



R05-26-C-007

1. | Applicant Identification

City of Indianapolis - Department of Metropolitan Development
200 East Washington Street, Suite 1801
Indianapolis, Indiana 46204

2. | Website URL

www.indy/DMD/brownfields

3. | Funding Requested

3.a. | Grant Type

Grant Type: "Single Site Cleanup"

3.b. | Federal Funds Requested

Federal Funds Requested: \$3,997,000

4. | Location

Indianapolis, Marion County, Indiana

5. | Property Information

Former Williamson Polishing and Plating
2080 Dr. Andrew J. Brown Avenue
Indianapolis, Indiana 46202

6. | Contacts

6.a. | Project Director

Name: Brandon Badger

Ph: 317-327-5828

E: brandon.badger2@indy.gov

Mailing Address: 200 East Washington Street, Suite 1801

Indianapolis, Indiana 46204

6.b. | Chief Executive/Highest Ranking Elected Official

Name: Mayor Joe Hogsett

Ph: 317-327-3601

E: Unavailable; Use <https://www.indy.gov/topic/contact-the-mayor> instead.

Mailing Address: 200 East Washington Street, Suite 2501

Indianapolis, Indiana 46204

7. | Population

887,642 (2020 Census)



Department of Metropolitan Development

2042 City County Building, 200 E. Washington Street, Indianapolis, IN 46204



8. | Other Factors

Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The proposed site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
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).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed site(s) will incorporate energy efficiency measures.	Pages 2&3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. | Releasing Copies of Applications

No confidential, privileged, or sensitive information is being claimed for redaction as part of this application.

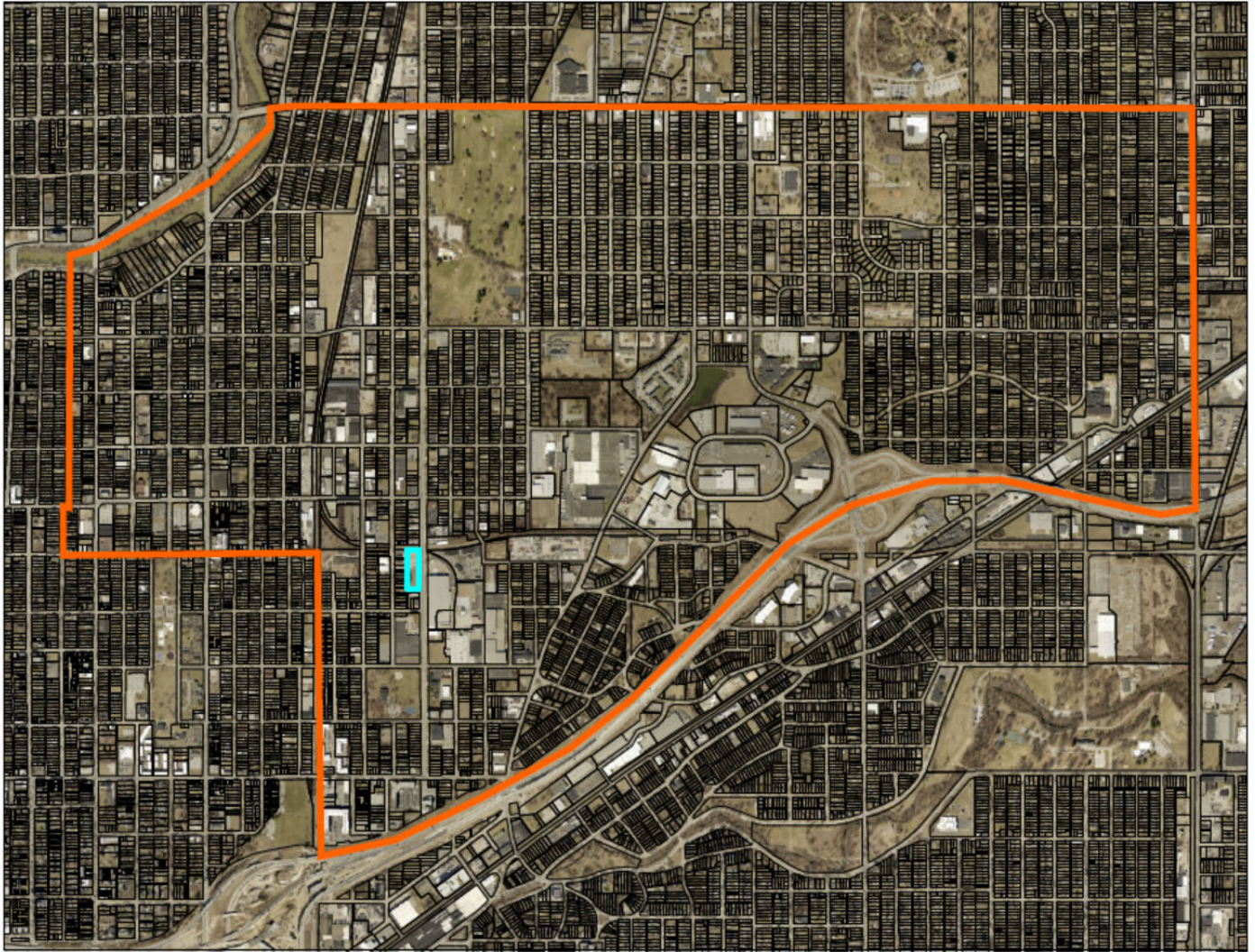


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Site Location & Target Area



0 0.25 0.5 1 Miles



 - Target Area

 - Site Location



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1.a | Overview of Brownfield Challenges and Description of Target Area

Indianapolis (“City”), founded in 1821 and now home to 887,642 residents, rose through the decades from a modest settlement into the industrial heart of Indiana. Endearingly dubbed the “Crossroads of America”, emerging rail and highway systems quickly transformed the City from its humble agricultural roots into a powerhouse of Midwestern industry. By the late 19th century, its population had grown twentyfold as factories clustered along railroad corridors and working-class neighborhoods formed around the promise of steady employment. Yet the same forces that fueled the city’s prosperity also shaped its challenges. By the 1970s, highway construction severed established neighborhoods, displacement fractured long-standing communities, and industrial decline set in. Major employers closed, leaving thousands jobless, and abandoning contaminated sites and homes scattered throughout the urban core. Areas notoriously impacted by such disinvestment, including the American Lead Environmental Advisory Area became symbols of both environmental, risk and economic loss, demanding federal and state intervention. Today, remnants of this industrial legacy still cast a long shadow. The City carries hundreds of underused or vacant manufacturing sites. These brownfields range from sprawling factory complexes to small plating shops, rail yards, and machine works. Once engines of opportunity, many now stand as silent reminders of the jobs and stability the community has lost over decades of offshoring and globalization.

