



Indiana Brownfields Program
an Indiana Finance Authority Environmental Program

100 North Senate Avenue, Room 1275
Indianapolis, Indiana 46204
www.brownfields.in.gov

Cindy Shively Klem
Brownfields Program Counsel
(317) 234-6018
cklem@ifa.in.gov

November 9, 2021

HAND DELIVERY

Section 106 Review Team
Department of Natural Resources
Division of Historic Preservation and Archaeology
402 W. Washington Street, Room W 274
Indianapolis, IN 46204

Re: City of Warsaw
Former Arnolt Corporation Site
2525 E. Durbin Street, Warsaw
Kosciusko County
Indiana Brownfields Program

Dear Section 106 Review Team:

This letter is to serve as the Indiana Brownfields Program's ("Program") formal request for a Section 106 National Historic Preservation Act review by the Indiana Department of Natural Resources' Division of Historic Preservation and Archaeology for property located at 2525 E. Durbin Street, Warsaw, Kosciusko County ("Site"). The Program is the recipient of a U.S. EPA Brownfields Revolving Loan Fund grant to be used for issuing loans and sub-grants for remediation of contaminated sites throughout the State of Indiana. The City of Warsaw ("City") is seeking a sub-grant to perform cleanup of the environmental contamination known to exist at the Site. As a condition of use of the federal funds, the Program must ensure a review is conducted to determine the potential applicability of the National Historic Preservation Act to the Site. The Site was investigated using federal funds awarded through the U.S. EPA Brownfields Coalition Assessment Grant awarded to the Michiana Area Council of Government (MACOG).

Federal Funding Source: The City plans to enter into a sub-grant agreement with the Program and will use federal funds to remediate environmental impacts identified on the Site. A Site Map attached letter as "Exhibit A" and photographs of the Site are attached as "Exhibit B" for your reference and review. A Remediation Work Plan outlining the work to be done has not yet been developed.



Letter to DPHA
Arnolt – Warsaw, RLF Sub-grant
November 9, 2021

Site Background: The 2.26-acre property is the location of the former Arnolt facility which manufactured products for marine, automotive, aircraft and furniture industries from 1946 until the company went into receivership in 2007. In 2020, ownership of the property was transferred from the receivership to the City. Currently, one large former industrial building (approximately 60,000 square feet) remains on the west portion of the parcel. The building is in very poor condition and the rest of the property mainly consists of weeds and small trees. It is believed illegal dumping of tires and other solid waste has occurred at the Site.

Environmental Conditions: Soil, vapor and groundwater on the Site are contaminated with VOCs, SVOCs, and metals as a result of historical operations on the property. Also, asbestos containing materials (ACM) are present in the building and will need to be removed prior to demolition. This funding will be focused on hazardous materials removal such as asbestos containing materials (ACM) and disposal of various containers of miscellaneous liquids/materials prior to demolition, demolition oversight, post-demolition underground storage tank (UST) removal, TCE/metal-contaminated soil removal, groundwater monitoring for plume stability, and vapor mitigation.

Historical Status of Site: The Site is not listed on State or National Registries

Sources of Historical Information: Indiana DNR SHAARED Database - Indiana Buildings, Bridges, and Cemeteries Map

