from the birth defects (US 1 in 5).**<sup>5</sup> National prevalence rates for conditions such as spina bifida, cleft lip/palate, and clubfoot underscore the importance of mitigating environmental risks that may contribute to these outcomes. The documented contamination at the site, including elevated levels of arsenic, lead, and PAHs, poses a direct threat

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<sup>3</sup> US Census 2019–2023 American Community Survey

<sup>4</sup> <https://pedp-ejscreen.azurewebsites.net/>

<sup>5</sup> Health: GNBS: [IBDPR-Indiana Birth Defects and Problems Registry](#)



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to nearby residents, particularly children and families living in public housing and attending nearby daycare facilities. Cleanup and redevelopment of the site will help reduce exposure to hazardous substances and facilitate healthier living conditions, ultimately supporting improved health outcomes for vulnerable populations in the surrounding community.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area has endured decades of environmental and economic hardship tied to its industrial legacy, leaving residents disproportionately burdened by pollution, disinvestment, and blight. Once a thriving manufacturing hub for railroads and later recreational vehicles, Elkhart’s industrial decline left behind abandoned facilities, contaminated properties, and persistent high unemployment. More recently (2023–2024), the **Elkhart–Goshen metropolitan area’s labor force shrank by 5,317 workers** as higher interest rates and reduced consumer demand triggered widespread layoffs in the RV industry.<sup>6</sup> These losses compound the challenges already faced by vulnerable communities who live closest to the cleanup site as they struggle with barriers to affordable housing, education and stable employment. The Brownfield Cleanup Grant offers a critical opportunity to reverse these trends by remediating hazards and transforming unsafe properties into affordable housing, commercial spaces, and community amenities. Redevelopment will reduce environmental risks, create housing options and new jobs, and strengthen economic stability. By addressing both environmental and socioeconomic inequities, cleanup and revitalization will reduce cumulative threats, ensure that redevelopment benefits those most afflicted by past industrial decline, and provide a pathway toward long-term resilience and prosperity.

**Community Engagement.** e. Project Involvement & f. Project Roles: The following project partners will be involved with community engagement, education, and outreach during the cleanup process as well as help to bring opportunities for housing and business to the reuse of the Roundhouse site.

Name & Mission	Point of Contact	Specific Role in the Project
<b>LaCasa</b> works with individuals and community partners to create opportunities for personal empowerment, family stability and neighborhood vitality.	Brad Hunsberger VP Real Estate Development <a href="mailto:Brad.hunsberger@lacasa-inc.net">Brad.hunsberger@lacasa-inc.net</a>	<b>Activity/Decision Making:</b> Development partner to bring affordable housing options to the site for reuse.
<b>MACOG</b> voluntary organization of local governments that studies and attempts to resolve, for the benefit of each member and the region, areas of interlocal issues, which includes but is not limited to transportation, transit, economic development, environment, and other issues that impact the region.	Olivia Nix, Community Development Planner <a href="mailto:onix@macog.com">onix@macog.com</a>	<b>Activity/Decision Making:</b> Community education and outreach during the grant project.
<b>Habitat for Humanity of Elkhart County Inc.</b> brings people together to inspire hope, build homes, empower families, and develop communities.	Greg Conrad President & CEO <a href="mailto:greg@habitatec.com">greg@habitatec.com</a>	<b>Activity/Decision Making:</b> Development partner to bring affordable housing options to the site for reuse.
<b>Elkhart Chamber of Commerce</b> mission is to be the leading resource for making connections that foster collaboration that serves and promotes efforts to strengthen the Greater Elkhart business community.	Levon Johnson President/CEO <a href="mailto:ljohnson@elkhart.org">ljohnson@elkhart.org</a>	<b>Activity/Decision Making:</b> As Co-sponsors of the Benham Revitalization Plan, the Chamber will be an integral partner in

<sup>6</sup> [South Bend forecast 2025](https://www.ibrc.indiana.edu/ibr/2024/outlook/southbend.html). <https://www.ibrc.indiana.edu/ibr/2024/outlook/southbend.html>.