One such brownfield is the former Williamson Polishing and Plating facility (“Site”). The Target Area (“TA”) that will benefit from its redevelopment is the core of the Martindale-Brightwood neighborhood, primarily comprised of Census Tracts 18097352800 (CT3528), 18097351700 (CT3517), 18097351900 (CT3519), and 18097352100 (CT3521) on the near north side, a neighborhood built alongside the very rail lines that powered the city’s rise. Defined by working-class families and small single-family homes, the community grew with the rail-driven industries that once flourished here and was especially impacted by the late-20th-century disinvestment. A 2009 Brownfield inventory for the Martindale Brightwood neighborhood identified 58 confirmed Brownfield properties. Today, the TA sits at a pivotal moment: poised to transform brownfields from symbols of loss into foundations for a healthier, more economically stable future. With the use of multiple funding sources, including previous EPA assessment grant funds, the City has facilitated various phases of assessment, cleanup, and reuse of 32 brownfields properties in the TA since 2012. The requested grant funds will expedite redevelopment and reuse of an additional 1.45 acres, accelerating the trajectory of the TA’s revitalization. The proposed commercial and multi-family mixed-use of the Site will diversify housing options beyond the predominant single-family housing available in the TA, and support increased commercial elements, with a prioritization of partnerships with local health centers.

1.b | Description of the Proposed Brownfield Site(s)

The 1.45-acre Site, located in the southwest portion of the TA, was vacated by Williamson Polishing and Plating in 2016, after operating since at least 1937. Hazardous substances and contaminated equipment were abandoned, requiring EPA emergency response action in 2016 and 2017. The removal addressed the imminent and substantial threat of release from plating solutions left at the Site, but the blighted, contaminated brownfield property still poses a risk to future developers, patrons, workers, and residents. The City acquired the property through tax sale in 2018 and demolished the Site building in early 2020. Only contaminated concrete foundations and gravel remain on the northern portion of the Site, while grass and light vegetation cover the remainder. An AAI Compliant Phase I ESA was completed by the City prior to City acquiring the Site. Since the City became involved with the Site, numerous Phase II and further site investigations were completed between 2019 and 2025 using EPA grant funding (through community wide assessment grants), State grant funding, and City funds to determine the nature and extent of environmental impacts associated with historical metal plating operations that involved the use of oils, solvents, degreasers, metals, and plating chemicals, which are believed to be the primary source of contaminants at the Site. To date, \$106,202 (\$89,714 EPA grant funds, \$6,335 state grant funds, and \$10,153 City funds) has been spent on assessing the Site, and an additional \$90,500 was expended by the City to raze the dilapidated, unsafe building and to develop a cleanup plan for the Site.

Identified contaminants include polynuclear aromatic hydrocarbons (PAHs), metals, volatile organic compounds (VOCs), and cyanide in the shallow and subsurface Site soils. Characteristically hazardous cadmium concentrations and high concentrations of trichloroethene (TCE), lead, and cyanide are pervasive in Site soils. One area beneath the building footprint encompasses a former 250,000-gallon cistern that was historically backfilled with soil and miscellaneous fill material that exhibits the highest contaminant concentrations.

Chlorinated volatile organic compounds (cVOCs), including TCE, have been identified in groundwater and soil gas beneath and downgradient of the Site.

Groundwater impacts, present at depths greater than 15-feet below grade, appear to be comingled with upgradient dissolved contaminant plumes, and delineation of groundwater impacts is currently being evaluated by a potentially responsible party (PRP), which was identified in 2025. Additional PRPs may be identified for groundwater contamination appearing to come from upgradient offsite sources migrating beneath and across the Site. However, the PRP's capacity to fund additional on-site soil assessment and cleanup is limited to insurance recovery, as the former site operator has declared bankruptcy and is no longer a viable business. If accessible, these policies typically limit investigation and cleanup costs to approximately \$1M–\$2M and often require years to resolve before cleanup can begin. Additional delays may occur if the PRP pursues litigation against other potential offsite PRPs to share groundwater investigation and cleanup costs. Reliance on uncertain and time-consuming insurance recovery places an unnecessary exposure burden on the surrounding neighborhood, particularly given known impacts to concrete and near-surface soils and the unlikelihood that policy limits would cover soil, groundwater, and vapor mitigation costs.

The primary exposure pathway to Site contaminants is potential contact with stormwater runoff traversing across the contaminated concrete pad and inhalation or direct contact with the impacted shallow soil impacts by residents currently living adjacent to the Site plus future residents, employees, patrons, and Site workers. Groundwater in the TA is not used for drinking, irrigation, or bathing; therefore, direct contact with or consumption of groundwater does not pose a significant risk and is not prohibiting redevelopment of the Site; however, vapor mitigation or further evaluation of this potential exposure pathway will be required prior to occupying any newly constructed buildings. To expedite redevelopment of the Site for safe use and to alleviate current exposure risks to Site contaminants, soil remediation is necessary.

1.c | Reuse Strategy and Alignment with Revitalization Plans

The EPA funds will assist with the revitalization and reinvestment of a Site outside a federally designated floodplain that has been abandoned for almost a decade, located in a neighborhood that has historically been under-resourced. Remediation and redevelopment of the Site for mixed-use aligns with the Martindale-Brightwood 2025-2030 Quality of Life Implementation Plan (Plan) objectives to prioritize community needs, strengthen collaboration, and facilitate investment, its long-term goals to improve land, water, and air quality while preventing future incompatible land uses, and its Plan Pillars of *Health & Wellness*, *Environmental Disparity*, *Economic Development*, and *Housing & Infrastructure*.

A resident-led congress, One Voice Martindale Brightwood, with input by neighborhood associations, developed the Plan in response to several critical factors and emphasizes neighborhood transformation not happening to the community, but by the community. In support of the Plan's goals, the 2016 City's Comprehensive Plan (City Plan) seeks to encourage commercial and mixed-use development in targeted areas within the neighborhood, including areas near the existing Monon Trail, approximately 1,000 feet from the Site. Future redevelopment plans include building a multi-use path immediately north of the Site that will connect with, and provide access to, the amenities associated with the Monon Trail.

1.d | Outcomes and Benefits of Reuse Strategy

Remediation of the Site will directly address the *Environmental Disparity Plan Pillar* by cleaning up an enduring environmental concern. As part of the proposed commercial purpose of the mixed-use facility, partnerships with local health centers will be pursued, in alignment with the needs identified in the *Health & Wellness Plan Pillar*. Revitalizing the Site for mixed-use will directly benefit the TA through job creation and economic investment in alignment with the *Economic Development Plan Pillar*, and the City by increasing property tax contributions. As an industrial operation, the Site formerly generated personal and real property tax revenue. Becoming vacant and abandoned for almost a decade has resulted in a substantial loss of critically-needed revenue for the City, necessary to address the maintenance and nuisance abatement costs of this and similar sites.