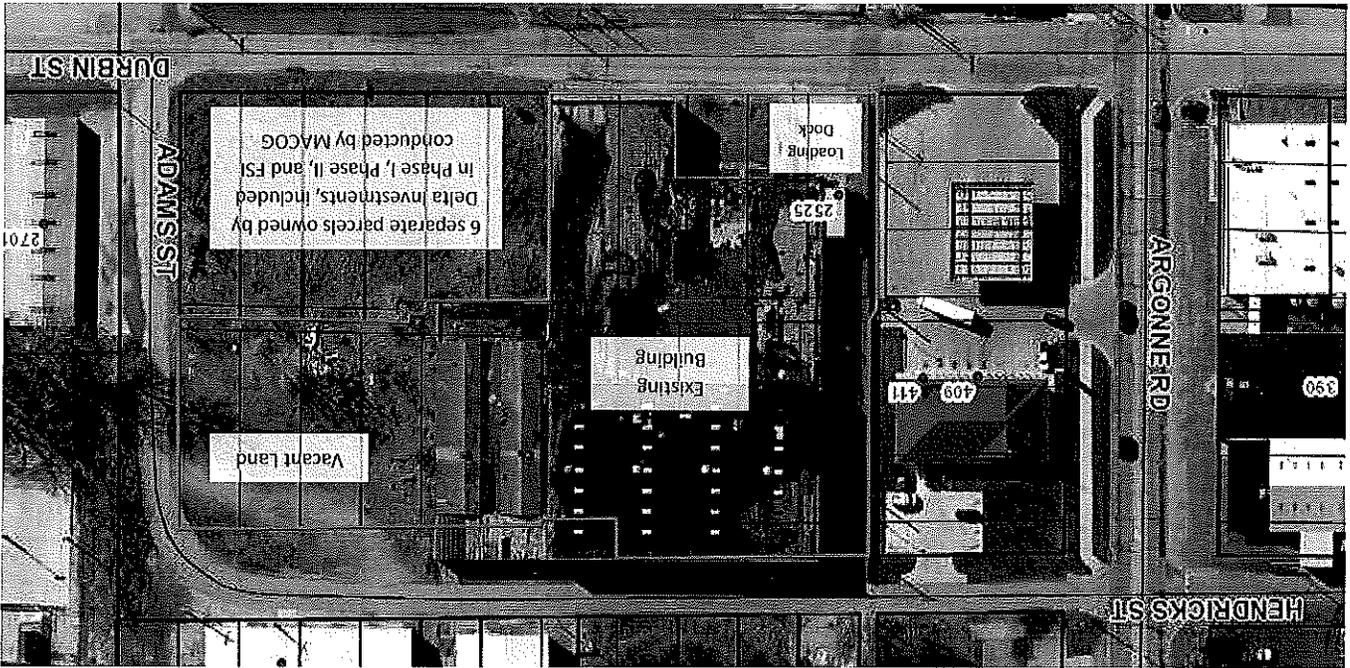
Thank you for your assistance with the Section 106 review process. In order to facilitate the appropriate review by the U.S. Environmental Protection Agency, the Program requests that all correspondence from your office to the Program be copied to Brittney Nadler, Project Manager, U.S. Environmental Protection Agency, Region 5, 77 W. Jackson Blvd., BB-7J, Chicago, IL 60604. Please feel free to contact me at (317) 234-6018 should you have any questions.