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		outreach as well as redevelopment planning for the Roundhouse.
<b>Tolson Center for Community Excellence</b> empowers lives through inclusive learning, recreation, and cultural exchange, opening doors to bright futures.	Breanna Allen, Executive Director <a href="mailto:executivedirector@tolson.org">executivedirector@tolson.org</a>	<b>Activity/Decision Making:</b> As advocates for the neighborhood and beyond, the Tolson Center will be a partner in outreach and public input for site reuse.
<b>Garrison Frazier- Private Development Firm</b> dedicated professionals investing in deserving neighborhoods to eliminate housing insecurities and improve opportunity pathways for all residents.	Steve Scott Managing Partner <a href="mailto:sscott@garrisonfrazier.com">sscott@garrisonfrazier.com</a>	<b>Activity/Decision Making:</b> Development partner to bring affordable housing options to the site for reuse.

g. **Incorporating Community Input:** The City values community input and will work closely with residents and local project partners and organizations to disseminate project information. As required by a Cleanup Grant, a public meeting was held to discuss the project, grant application, and Draft ABCA on January 7, 2026. Feedback was received and is attached to this application packet. The City is committed to making information accessible to all community members. Grant-related information will be shared through multiple channels, including the dedicated Brownfield Program webpage on the City website, social media (Facebook), radio, newspapers, and physical brochures placed at City Hall and at community project partner facilities. The City’s internal Brownfield Project Team (BPT), made up of individuals on the city staff who are managing the brownfield grant project, will hold four public education/community outreach meetings throughout the grant period to educate the public, gather feedback and provide project updates. These meetings will be online or in-person and will provide opportunities for input, questions, and information sharing about the Cleanup Grant status. A Community Involvement Plan (CIP) will be created as part of this remediation project and will outline engagement activities, timelines, project details, and key stakeholders. The CIP will be available for review at City Hall and on the City’s Brownfield Program webpage.

The City will solicit the target-area residents’ and project partners’ feedback during regularly scheduled council meetings and at all outreach meetings. Community members can submit questions and comments regarding the Cleanup Grant through online forums and drop boxes. After consideration by the Brownfield Project Team, responses will be posted biweekly on the Brownfield Program webpage and social media accounts. Due to the high Hispanic population, city staff will be available to translate as needed.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Proposed Cleanup Plan:** To meet the City’s redevelopment goals, the cleanup approach at the Roundhouse site will include excavation and disposal of known impacted soils along with the use of institutional controls to prevent groundwater usage at the site (municipal water is available). The targeted primary contaminants of concern in soils are lead and arsenic that are greater than IDEM residential soil published levels (RSPLs) across much of the site. Cleanup goals include eliminating or greatly reducing these soil impacts for successful residential redevelopment. Excavation and pre-approved off-site disposal at the Elkhart County Landfill will remove the most contaminant mass in the shortest time and is the most cost-effective option for the site. Estimated probable costs for the cleanup presented in the ABCA are based on estimates provided for a similar soil excavation and disposal project within the city. The City anticipates starting remediation in March 2027, with all work and final remediation report completed by September 2027, all within the four-year grant project period.