Conservatively, the proposed reuse of the Site would also increase the City's tax base by ~\$3.5M and increase the tax revenue by an estimated \$80k annually. The anticipated residential portion of the proposed mixed-use redevelopment will address the *Housing & Infrastructure Plan Pillar* by increasing housing options in the TA,

where approximately 70% of existing housing are single structures¹, by an estimated 50 residential units. In order to combat increasing extreme heat and bolster local resilience to climate events, the use of white or green roofing will be encouraged and energy- and water-efficient measures that meet the goals outlined in the *Housing & Infrastructure Plan Pillar* will be required. Green remediation practices are expected and the use of recycled materials for construction will be promoted. The Site is not anticipated to be utilized for renewable energy from wind, solar, or geothermal energy. The Monon Trail, located approximately 1,000 feet west of the Site, is an 18-mile north/south multi-use path with 10 miles of trail within the City, including the western part of the Martindale-Brightwood neighborhood. This former rail line has more than 1.3 million users annually, with several connections to city parks and other trails. The City Plan, Dept of Public Works, and Parks Dept all plan to convert the current abandoned rail line along the Site’s northern boundary into a similar multi-use path that will connect to the Monon Trail. The proposed Martindale-Brightwood Heritage Trail would originate at the Monon Trail and extend east 2 miles through the neighborhood. Access to these trails aligns with the *Health & Wellness Plan Pillar* by benefiting the population of the TA, which suffers from >40% incidence of diabetes, >18% incidence of obesity, and >16% incidence of heart disease compared to the City and Marion County (**Section 2.c**).

1.e/f/g | Resources Needed for Site Characterization/Site Remediation/Site Reuse

Name of Resource	Is the Resource for (1.e) Assessment, (1.f) Remediation, (1g) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resources
<i>FY25 CWA Grant</i>	Assessment	Secured	TA emphasized
<i>Jumpstart Martindale-Brightwood</i>	Reuse	Unsecured	Provides up to 85% acquisition and construction costs to community-based developers in the TA
<i>Martindale-Brightwood CDC</i>	Reuse	Unsecured	Provides up to \$10,000 small business loans per site
<i>Intend Indiana</i>	Reuse	Unsecured	Non-profit that connects people to opportunity and advances collaborative community development through equitable financing and housing solutions.
<i>Indianapolis Neighborhood Housing Partnership</i>	Reuse	Unsecured	Create affordable housing solutions for people with low and moderate incomes and collaborate to enhance quality of life in Indianapolis neighborhoods.

The EPA funding requested in this application will be sufficient to complete soil remediation. The Site has been sufficiently characterized for development of a cleanup plan, with the exception of a small area along the south Site boundary, which exhibits lead impacts in near-surface soil (0-2 feet). The City commits to completing these activities prior to June 15, 2026. Pre-waste characterization sampling will be required by the landfill before the waste stream is approved. The FY25 CWA Grant can be utilized to pay for these sampling activities to maximize funding from this grant for cleanup activities. Although not a certainty and several years into the future, it is anticipated that one or more PRPs will address the groundwater contamination identified in an apparently comingled plume. Further evaluation of the potential vapor exposure pathway will be required prior to occupying any newly constructed buildings.

1.h | Use of Existing Infrastructure

The cleanup of contaminated soil at the Site will facilitate the reuse of existing infrastructure. As an infill redevelopment project, the Site already has access to water, sewer, natural gas, and electric and broadband internet is readily available in the TA. The Site is also on a paved roadway and is located approximately 1,000 feet east of the Monon Trail, with another trail planned along the adjacent abandoned rail line. The City intends to sell the Site and the new owner will be responsible for any infrastructure costs including the construction of up to two new buildings and any paved surfaces such as parking lots and driveways. For the construction of new buildings, the City is committed to encouraging energy-efficient, high-performance buildings. The City will follow strategies established in our Thrive Indianapolis Action Plan to support the creation of green infrastructure, evolve

¹ ACS 5-Year Estimates (2023)

our economy, and make our City more resilient toward our end goal of achieving zero greenhouse gas emissions by 2050. The City will drive new development into “green buildings”. Thrive Indianapolis establishes several objectives for new construction that require all new commercial buildings to meet electric vehicle (EV) readiness standards for 20% of parking spaces, aiming to increase charging infrastructure in businesses and workplaces significantly. The City will provide low-interest loans to owners who are willing to invest in energy-efficient and renewable energy improvements in new and existing buildings.

2.a | The Community's Need for Funding

The TA experiences significant economic distress and limited fiscal capacity relative to Marion County (“County”) and the State of Indiana (“State”), as shown in **Table 1**, with median household income far below County and State levels, and poverty and childhood poverty rates more than double County and State

Table 1				
Demographic/Data ¹	CT 3528	TA ^A	County	State
Median household income	\$38,158	\$56,644	\$63,450	\$70,051
Households receiving SNAP	27.9%	23.1%	11.1%	8.6%
Poverty Rate	32.1%	23.1%	15.1%	12.2%
Childhood Poverty Rate (<18)	44.7%	34.4%	20.3%	15.7%
Childhood Poverty Rate (<5)	30.0%	26.1%	22.2%	17.9%

¹ACS 2023 5-Year Estimates; ^AWeighted average CTs 3528,3517,3519 & 3521

averages. **Table 1** also demonstrates that CT3528, within which the Site is located, is significantly more burdened by poverty measures than the TA overall. A disproportionately high percentage of households receive food assistance, reflecting widespread reliance on public support and limited discretionary income within the community. Low household incomes and high poverty levels constrain the ability to generate local matching funds or leverage private investment, and private sector entities are reluctant to assume the upfront costs and liability risks associated with brownfield cleanup in a low-income area with a history of disinvestment. As a direct result of these conditions, the community lacks the financial capacity to fund environmental assessment or remediation activities and is unable to draw on other public or private sources of funding to address contamination and enable reuse.

Table 2				
Demographic/Data ¹	CT 3528	TA ^A	County	State
% Women 15-44 (child-bearing)	31.3%	23.0%	22.2%	19.2%
Elderly (>65)	8.8%	13.9%	12.9%	16.4%
% Children <18 Years	24.5%	23.8%	25.1%	23.4%
% with a Disability	13.9%	19.1%	15.1%	15.0%
% No High School Diploma	14.9%	15.0%	6.1%	5.7%

¹ACS 2023 5-Year Estimates; ^AWeighted average CTs 3528,3517,3519 & 3521

As shown in **Tables 1 and 2**, the TA contains a high concentration of sensitive populations, including women of child-bearing age, children, elderly residents, individuals with disabilities, and low-income households. These populations are generally present at rates that exceed or reflect heightened vulnerability when compared to the County and State, indicating an increased likelihood of disproportionate health and welfare impacts from environmental contamination. Health outcome data (**Table 3**) further demonstrate a significant burden of pollution-sensitive conditions, including elevated rates of asthma, diabetes, heart disease, obesity, and other chronic illnesses that are exacerbated by exposure to contaminated soil, groundwater, and air.