Sincerely,

Cindy Shively Klem
Program Counsel

cc: *via electronic transmission*
Brittney Nadler, U.S. EPA

Exhibit A



Site Map Showing Existing Structures

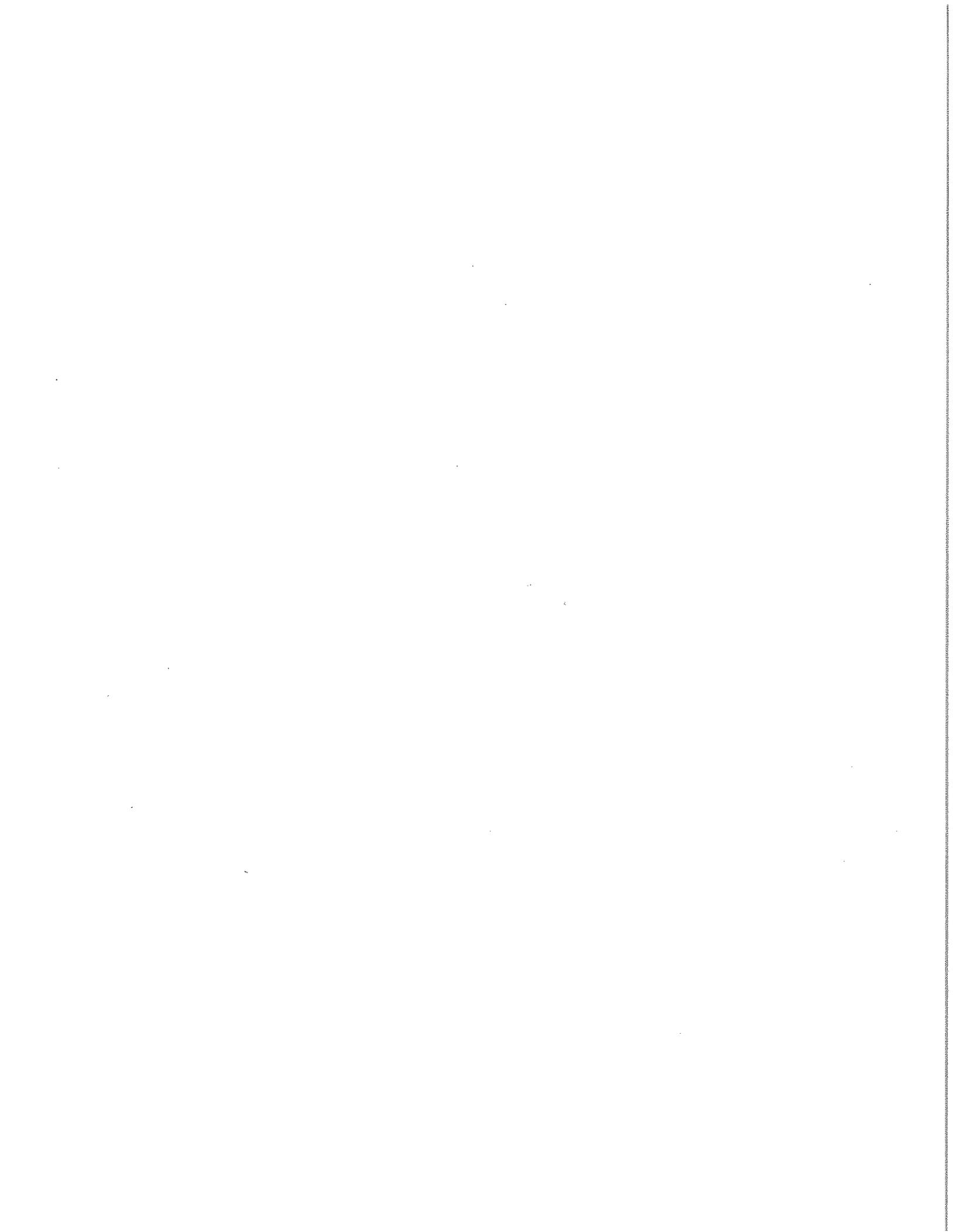


Exhibit B



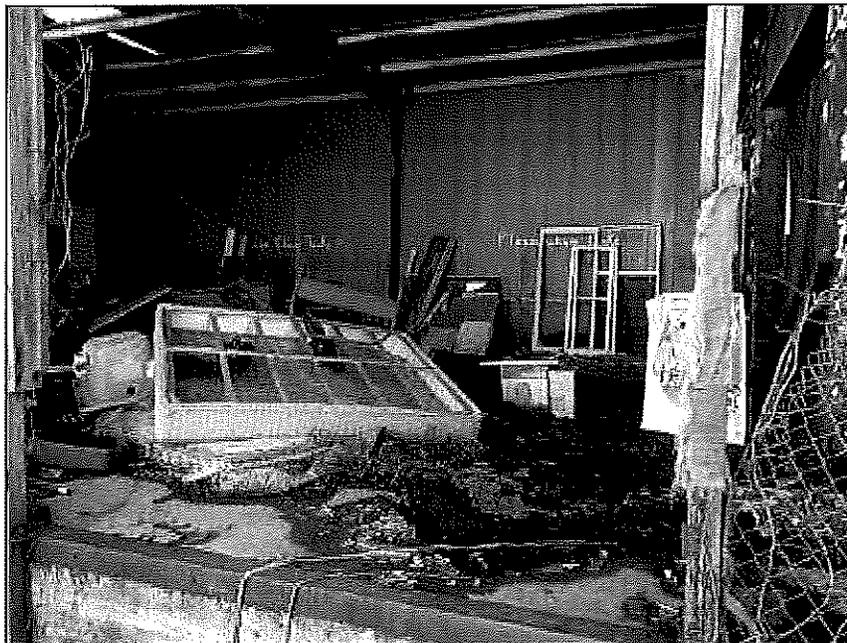
Collapsed Roof - Southern Portion of Northeast Building Interior (not accessed)



Looking North Across Southeastern Portion of Building



Looking East Along Durbin St. at Southwest Portion of Building Front Entrance



Loading Dock Area - Northeast Portion of Building