**Description of Tasks/Activities and Outputs:**

<b>Task 1: Program Management</b>	
b.	<i>Project Implementation: <b>Non-EPA funded:</b></i> The City’s Brownfield (BF) Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. The City will procure an environmental contractor (EC) to assist with the BF Grant project. <i><b>EPA-funded:</b></i> The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows two staff to attend three BF training conferences/workshops.
c.	<i>Anticipated Project Schedule:</i> Procure EC in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
d.	<i>Task/Activity Lead:</i> City: Erin Koons, Interim Controller, BF Finance Director
e.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, quarterly meetings with the EPA Project Officer for the four-year grant period. Two staff to attend three conferences.
<b>Task 2: Outreach</b>	
b.	<i>Project Implementation: <b>EPA-funded:</b></i> City staff and the EC will lead the community/educational meetings discussing project plans and updates. CIP, outreach materials, BF webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the EC. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
c.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q2 Y1–4. BF webpage and outreach materials created in Q1 and posted throughout the grant project.
d.	<i>Task/Activity Lead:</i> City: Adam Fann, Assistant Director of Redevelopment, BF Project Manager
e.	<i>Outputs:</i> CIP, BF webpage, 4 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
<b>Task 3: Cleanup Planning</b>	
b.	<i>Project Implementation: <b>EPA-funded:</b></i> The EC will finalize the draft Analysis for Brownfield Cleanup Alternatives (ABCA) and Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health and environmental risks.
c.	<i>Anticipated Project Schedule:</i> Plans begin in Q2 and will continue throughout the grant.
d.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Mike Huber, Director of Development Services, BF Project Director.
e.	<i>Outputs:</i> 1 Finalized ABCA, 1 IDEM Remediation Work Plan, Site-Specific QAPP, 1 Health and Safety Plan.
<b>Task 4: Cleanup &amp; Oversight</b>	
b.	<i>Project Implementation: <b>EPA-funded:</b></i> The City will work with the EC as they manage the site cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, and final remedial action report. The City and EC will work with a remediation contractor as they perform site cleanup activities, including contractor mobilization/demobilization and cleanup implementation.
c.	<i>Anticipated Project Schedule:</i> Oversight will follow Cleanup schedule. Cleanup implementation 03/2027 to 06/2027. Final remedial action report 09/2027.
d.	<i>Task/Activity Lead:</i> The EC will conduct cleanup oversight of the project. The remediation contractor will implement cleanup activities with oversight from EC and Adam Fann, Assistant Director of Redevelopment, BF Project Manager.
e.	<i>Outputs:</i> 1 cleanup report, 1 final remedial action report, 1 site ready for reuse certification from IDEM, 1 job created for oversight, and 4 jobs created for cleanup activities

**f. Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for specific tasks.* The budget for this project includes travel, supplies,



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conference registration (other), construction and contractual costs only. No administrative costs are included in the budget.

**Task 1 Program Management:** Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting, \$22,400 (140hrs × \$160). Travel: 2 staff attend 3 conferences for a total of \$7,800 (flights at \$500, 2 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 3 days × 2 staff × 3 events). Other: \$1,200 conference registration (\$200 per event per person).

**Task 2 Outreach:** Contractual: CIP \$3,200 (20 hrs × \$160); BF webpage, outreach brochure/handouts, social media posts \$2,400 (15 hrs × \$160); 4 community/educational meetings \$6,400 (\$1,600 per mtg.; 10 hours per meeting to include preparation and execution × \$160). Supplies: \$1,700 (\$1,000 [500 printouts at \$2 each]; \$500 [5 display board printouts at \$100 each]; pens, markers, paper \$200).

**Task 3 Cleanup and Reuse Planning:** Contractual: 1 Finalized ABCA \$4,800 (30 hrs × \$160); 1 IDEM Remediation Work Plan \$12,000 (75 hrs × \$160); 1 Site-Specific QAPP \$12,000 (75 hrs × \$160); 1 HASP at \$8,000 (50 hrs × \$160).

**Task 4 Cleanup Oversight:** Construction: \$3,468,000 for excavation, transportation, disposal (\$65/ton), and backfill (\$15/ton) totaling \$80/ton for 43,350-tons. Based on actual estimates provided for a similar excavation and disposal project within the City of Elkhart. Includes mobilization and demobilization, safety fencing, dust control, and stabilization re-seeding. Contractual: \$450,100 (12–16 weeks, up to 4 staff \$345,600 [640 hrs x 4 staff at avg. \$135/hr/person]; samples \$62,500 [up to 250 samples at \$250/sample]; Remedial Action Completion Report \$15,000 [100 hrs at \$150/hr]; Soil Management Plan \$12,000 [80 hrs x \$150/hr]; equipment and supplies \$15,000 [X-ray Fluorescence, perimeter air monitoring, photoionization detector, gloves, etc.]).