2.b | Health or Welfare of Sensitive Populations

The combination of chronic disease prevalence and demographic vulnerability increases the risk of adverse health outcomes, particularly for children, pregnant women, and residents with preexisting conditions. Educational attainment levels shown in **Table 2** further compound these risks by limiting residents’ access to health information, employment opportunities, and resources needed to mitigate environmental exposures. This EPA Brownfields grant will directly address these threats by supporting environmental cleanup activities that reduce or eliminate ongoing risks to human health. Cleanup and reuse of the Site will remove sources of contamination,

Table 3 ¹			
Disease	TA ^A	City	County
Cancer %	5.0%	6.4%	6.6%
Diabetes %	17.3%	13.0%	13.0%
Heart Disease %	6.3%	5.9%	5.9%
Asthma %	13.2%	11.9%	14.0%
Obesity %	45.3%	38.2%	38.3%
COPD %	8.5%	7.5%	7.3%

¹CDC Places 2023, adult populations; ^AWeighted average for CTs 3528, 3517, 3519 & 3521

reduce blight-related environmental stressors, and prevent continued exposure in a community already experiencing cumulative health burdens.

2.c | Greater Than Normal Incidence of Disease and Adverse Health Conditions

Data from the U.S. Centers for Disease Control and Prevention (CDC) PLACES² shows an overall greater than normal incidence of disease and adverse health conditions in the TA, compared to the City and County. Although reported cancer prevalence is lower in the TA, several other health metrics listed in **Table 3** persistent and disproportionate adverse health outcomes in comparison to the City and/or County. Census tract level data is not available for birth defects; however, the Indiana Department of Health (IDOH) Birth Defects Dashboard³ indicates that Marion County has a higher rate of birth defects, at 154.3 per 10,000 live births, compared to the 8-county district which includes Marion County (143.5/10,000 live births). U.S. Small-Area Life Expectancy Estimates Project (USALEEP)⁴ average life expectancy in the TA (70.4 years) is well below the state average (77.4 years), highlighting persistent health disparities. These conditions raise particular concern for prenatal and early-life exposure in a community with a high proportion of women of child-bearing age and children (**Table 2**) and reflect cumulative health and environmental burdens that are further compounded by poverty (**Table 1**) and long-term disinvestment. Remediating the Site will reduce cumulative health burdens on the TA, return an underutilized property to productive use, improve overall quality of life for sensitive populations, and support long-term stabilization and revitalization of the TA.

2.d | Economically Impoverished/Disproportionally Impacted Population

As demonstrated in **Tables 1 and 2** above, the economically impoverished and sensitive populations in the TA reside in older housing, are less educated, and receive public assistance at higher rates. The health of these populations is also disproportionately impacted by disease and adverse health conditions (**Table 3**) as a result of the historical industrial development in the TA's sector of the City, discussed in **Section 1**. Fifty-eight confirmed Brownfield properties and another 84 potential sites of concern, where environmental issues are likely if the business goes bankrupt or abandons the property, were identified by the City in 2009. These disproportionate health burdens are consistent with cumulative environmental stressors and underscore the urgency of remediating soil contamination at the Site to protect human health. The City of Indianapolis Department of Metropolitan Development (DMD) supports redevelopment efforts citywide, but existing municipal and private funding sources are insufficient to address the environmental challenges present in the TA. The community's low-income status, high poverty rates, and reliance on public assistance clearly demonstrate an inability to draw on other sources of funding for environmental remediation and subsequent reuse. This EPA Brownfields grant funding is essential to overcoming financial barriers, addressing environmental concerns, and advancing equitable cleanup and revitalization in this underserved community.

2.e/f | Project Involvement & Roles

Name of organization/entity/group	Entity's Mission	Point of contact (name & email)	Specific involvement in the project or assistance provided
<i>Fredrick Douglass Park and Family Center</i>	Enriches and supports communities	Derrick Miller 317.327.7174 derrick.miller@indy.gov	Provide meeting space for public meetings.
<i>Martindale-Brightwood Environmental Justice Collaborative</i>	Improve collaboration between neighborhood and municipal environmental organizations	Elizabeth Gore [REDACTED]	Work with the City to ensure the reuse fits with the neighborhood goals.
<i>Keep Indianapolis Beautiful (county wide)</i>	Engage diverse communities to create vibrant public places, helping people and nature thrive	Jeremy Kranowitz jkranowitz@kibi.org	Work with City to foster community partnerships to advance mission.

² <https://www.cdc.gov/places/index.html>

³ <https://www.in.gov/health/directory/office-of-the-commissioner/public-health-data-navigator/maternal-and-child-health/birth-defects-dashboard/>

⁴ <https://www.cdc.gov/nchs/nvss/usaleep/usaleep.html> (2010-2015)

<i>Marion County Public Health Department</i>	Promote physical, mental, and environmental health, prevent and protect against disease, injury, and disability.	Jason Ravenscroft 317.221.2290 HealthDept@marionhealth.org	Monitor and assist with health-related issues and concerns. Assist with answering health concerns posed by local residents.
<i>Hoosier Environmental Council (county wide)</i>	Protect children from environmental health hazards through education and advocacy that create healthy homes, schools, and communities	Sam Carpenter 317.685.8800 scarpenter@hecweb.org	Community outreach, foster communication to residents and stakeholders
<i>Martindale-Brightwood CDC</i>	Advocates for housing, economic, and social equity	DeAnna Woodruff, Exec. Director [REDACTED]	Conduct community and stakeholder meetings for reuse planning
<i>Jumpstart Martindale-Brightwood</i>	Encourage developers within the neighborhood to invest in Martindale-Brightwood	Dr. JoAnna M. Brown 317.778.7664 jbrown@mbcdc.org	Education for potential developers on brownfields opportunities

2.g | Incorporating Community Input

The Site was one of the properties assessed as part of the City’s 2017 EPA Community Wide Brownfields Assessment grant. As such staff have been receiving community input on Site activities for several years now. For this grant, we will create a detailed community involvement plan in the workplan. We plan to host two public meetings throughout the life of the grant and will announce them through our key community partners listed above in **Section 2.e/f**, the City’s website, social media, and direct invites to the adjacent businesses. At the first meeting, we will discuss the cleanup plan, introduce our qualified environmental professional (QEP), solicit feedback, address concerns, explain environmental impacts and provide a schedule. The Marion County Public Health Department will educate residents on impacts from environmental contaminants. If any questions cannot be answered at the meeting, the City will put the question and answer on the DMD Brownfields Redevelopment Program (BRP) webpage and respond directly to inquiries to ensure all questions are appropriately answered. Staff and QEP contact information will be on the webpage to further encourage residents to reach out. The second meeting will occur after the cleanup is complete to share details and outcomes, as well as next steps. We will develop a project fact sheet distributed to the public at the first meeting and via the DMD web page, social media, traditional news outlets, and to key community partners. Meetings will be conducted in close proximity to the Site so that the TA’s impoverished community (**Section 2.a**), which may not have reliable access to transportation, may attend. The City’s Director of International and Cultural Affairs will provide translation services as needed. All community outreach activities will be reported in the quarterly progress reports.