Category	Tasks				Totals
	<i>Program Management</i>	<i>Outreach</i>	<i>Cleanup Planning</i>	<i>Cleanup &amp; Oversight</i>	
Travel	\$7,800				\$7,800
Other	\$1,200				\$1,200
Supplies		\$1,700			\$1,700
Contractual	\$22,400	\$12,000	\$36,800	\$450,100	\$521,300
Construction				\$3,468,000	\$3,468,000
<b>Total Budget</b>	<b>\$31,400</b>	<b>\$13,700</b>	<b>\$36,800</b>	<b>\$3,918,100</b>	<b>\$4,000,000</b>

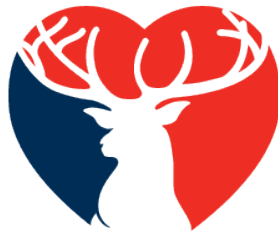
**g. Plan to Measure and Evaluate Environmental Progress and Results:** To ensure this EPA Brownfield Project is on schedule, the City’s internal Brownfield Project Team, including the EC, will meet quarterly to track project progress of the outputs identified in 3.e. using an Excel spreadsheet in addition to submitting quarterly reports to EPA. Project expenditures and activities will be monitored by the task leads to ensure timely completion within the four-year project period. Site-specific information will be entered into the ACRES database. Key outputs to be tracked include the Site-Specific QAPP; the ABCA; cleanup plan development; contractor procurement; quarterly, annual, and closeout reports; and the number of community meetings. Key outcomes to be tracked include community participation, acres assessed, acres ready for reuse, leveraged redevelopment dollars, and jobs created. Progress will be evaluated based on adherence to the EPA-approved workplan. If project efficiency is inadequate, the City has countermeasures in place, including monthly calls with the EPA Project Officer and, if necessary, a Corrective Action Plan to get the project back on track.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability.** a. Organizational Structure & b. Description of Key Staff: The City has the organizational capacity to successfully and efficiently fulfill the technical, administrative and financial requirements of the grant. City staff are experienced with successfully managing federal- and state-funded grant projects for their jurisdiction. The Brownfield Project Team, described below, and their supporting staff will be responsible for managing this Brownfield Cleanup Grant for the City. **Mr. Mike Huber**, the Director of Development Services, will serve as the **Brownfield Project Director**. He has worked for the City for two years and is responsible for the oversight of Community Development, Redevelopment, Economic Development, and Planning Departments for the City. Mr. Huber will be responsible for the overall management of the grant, including directing team members. **Mr. Adam Fann**, the Assistant Director of Redevelopment, will serve as the **Brownfield Project Manager**. Mr. Fann has served in this position for four years and is responsible for the oversight of redevelopment projects, redevelopment commission-owned properties, Tax Increment Financing (TIF) area projects, and brownfield clean-up projects. He will be the primary contact and manage the project's day-to-day tasks. **Ms. Erin Koons** will serve as **Brownfield Finance Director**. She has been with the City for four years and is the City's Interim Controller. She is responsible for the financial and programmatic reporting for the City's state and federal grants. She will be responsible for managing the finances of this grant and will complete all draw downs through ASAP.gov. The environmental consultant (EC) will handle the technical and reporting portions of this project.

c. Acquiring Additional Resources: The City will hire a qualified EC to assist with the technical and reporting aspects of the Brownfield Cleanup Grant. The hiring process will adhere to EPA's Professional Service procurement guidelines and local contracting requirements.

**Past Performance and Accomplishments.** d. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: The City has successfully implemented two EPA Brownfields Assessment Grants. Both grants were prior to the inception of ACRES so there is no information as to whether outputs and outcomes were successfully reported. Additionally, the EPA's "Cleanups in My Community" website shows limited information on the grants' progress or outputs, and the City staff that were employed at the time of these two grant awards are no longer employed or have retired. The City issued a FOIA request in October 2025 to EPA for the two closeout reports to provide additional information for this grant application. EPA Region 5 responded on November 25, 2025, stating the closeout reports for these two grants could not be found. However, the FY07 Assessment Grant (\$200,000) opened October 1, 2007, and was successfully closed out on September 30, 2011, with a one-year extension. Outputs and outcomes of the FY07 Assessment grant included 10 Phase I ESAs and 3 Phase II ESAs. The FY09 Assessment Grant (\$200,000) opened October 1, 2009, and closed on September 30, 2013, with a one-year extension. (2) Compliance with Grant Requirements: The two grants were awarded prior to the use of ACRES and prior to the employment of the current staff discussed in this application. What records were able to be obtained indicate that the City maintained compliance with EPA requirements, including adherence to approved workplans, schedules, and terms and conditions. Furthermore, the City has a history of compliance with other federal and state grant work plans, schedules, terms, conditions, and has an excellent history of timely reporting with all award agencies. The City is on schedule for all other active grants. Mr. Huber along with the Brownfield Project Team, is skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements. Mr. Fann is well versed in grant reporting and will input all project information into ACRES.



City of Elkhart  
*Development Services*

**City of Elkhart, IN**

**FY26 Brownfield Cleanup Grant  
Threshold Criteria**

## Threshold Criteria

### 1. Applicant Eligibility

- a. The City of Elkhart, Indiana (City), is an eligible applicant for the US EPA Brownfield Cleanup Grant as a unit of local government as defined under 2 CFR § 200.1.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### 2. Previously Awarded Cleanup Grants

The City affirms that the Roundhouse Site (comprised of Lot 1 and Lot 2) located at 613 Dr. Martin Luther King Jr. Drive has not been previously awarded any Cleanup Grants.

### 3. Expenditure of Existing Multipurpose Grant Funds

The City affirms it does not have an open Multipurpose Grant.

### 4. Site Ownership

The City acquired Lot 1 of the property through eminent domain on **June 11, 1979**, and Lot 2 of the property by eminent domain on **April 21, 1983**, and has fee simple titles through recorded deeds for both lots.

### 5. Basic Site Information

- a) Site Name: Roundhouse Site
- b) Site Address: 613 Dr. Martin Luther King Jr. Drive, Elkhart, Indiana 46516

### 6. Status and History of Contamination at the Site

- a) The site is contaminated with hazardous substances primarily including lead and arsenic.
- b) The eastern portion of the site (Lot 1) appears to have been undeveloped from 1874 to the 1890s. According to the historical record review, residential and commercial buildings existed on Lot 1 from the 1890s through the late 1970s. These buildings included residences, a church, grocers, bars, pool halls, restaurants, liquor stores, and a barbershop. All buildings and structures were demolished and removed from the site between the 1950s and 1970s and Lot 1 has been primarily vacant since that time.

The western portion of the site (Lot 2) contained two (2) roundhouses – a smaller passenger engine roundhouse on the north and a larger freight engine roundhouse on the south. These roundhouses were operational from at least 1905 through the late 1950s, when the above ground structures were demolished. Numerous railroad spurs radiated from the roundhouses and joined the main railroad alignment to the north. The roundhouses enabled turn-around, repair, and storage of locomotive engines and featured drop pits below the floor surface to facilitate locomotive repair. Other site features included a repair shop, a blacksmith, a supply room, a tank room, an oil house, oil tanks, and boilers. Blueprints of the structures indicate a coaling station and ash pits were present west of the main roundhouse, and a fuel storage tank was located west of the smaller roundhouse.

The City of Elkhart acquired Lot 1 in 1979 and Lot 2 from the bankrupt railroad corporation by eminent domain in 1983. The City currently owns the entire Roundhouse Site (Lots 1 and 2) both of which have been vacant since the City acquired them.

c) Several previous environmental investigations, including investigations conducted by US EPA subcontractors, have been conducted at the site and have identified elevated concentrations of lead and arsenic in near-surface soils and subsurface soils. The concentrations of lead and arsenic in the soils exceed Indiana Department of Environmental Management (IDEM) residential soil published levels (RSPLs), while some of the highly elevated concentrations also exceed commercial and excavation worker published levels (CSPLs and XSPLs). Polynuclear aromatic hydrocarbons (PAHs) have also been detected in soils at concentrations that exceed RSPLs across portions of the site. Groundwater impacts identified include relatively low-level concentrations of PAHs and some metals that exceed IDEM groundwater published levels (GWPLs); however, municipal water is available at the site. No soil gas impacts have been identified.