3.a | Proposed Cleanup Plan

The City plans to engage the Indiana Brownfields Program (IBP) to assist with cleanup oversight and obtain liability protection. Past industrial use of the Site left TCE, cyanide, PAH, and metals contamination in the concrete and near-surface soils that could pose a risk to future users if not addressed. The Draft Analysis of Brownfields Cleanup Alternatives (ABCA) evaluated several cleanup options and identified targeted excavation and off-site disposal as the most effective approach to quickly prepare the Site for redevelopment. The primary goal of the cleanup is to remove contaminated concrete and soil from areas where direct contact is most likely, particularly near the ground surface and within the footprint of the former building.

Approximately 1,225 tons of contaminated concrete and 9,135 tons of impacted surface and near-surface soil and debris will be excavated and disposed off-site at an approved landfill. Because the concrete is contaminated with cyanide from specific historical operations, regulatory requirements dictate that it must be disposed of at a hazardous waste landfill to ensure it is handled safely and permanently removed from the environment. Some of the soil contains elevated levels of metals, particularly cadmium, that classify it as hazardous under state and federal regulations. To avoid unnecessary disposal costs and reduce environmental impacts, much of the soil (~8,660 tons) will be treated on-site (in-situ conditioning) using approved amendments. This process binds contaminants in the soil and reduces their ability to leach or pose a risk, allowing the treated soil to be safely disposed of at a non-hazardous waste landfill once testing confirms it meets required standards. The conditioned

non-hazardous tonnage will increase by approximately 10%, equaling approximately 9,525 tons. However, not all excavated material can be treated this way. Some portions of the material containing mixed fill and debris, and some portions containing cyanide at elevated concentrations require hazardous disposal regardless of treatment. These materials must be transported to a hazardous waste landfill to ensure safe and compliant disposal. Treating hazardous soils on-site before disposal also avoids the need for incineration, which is significantly more expensive and would substantially increase project costs.

Excavation depths will vary across the Site based on where contamination is present, ranging from approximately 3 to 10 feet below grade. The deepest excavation will occur where the former 250,000-gallon cistern was historically backfilled with contaminated material. Removing these materials ensures that future construction can occur over clean fill and reduces long-term exposure risks for residents, workers, and visitors.

Once excavation and soil treatment are complete, the Site will be backfilled with clean material and restored to a condition suitable for redevelopment. Confirmation soil samples will be collected to verify the cleanup goals have been achieved.

Because some contamination may remain at depth, the City will place an environmental restrictive covenant (ERC) on the property. This will limit land use to appropriate commercial/mixed-use purposes, restrict groundwater use, and require a Soil Management Plan (SMP) for any future construction activities. In addition, measures will be required to address potential vapor intrusion, either through preemptive installation of vapor mitigation systems or additional testing prior to building occupancy.

Together, these actions ensure that contamination is addressed in a manner that is protective to human health, cost-effective, and supportive of timely redevelopment, while meeting all applicable state and federal requirements.

3.b/c/d/e | Project Implementation/Anticipated Project Schedule/Task Lead/Output

The scope of work has been organized into 4 major tasks, for which the activities, deliverables, and roles are listed below.

Task/Activity:
Task 1: Programmatic & Management
a. Project Implementation: This task will include brownfield training for City Staff, management of all programmatic tasks (progress and financial) associated with this cleanup project, including issuing and evaluating RFQs from potentially qualified contractors, procuring a QEP, quarterly reporting to the EPA, including any changes in key staff involved or challenges with project implementation, updating the site status in ACRES, and final grant closeout documentation,
b. Anticipated Project Schedule: RFQ issued once Cooperative Agreement is finalized. QEP selected by the end of Qtr 2. The remaining work will be spread across the timeline of this grant.
c. Task/Activity Lead: City, with assistance from QEP
d. Outputs: Procurement of QEP, up to 16 quarterly reports, annual financial reports, ACRES updates, attendance of 2 national BF conference by City Staff, final grant close out activities
Task 2: Community Outreach
a. Project Implementation: Finalize ABCA, CRP, & Decision Memorandum (DM), establishment of public repository & administrative record, conduct two public meetings.
b. Anticipated Project Schedule: The draft ABCA, CRP, and first public meeting will be completed in Qtr 3, with the public meeting occurring prior to initiating the cleanup but after the Draft ABCA, CRP, and RWP have been finalized. DM issued in Qtr 3 after addressing any public comments. The second public meeting will occur following completion of the cleanup activities and prior to initiating redevelopment (middle of Year 2).
c. Task/Activity Lead: City, with assistance from QEP
d. Outputs: Public meeting records from two meetings, outreach materials, finalized ABCA, CRP, Decision Memorandum and establishment of public repository.
Task 3: Cleanup

a. Project Implementation: This task includes all anticipated subcontractor costs associated with preparing, submitting, and obtaining regulatory approval of the site-specific QAPP, QAPP Updates, HASP, RWP, Contained-In Request, and RWP Implementation Report (RWPI). Site enrollment into IBP, landfill waste characterization sampling, soil excavation/backfilling, and confirmation sampling.

b. Anticipated Project Schedule: The site specific QAPP will be submitted in Qtr 2, HASP/RWP submitted in Qtr 3, excavation completed within one year of RWP approval, RWPI submitted Year 2, QAPP Updates completed annually (assumes 1 update).

c. Task/Activity Lead: QEP with City support per QEP procurement

d. Outputs: 1 QAPP, 1 HASP/RWP, 1 QAPP Update, 1 Contained-In Request, 1 RWPI, quantity (tons) of soils removed.