d) Contaminants identified in the environmental investigations of the site indicate that the former railroad roundhouse that operated on Lot 2 from 1905 to the late 1950s impacted both Lots 1 and 2 with hazardous substances. Freight train engines and passenger train engines were previously cleaned and serviced on Lot 2. Lot 1 appears to have additional impacts from the former commercial entities that operated there from the 1890s until the 1970s. To date, 218 soil samples, 55 groundwater samples, and 5 soil gas samples have been collected and analyzed across the Roundhouse Site. A total of 55 validated X-ray Fluorescence (XRF) samples were also collected and analyzed for arsenic and lead from a gridded layout across Lot 2. Lead and/or arsenic concentrations exceed RSPLs in shallow soils (depths down to 1.0 foot below grade) across much of Lot 2 and at two (2) relatively smaller areas located on Lot 1. Subsurface soils are also impacted with elevated lead and arsenic concentrations to depths up to approximately 5.0–6.5 feet on the central and northern portions of Lot 2.

## 7. **Brownfield Site Definition**

The Roundhouse Site meets the definition of a brownfield site under CERCLA § 101(39) as described in the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k). The City affirms the Roundhouse site meets the definition of a brownfield site and is:

- a) NOT listed (or proposed for listing) on the National Priorities List (NPL);
- b) NOT subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered by parties under CERCLA; and
- c) NOT subject to jurisdiction, custody, or control of the US government.

## 8. **Environmental Assessment Required for Cleanup Grant Applications**

Numerous previous environmental reports have been prepared for the site, which are described in detail in the attached ABCA. The following are the most recent reports containing the complete history and data for the site:

- Tetra Tech, Inc. (Tetra Tech/EPA). 2024. *Phase II Environmental Site Assessment. Roundhouse Site. Elkhart, Elkhart County, Indiana*. Revision 1. February 21, 2024.
  - Included soil, ground water, and soil gas sampling across the site (Lots 1 and 2).

- Tetra Tech, Inc. (Tetra Tech/EPA). 2025. *Removal Action Report. Roundhouse Site. Elkhart, Elkhart County, Indiana*. Revision 1. April 7, 2025.
  - Included removal and disposal of potential asbestos exposures at the site and lead and arsenic XRF screening across the site at 55 locations on Lot 2.

## 9. Site Characterization

- a) Not Applicable.
- b) The City is proposing the Indiana Brownfields Program (IBP) oversee the cleanup:
  - i. IBP has funded several previous investigations at the site under Brownfields Site ID No. 4070468. Therefore, IBP along with IDEM will provide regulatory oversight. A letter from IDEM is attached to this application that affirms:
    - a. The City has requested oversight from IBP along with IDEM.
    - b. The site is eligible to be overseen by IBP and IDEM.
    - c. A sufficient level of site characterization work has taken place at the site for the remediation (cleanup) work to begin.
  - ii. Not Applicable.
- c) Not Applicable.

## 10. Enforcement or Other Actions

The City affirms there are no known ongoing or anticipated environmental enforcement or other actions relating to the Roundhouse Site property (Lot 1 or Lot 2).

## 11. Sites Requiring a Property-Specific Determination

The City affirms that the Roundhouse Site located at 613 Dr. Martin Luther King Jr. Drive does not require property-specific determination as described in the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k) to be eligible for EPA Brownfields Grant funding.

## 12. Threshold Criteria Related to CERCLA/Petroleum Liability

### a. Property Ownership Eligibility – Hazardous Substance Sites

- i. **EXEMPTIONS TO CERCLA LIABILITY** – Not Applicable.
- ii. **EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY**

### (1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

- (a) The City acquired Lot 1 of the property through eminent domain on **June 11, 1979**, and Lot 2 of the property by eminent domain on **April 21, 1983**, and has a fee simple title through recorded deeds for each lot.
- (b) The City acquired Lot 1 of the property through eminent domain on **June 11, 1979**, and Lot 2 of the property by eminent domain on **April 21, 1983**, and has a fee simple title through recorded deeds for each lot.
- (c) Disposal and/or releases of hazardous substances occurred via historical operations prior to the City's acquisition of the site.

- (d) The City affirms that it has not caused or contributed to any release of hazardous substances at the site.
- (e) The City affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

iii. **LANDOWNER PROTECTIONS FROM CERCLA LIABILITY** – Not Applicable.

**Non-Publicly Owned Sites Acquired Prior to January 11, 2002** – Not Applicable.

iv. **SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT** – Not Applicable.

b. **Property Ownership Eligibility – Petroleum Sites** – Not Applicable.

**13. Cleanup Authority and Oversight Structure**

The City will comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment.

- a) The City intends to maintain enrollment in the IBP, through which the IBP and IDEM will provide cleanup authority and oversight to ensure the remediation is protective of human health and the environment. The City will hire a qualified environmental contractor prior to implementing remediation activities. The contractor 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.
- b) The cleanup response activities will not impact or require access to neighboring properties. Industry-standard dust control measures will be implemented to ensure no off-site migration of contaminants occurs.

**14. Community Notification**

**a. Draft Analysis of Brownfield Cleanup Alternatives**

The City announced their intent to apply for an EPA Brownfields Cleanup Grant for the Roundhouse Site on December 17, 2025. A draft ABCA for the site and a draft application were made available at that time for public review and comment. These documents summarize information about:

- the site and contamination issues, cleanup standards, and applicable laws;
- the various cleanup alternatives considered, including information on the effectiveness, implementability, resilience to adverse impacts by extreme weather, and reasonableness for each alternative considered; and
- the proposed cleanup plan.

**b. Community Notification Ad**

A request for public input was published on December 17, 2025, in the Elkhart Truth local newspaper. The community notification ad stated that a copy of this grant application, including the draft ABCA was available for public review and comment; how to comment on the draft application; where the application was located; and the date, time and location of the public meeting. To ensure all members of the community received notification, including people with disabilities and limited English proficiency, email blasts, flyers,

social media posts, and QR codes were additional notification methods used. Please see attached documentation of the public notice.

**c. Public Meeting**

The draft application and ABCA were discussed during an in-person public meeting on **January 7, 2025, at 12:00 p.m. Eastern Time at the Tolson Center 1320 Benham Ave, Elkhart, IN 46516**. Proposed redevelopment plans were also discussed. The City documented participant attendance at the meeting. City staff are available to interpret when needed for Hispanic/Latino residents at all community/city meetings. The public meeting was made accessible to residents with disabilities.

**d. Submission of Community Notification Documents**

The following community notification documents are included as an attachment to this application:

- a copy of the draft ABCA;
- documentation of the public notice and the date and methods by which it was made available to the community that demonstrate notification to the public, solicitation for comments on the application, and that notification to the public occurred at least 14 days before the application was submitted to EPA;
- a copy of the meeting attendance sheet and meeting agenda;
- comments the City received on the project and the City's responses; and
- meeting notes/summary from the public meeting.

**15. Contractors and Named Subrecipients**

Not Applicable.



# INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

100 N. Senate Avenue • Indianapolis, IN 46204  
(800) 451-6027 • (317) 232-8603 • Fax (317) 233-6647 • [www.idem.IN.gov](http://www.idem.IN.gov)

Mike Braun  
Governor

Clint Woods  
Commissioner

January 23, 2026

Mr. Adam Fann  
Assistant Director of Redevelopment  
City of Elkhart  
229 South Second Street  
Elkhart, Indiana 46516

Re: IDEM Acknowledgement Letter  
U.S. EPA Brownfields Cleanup Grant Proposal  
City of Elkhart  
Former Elkhart Roundhouse  
613 Dr. Martin Luther King Jr. Drive  
Elkhart County  
Brownfields #4070468

Dear Mr. Fann:

This letter is provided in support of the City of Elkhart (Elkhart) 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 Elkhart is requesting \$4,000,000 for a cleanup grant for the Former Elkhart Roundhouse located at 613 Dr. Martin Luther King Jr. Drive which is currently owned by the City of Elkhart Redevelopment Commission.