Task 4: Reporting

a. Project Implementation: Submittal of the Remediation Closure Report (RCR), ERC, SMP, large quantity hazardous waste generator reporting

b. Anticipated Project Schedule: RCR submitted Year 2 after cleanup is complete, ERC & SMP submitted in Year 2 as part of the RCR, and large quantity hazardous waste generator reporting in Year 2 (only 1 report anticipated).

c. Task/Activity Lead: QEP with City support per QEP procurement

d. Outputs: 1 RCR, 1 ERC, 1 SMP, 1 Large Quantity Hazardous Waste Generator Report

3.f | Cost Estimates

Budget Categories		Project Tasks (\$)				
		Programmatic & Management	Community Outreach	Cleanup	Reporting	Total
Direct Costs	Personnel	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
	Fringe Benefits	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
	Travel	\$ 5,000	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,000
	Equipment	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
	Supplies	\$ 0.00	\$ 250	\$ 0.00	\$ 0.00	\$ 250
	Contractual	\$ 4,000	\$ 16,500	\$ 0.00	\$ 15,750	\$ 36,250
	Construction	\$ 0.00	\$ 0.00	\$ 3,955,500	\$ 0.00	\$ 3,955,500
	Other (include subawards, conference registration fees, and specific participant support costs such as stipends) (specify type)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Direct Costs (no indirect costs)		\$ 9,000	\$ 16,750	\$ 3,955,500	\$ 15,750	\$ 3,997,000

The City will cover in-kind costs for programmatic activities & community outreach. Contracted hourly rate for reporting and public outreach assumes \$125/hr. **Task 1: Programmatic & Management (\$9,000)** – Travel/Training costs: airfare/travel (\$1,900), lodging (\$1,200), per diem (\$900), and registration (\$1,000) for two City personnel to attend two national conferences; **Contractual** reporting (ACRES, Qtly) (32 hours, \$4,000). **Task 2: Community Outreach (\$16,750)** – Outreach **Supplies** (\$250); **Contractual** prep and participate in 2 public meetings (40 hours, \$5,000); ABCA/CRP/Decision Memorandum finalization (80 hours, \$10,000); public repository & administrative record establishment (12 hours, \$1,500). **Task 3: Cleanup (\$3,955,500)**– **Contractual** QAPP (60 hours, \$7,500); HASP/RWP (60 hours, \$7,500); Contained-In Request (40 hours, \$5,000); Annual QAPP Update (12 hours, \$1,500); RWPI (60 hours, \$7,500); Soil Excavation, In-Situ Conditioning, Transportation and Disposal (10,750 tons of soil/concrete/fill), Backfilling, and Site restoration (QEP estimate \$3,926,500). **Task 4: Reporting (\$15,750)** – **Contractual** RCR (60 hours, \$7,500); SMP/ERC (40 hours, \$5,000); Large Quantity Hazardous Waste Report & Fees (12 hours + fees, \$3,250 total)

3.g | Plan to Measure and Evaluate Environmental Progress and Results

The City will track project outputs, outcomes, and other results in both its quarterly reports and ACRES during the grant period plus an additional two years. Outputs include soliciting and contracting with a QEP, finalizing

the ABCA/RWP before cleanup, conducting 2 public meetings, obtaining a Contained-In authorization, removal of up to 1,225 tons of concrete and 9,135 tons of stabilized, soil/fill material for disposal at a hazardous waste landfill, 390 tons of stabilized, soil for disposal at a non-hazardous waste landfill, backfilling, and compaction of clean imported soils. An RWPI, RCR, ERC, and SMP will be prepared after the excavation activities are complete. Outcomes will include the number of acres ready for redevelopment, number of temporary and permanent jobs created, amount of contaminant reduction, and increase in property value.

4.a/b | Organizational Structure/Description of Key Staff

The City’s BRP, administered by the DMD, will manage all aspects of the EPA Brownfields Cleanup Grant to ensure timely expenditure of funds and full compliance with technical, administrative, and financial requirements. BRP will oversee procurement of the QEP, manage cleanup implementation, and complete all EPA reporting and deliverables. Senior oversight will be provided by Piers Kirby, Administrator of the Real Estate and Brownfield Redevelopment Division, who has over 10 years of experience administering EPA grants and has successfully managed more than \$4M in federal and state funding. Brandon Badger, Principal Program Manager, will oversee day-to-day grant execution, contractor coordination, and milestone tracking. Kathleen Leonard, Project Manager, supports grant administration and reporting and currently assists with the City’s EPA Brownfields Revolving Loan Fund and Community-Wide Assessment Grant. Legal review and compliance support will be provided by Shelia Kinney in the Office of Corporation Counsel. A multidisciplinary project team, including Long Range Planning, Community and Economic Development, the Metropolitan Planning Organization, and Public Works, will provide technical guidance and support site prioritization. Financial management will be provided by the City’s Office of Finance and Management, which manages over \$50M in grants annually. Two experienced financial staff will be assigned to track expenditures, manage drawdowns, and ensure EPA financial compliance. The City’s Federal Grants Management Policies and performance-based contracting framework ensure strong internal controls and successful grant administration.

4.c | Acquiring Additional Resources

The City will use a qualifications-based selection process in compliance with 2 CFR § 200 to contract with a QEP. The City has adopted monitoring policies in its published Federal Grants Management Policies, which serves as guidance for all City employees, subcontractors, and project sponsors responsible for administering funds from federal agencies. The City issues performance-based contracts for all its subcontractors and project sponsors and includes the Federal Grants Management Policies as part of the contract language. We do not anticipate needing any additional resources outside of a QEP, but will use these same procedures for any additional procurement.

4.d.1 | Accomplishments

The BRP serves as the primary public entity providing technical and financial assistance for brownfield redevelopment efforts within the City’s 372-mi² service area. The BRP is self-funded and has a significant track record of securing and successfully administering a variety of financial resources, including EPA community wide assessment grants, area-wide planning grants, RLF grants, and multipurpose grants; Indiana OCRA grants; and litigation proceeds. A summary of our grant accomplishments is outlined below for our three most recent grants.

Grant Type	Grant Term	Remaining Funds	ACRES Status
\$450,000 US EPA FY25 Community Wide Assessment Grant	10/1/2025 – 9/30/2029	\$450,000	Complete Outputs to Date: Completed first quarterly report
\$975,000 US EPA FY23 Cleanup Grant	10/1/2023 – 9/30/2027	\$60,550	Complete Outputs to Date: Selection of 1 QEP, 8 quarterly reports submitted in ACRES, 1 public meeting conducted, 1 EPA-approved QAPP plus 1 Annual Update, EPA approval of 1 SAP and 1 SAP Addendum, 1 ABCA, 1 CRP, 1 Decision Memo, 1 EPA-approved RWP plus 1 RWP Addendum, 1 remediation implementation report, implementation of in-situ groundwater remediation, well installation and 4 quarters of groundwater sampling/reporting

			Outcomes to Date: Secured an RLF grant (up to \$750k) from IBP to facilitate excavation activities, which were completed in December 2025. 2.9 acres of land will soon be available for redevelopment
\$1.3M US EPA FY13 Revolving Loan Fund Grant	10/1/2013 - ongoing	\$539,476	<p>Current Outputs to Date: The selection of financial consultants and QEP, program marketing, creation of intake and pre-screening forms/materials. One loan of \$700k has been made to assist with redevelopment of a 3.8-acre site formerly used as a paint and varnish manufacturing facility.</p> <p>Outcomes to Date: Development of 242-unit multifamily residential development involving the removal and disposal of over 51.8k tons of contaminated soil, allowing redevelopment. A \$700k RLF loan leveraged \$40M of private funds. The loan accounted for the entire hazardous materials portion of the City's RLF grant, leading to an additional \$300k of Hazardous Materials funding being awarded to the City in 2016.</p> <p>Remaining Funds: A current applicant intends to submit an application for redevelopment of a site downtown for a housing project.</p>

4.d.2 | Compliance with Grant Requirements

The BRP developed Work Plans and successfully negotiated Cooperative Agreements with the EPA for the aforementioned grants. The BRP submitted and received approval for QAPPs, has complied with quarterly and annual reporting requirements, and has submitted site information and assessment data to the EPA via the ACRES database for all grants. The BRP complied with all Work Plans, schedules, and terms and conditions of all prior grants awarded, proving its ability to quickly and effectively deploy EPA funds to assist with catalytic community-driven brownfield redevelopment projects. All funds are expected to be expended by the end of their respective grant dates.

1.a. | Applicant Eligibility

The applicant is the City of Indianapolis, which is a Local Government as defined by 2 CFR §200.1 and is therefore eligible to apply for and receive U.S. EPA Brownfields Cleanup Grant funding.

2 | Previously Awarded Cleanup Grants

The proposed Brownfield Site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3 | Expenditure of Existing Multipurpose Grant Funds

The City of Indianapolis does not have an open Multipurpose Grant.

4 | Site Ownership

The applicant, City of Indianapolis, is the current sole owner of the Site.

5 | Basic Site Information

Former Williamson Polishing & Plating

2080 Dr. Andrew J Brown Ave

Indianapolis, Indiana 46202

6 | Status and History of Contamination at the Site

- a) The Site is contaminated by hazardous substances.
- b) Past uses of the Site were predominantly industrial from the late 1800's to 2016, including a pipe organ manufacturer, a blacksmith, a tank company, a junkyard, a club facility, an auto parts warehouse, a printing company, a powerhouse for a manufacturing facility on the property adjacent to the east of the Site, and most recently a metal polishing and plating company (1937 through 2016). The metal plating business filed for bankruptcy in 2016, abandoning the Site leaving behind the metal plating chemicals and equipment. The USEPA conducted a time-critical removal action in late 2016/early 2017 to characterize and remove the abandon chemicals. The metal plating operations involved the use of oils, solvents, degreasers, metals, and metal plating chemicals and conducted polishing and electroplating services by plating brass, cadmium, copper, chrome, nickel, silver, tin, zinc, bronze, and nickel finishes on various surfaces. The Site is currently vacant and the former Site structures were razed in January 2020. The southern portion of the Site is currently a grass covered lot while the northern portion is predominantly covered with the concrete foundations associated with the former buildings.
- c) Past investigations have identified chlorinated volatile organic compounds (mainly trichloroethylene (TCE)), polynuclear aromatic hydrocarbons, cyanide, and metals contamination in the soil and groundwater beneath the Site.
- d) The cause of contamination appears to be the cause of past industrial operations on the Site including electroplating, manufacturing, and use of various chemicals. Lead and cadmium are the primary contaminants in soil and TCE is the primary contaminant of concern (COC) in groundwater. The cadmium contamination in the soil has been documented through analytical testing to be characteristically hazardous. The dissolved TCE plume extends approximately 600 feet southwest of Site under the adjacent residential neighborhood. Soil gas results indicate subsurface vapor concerns both beneath the Site and hydraulically downgradient of the Site and vapor intrusion sampling conducted by the USEPA in early 2024 indicated the vapor intrusion pathway was complete for at least one residence, although access was only granted for 26 of the 67 homes requested.

7 | Brownfield Site Definition

The proposed Site meets the definition of a brownfield under CERCLA § 101(39) and is:

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

8 | Environmental Assessment Required for Cleanup Grant Applications

Environmental conditions at the Site were assessed between 2016 and 2025. In addition to the ASTM compliant Phase I ESAs completed at the Site, several Phase II ESAs (per ASTM E1903-19 standards or equivalent) were completed for the Site and the results were documented in the following reports:

- EPA, Emergency Cleanup and Assessment, June 2016, EPA Superfund Web Site
- IWM Consulting Group, LLC, October 2018, Phase I Environmental Site Assessment (ESA)
- IWM Consulting Group, LLC, May 2019, Phase II ESA
- IWM Consulting Group, LLC, August 2019, Phase I ESA
- IWM Consulting Group, LLC, November 2019, Pre-Demolition Asbestos and Lead Paint Survey
- IWM Consulting Group, LLC, April 2020, Further Site Investigation (FSI) Assessment Report
- IWM Consulting Group, LLC, August 2021, DRAFT ABCA
- IWM Consulting Group, LLC, June 2022, FSI Summary Report
- Response Engineering and Analytical Contract (REAC), March 2023, Soil Gas Probe Installation, Sampling, Laboratory Analysis, and Analytical Results
- Tetra Tech, Inc. (Tetra Tech), June 2024, Removal Site Evaluation Report – Revision 0
- IWM Consulting Group, LLC, October 2025, FSI Summary Report
- IWM Consulting Group, LLC, November 2025, Additional Soil Sampling Report 2

9 | Site Characterization

The Site is eligible to be enrolled and is currently enrolled in the Indiana Brownfield Program and an *IDEM Acknowledgement Letter* from the Indiana Department of Environmental Management (IDEM) Office of Land Quality (OLQ) dated January 27, 2026 (attached) affirms that the Site has been sufficiently characterized to allow for the remediation work to start at the Site. The only additional sampling required for the Site pertains to future landfill waste characterization sampling, post remediation confirmation sampling, and a small area along the southside of the Site to delineate the near surface soil (0-2 feet) lead impacts. The City commits to completing the additional lead impact delineation prior to June 15, 2026 if awarded this grant.

10 | Enforcement or Other Actions

As of the date of this application, the applicant has no knowledge of any ongoing or anticipated environmental enforcement or other actions related to the Site for which Brownfields Grant funding is sought.

11 | Sites Requiring a Property-Specific Determination

Although the US EPA recently conducted off-Site vapor intrusion evaluation and mitigation activities, and historically completed a time-critical removal action, the US EPA is not planning to conduct any additional on-Site assessment or cleanup activities. Therefore, affirms that the Site does not need a Property-Specific Determination.