IDEM understands that Elkhart has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered through the Indiana Brownfields Program and that Elkhart, based on the information it has provided with its request, believes it has the capability to perform the proposed grant-funded activities.

The 15.86-acre former Roundhouse Site is comprised of two parcels, Lot 1 (east lot) is 5.7 acres and Lot 2 (west lot) is 10.15 acres. The Site is located north of Wagner Avenue and west of South 6<sup>th</sup> Street and zoned residential. The Site lies within the Benham neighborhood, which has historically been underprivileged. The Site contained two roundhouses. A smaller passenger engine roundhouse on the northern portion of the Site with a larger freight engine roundhouse on the south. The roundhouses were operational from at least 1905 through the 1950s and housed a repair shop, a blacksmith, a supply room, and tank room, an oil house, oil tanks, and boilers. Residential and commercial buildings existed on Lot 1 (east lot) from the 1890s through the late 1970s. These buildings included residences, a church, a grocery, bars, restaurants, and a barber shop. All buildings and structures were demolished and removed from the Site between the 1950s and 1970s and has remained vacant. The City of Elkhart acquired Lot 1 in 1979 and Lot 2 from the bankrupt railroad corporation by eminent domain in 1983.

Visit [on.IN.gov/survey](http://on.IN.gov/survey) or scan the QR code to provide feedback.

*We appreciate your input!*



Previous environmental assessment activities have been conducted at the Site, which also included investigations funded by the Program and U.S. EPA. The Site received a No Further Action (NFA) status on March 23, 2011, from IDEM based on a review of the 2008 subsurface investigation and soil remediation results and approved a recreational closure with an Environmental Restrictive Covenant (ERC) placed on the deed for Lot 2 due to remaining levels of soil contamination. The ERC prohibited the use of groundwater at the Site as well as using the Site for residential and agricultural purposes. In 2023-2024, the U.S. EPA and their contractor Tetra Tech, conducted an assessment and a time critical removal action of asbestos containing materials within the shallow soil at the Site. Approximate 9,500 tons of asbestos containing materials was removed from the Site.

Funds from the cleanup grant will be used to address remaining lead and arsenic contaminated soil above residential published levels to allow residential use on the Site. The contaminated soil is across most of the Lot 2 along with a small area on the east-central portion of Lot 1. Elkhart has estimated that between 35,000 and 60,000 tons of soil will be removed, with excavation depths ranging from 2.5 to 5 feet on the central and northern portion of Lot 1 and 1 foot on the southwestern portion of Lot 2. Approximately 2,000 tons of contaminated soil was planned for removal from Lot 1. The redevelopment of the site is anticipated to be single or multi-family housing with some mixed-use development being considered to address critical needs within the Benham neighborhood.

Elkhart has completed an Analysis of Brownfields Cleanup Alternatives (ABCA) and a draft was shared by the City with the Program. The Site has been sufficiently characterized to implement a remedial strategy. The Program supports the proposed remedial measures to address the former roundhouse for residential redevelopment.

Elkhart has identified the work necessary to remove, and identify any additional, environmental barriers to the redevelopment of this brownfield site. IDEM has worked with Elkhart 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 Elkhart a good candidate to receive U.S. EPA grant funding to clean up the Former Roundhouse. IDEM looks forward to continuing its partnership with Elkhart 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](mailto:jmorris@ifa.in.gov).

Sincerely,  
  
Mitchell Smith  
Technical Staff Coordinator  
Indiana Brownfields Program

MS/JTM

cc: (via electronic transmission)

Mr. John Morris, Indiana Brownfields Program  
Mr. Dave Jeffers, Roberts Environmental Services, LLC