12 | Threshold Criteria Related to CERCLA/Petroleum Liability

12a | Property Ownership Eligibility – Hazardous Substance Sites

The City of Indianapolis is eligible for a Brownfields Grant to address hazardous substances at a brownfield property under the following exemption per CERCLA §101(20)(D).

12a.i | Exemptions to CERCLA Liability

12a.i.3 | Property Acquired Under Certain Circumstances by Units of State and Local Government

- a) The City acquired the Site as nine (9) parcels through tax delinquency on October 19, 2018 after the previous owner filed for bankruptcy and abandoned the Site. The City quitclaimed the Site to itself on September 20, 2021 to consolidate the nine (9) parcels into one (1).
- b) The City is the sole owner of the Site, and the City acquired the Site through tax delinquency on October 19, 2018.
- c) The Site was abandoned prior to the acquisition and the US EPA conducted a time critical removal action in late 2016/early 2017 to remove all hazardous substances that were abandoned at the Site.
- d) The City did not cause or contribute to the release or threatened release of a hazardous substance at the Site.
- e) Aside from arranging for disposal of investigation derived waste (soil cuttings/purge water) generated during the investigation activities, 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.

13 | Cleanup Authority and Oversight Structure

- a) Cleanup Oversight: The City will manage the cleanup grant, procure the Qualified Environmental Professional (QEP), ensure timely completion of the cleanup, and complete all reporting. The Site will be enrolled in the IDEM Indiana Brownfields Program (IBP) to ensure cleanup is protective of human health and the environment. The proposed cleanup plan also includes the use of institutional controls to appropriately address the potential exposure pathways that will remain after the cleanup activities since sufficient funding is not available to remove all the contamination detected at the Site. The QEP will prepare a Quality Assurance Project Plan (QAPP) and Remediation Work Plan (RWP) for IDEM/IBP and EPA review and approval.
- b) Adjacent/Nearby Property Access: The City does not anticipate having to acquire any additional private access agreements to implement the proposed work activities.

14 | Community Notification

- a) Draft Analysis of Brownfields Cleanup Alternatives (ABCA): The draft EPA application and ABCA were discussed in the pre-application public meeting held on January 9, 2026. The draft ABCA summarizes information about the Site and contamination issues, cleanup standards, and applicable laws; the cleanup alternatives considered, including the effectiveness, ability of the applicant to implement, resilience to address potential adverse impacts caused by extreme weather events, cost, and an analysis of reasonableness; and the proposed cleanup. Subsequent to the public meeting, additional correspondence with the landfill and IDEM necessitated a change in remedial approach which increased the overall cost of the project.
- b) Community Notification Ad: The City published advertisements on LinkedIn, Facebook, Instagram, and X on January 5, 2026. The notification indicated that a copy of the draft application and ABCA would be available for review and comment during the public meeting; how to comment on the draft application; where the documents are located for public review; and the date, time, and location of the public meeting.
- c) Public Meeting: The public meeting was held on January 9, 2026 at the Fredrick Douglass Park and Family Center, located at 1616 East 25th Street in Indianapolis, approximately ½-mile north-northeast of

the Site. Ten people attended, and attendees were provided with contact information and instructions for submitting additional public comments.

- d) Submission of Community Notification Documents: A copy of the draft ABCA; copies of the community notification ads that demonstrate solicitation for comments on the application that occurred at least 14 calendar days before the application was submitted; a summary from the public meeting; a summary of the comments received at the public meeting and the City's response to those public comments; and meeting sign-in sheets are included as attachments to this application.

15 | Contractors and Named Subrecipients

Not applicable, the City has not procured a contractor to implement the work proposed in this application and the City has not identified a sub-recipient in this application.



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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Mike Braun
Governor

Clint Woods
Commissioner

January 27, 2026

Mr. Brandon Badger
Principal Program Manager
Department of Metropolitan Development
City of Indianapolis
200 East Washington Street, Suite 1823
Indianapolis, Indiana 46204

Re: IDEM Acknowledgement Letter
U.S. EPA Brownfields Cleanup Grant Proposal
City of Indianapolis
Williamson Polishing & Plating
2080 Dr. Andrew J. Brown Avenue
Marion County
Brownfields #4200506

Dear Mr. Badger:

This letter is provided in support of the City of Indianapolis (Indianapolis or the City) 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 Indianapolis is requesting \$4,000,000 for a cleanup grant for the former Williamson Polishing & Plating facility located at 2080 Dr. Andrew J. Brown Avenue which is currently owned by the City of Indianapolis Department of Metropolitan Development.

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

Williamson Plating and Polishing is located at 2080 Dr Andrew J Brown Avenue. The company operated as a metal plating and polishing business from 1937 until they abandoned the site in 2016. In late 2016, EPA performed emergency removal actions to dispose of abandoned chemicals related to the former operations. The property was acquired by the City of Indianapolis Department of Metropolitan Development through tax sale July 18, 2019. The structures have been removed down to the foundation with adjacent hard surfaces retained.

The grant funding will be utilized to address soil contamination consisting of polynuclear aromatic hydrocarbons (PAHs), metals, and cyanide related to prior metal plating activities. Planned cleanup activities include soil excavation to remove contaminated soil, while the City is also planning on conducting community engagement methods to identify neighborhood needs and goals and align Site redevelopment with previously identified community land use plans. Redevelopment of the Site will reduce the City's brownfield inventory of blighted and

Visit on.IN.gov/survey or scan the QR code to provide feedback.

We appreciate your input!



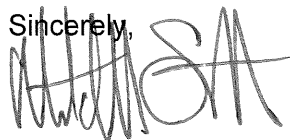
contaminated Sites and create new housing opportunities that will improve the quality of life for neighborhood residents. The cleanup of this site is expected to eliminate concerns about human exposure to the subsurface contamination, transform blight into new development, and create job growth.

The soil contamination has been sufficiently characterized to identify the source areas for a targeted excavation and off-Site disposal. The soil contamination has been investigated and characterized and a small portion of the lead contaminated soil southwest of the site building has not been completely horizontally delineated and additional characterization of this area is expected by June 15, 2026. The Program supports the proposed initial remedial measures to remove the source area soil.

Indianapolis has identified the work necessary to remove, and identify any additional, environmental barriers to the redevelopment of this brownfield site. IDEM has worked with Indianapolis 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 Indianapolis an excellent candidate to receive U.S. EPA grant funding to clean up the Former Williamson Polishing & Plating facility. IDEM looks forward to continuing its partnership with Indianapolis 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.

Sincerely,



Mitchell Smith
Technical Staff Coordinator
Indiana Brownfields Program

MS/JTM

cc: (via electronic transmission)

Mr. John Morris, Indiana Brownfields Program
Ms. Kathleen Leonard, City of Indianapolis
Mr. Brad Gentry, IWM Consulting Group, LLC