

COMMUNITY INVOLVEMENT/RELATIONS PLAN

**U.S. EPA 128(a) Infrastructure Investment Jobs Act Grant
Cooperative Agreement (CA) # 4W-00E03306-5
Indiana Brownfields Program Site No. 4070454
USEPA ACRES ID 145705**

**Railroad Roundhouse
West Clinton Drive & Short Myrtle Street
Frankfort, Clinton County, Indiana
June 17, 2026**

OVERVIEW

This Community Involvement/Relations Plan (CRP) was prepared by Industrial Waste Management Consulting Group, LLC (IWM Consulting) as a requirement for utilizing United States Environmental Protection Agency (U.S. EPA) 128(a) Infrastructure Investment Jobs Act (IIJA) Grant monies to remediate a brownfield property. Specifically, this project utilizes funds from a U.S. EPA 128(a) IIJA Grant awarded to the Indiana Finance Authority. The Railroad Roundhouse (U.S. EPA ACRES ID: 145705) located at West Clinton Drive & Short Myrtle Street in Frankfort, Clinton County, Indiana (Site) is currently vacant and improved with the remnants of the former Roundhouse (~31,000 square feet [SF]), Machine Shop (~23,900 SF), foundation of the Coach Shop (~14,000 SF), Outbuilding #3 (~3,350 SF), and the former Yard Office (~2,265 SF) with a paved lot.

Entities utilizing U.S. EPA funding for cleanups must provide the community with an opportunity to provide input on Site cleanup and redevelopment plans. The public must also have the opportunity to comment on the various required documents drafted in preparation for the environmental cleanup, and any comments must be considered as part of final cleanup decisions. An entity using federal funds must adhere to the following public notice requirements:

- Establishment of a local Information Repository at or near the Site(s) that includes public information supplied by both the IFA and Frankfort Midwest Rail Heritage, Inc. related to the proposed response action;
- Administrative Record (collection of documents explaining the actions taking place at a Site) that is available to the public;
- A remediation work plan (RWP) is part of the Administrative Record/Information Repository for public view;
- An Analysis of Brownfields Cleanup Alternatives (ABCA) document that identifies the remedial alternatives that were considered as part of the Administrative Record/Information Repository for public view;
- A response document from the State Historic Preservation Officer (SHPO) regarding the results of a National Historic Preservation Act (NHPA) review for the subject Site as part of the Administrative Record/Information Repository for public view;
- A Site-specific CRP, including reasonable notice in a major local newspaper of general circulation, on the internet, or similar measure to target the general community and targeted area of the availability of documents for public view;
- Opportunity for involvement and allowance of adequate public comment periods;

- Response to public comments (summarized and documented in a decision memo or equivalent document) for the Program to decide on the proposed response action; and,
- Arrangement for information on the remediation findings and the proposed response action to be disseminated to the community in the surrounding affected area.

The purpose of this CRP is to explain strategies that address the communication of information to and involvement of the citizens of Frankfort, Indiana, particularly the residents directly or potentially affected by proposed environmental response actions on the Site. The CRP outlines how the Frankfort Midwest Rail Heritage, Inc. has involved, should involve, and will continue to involve affected residents, Frankfort Midwest Rail Heritage, Inc. officials, and local organizations in the decision-making process regarding the environmental remediation efforts at the Site proposed for remediation and redevelopment.

Frankfort Midwest Rail Heritage, Inc. is responsible for implementing the CRP with respect to Site environmental response activities. Active residents and institutions in the community are essential resources for the success of the CRP because they hold positions of responsibility within the community, and these citizens and organizations should be key points of contact and communication. The success of the environmental remediation and subsequent redevelopment of the Site hinges on informed citizen involvement in each step of the remediation and redevelopment process.

Frankfort Midwest Rail Heritage, Inc. is primarily responsible for community notification and involvement during the cleanup project regarding response actions and grant funding for Site activities. Frankfort Midwest Rail Heritage, Inc. must notify residents or community groups near the Site if contamination or activities at the Site are likely to affect them. Environmental response actions on-Site are anticipated to be funded primarily by the U.S. EPA Cleanup grant awarded to Frankfort Midwest Rail Heritage, Inc.

Effective community involvement improves the chances for a long-term, sustainable brownfield project. Early community involvement is equal to cost-effective planning. Implementation of the CRP should be transparent and flexible. Frankfort Midwest Rail Heritage, Inc. plans to compile/address any public comments before implementing the remedial activities associated with this grant.

SPOKESPERSON FOR INFORMATION REPOSITORY

The Frankfort Midwest Rail Heritage, Inc. spokesperson for this federal funding is Mr. Shan Sheridan, CEO and Economic Development Executive Director for the Clinton County Chamber of Commerce, who may be contacted as noted below:

Mr. Shan Sheridan
CEO and Economic Development Executive Director
Clinton County Chamber of Commerce, Frankfort Midwest Rail Heritage, Inc.
62 North Main Street
Frankfort, Indiana 46041
Phone: 765-654-5507
Email address: shan@ccinchamber.org

Frankfort Midwest Rail Heritage Inc. will provide a summary of the project and grant-specific information on the Clinton County Chamber of Commerce website (<https://discoverclintoncounty.com/clinton-county-chamber-of-commerce/>) and available social

media platforms. The main Information Repository, which contains the Administrative Record for Site response actions, is located at the Frankfort Community Public Library located at 208 West Clinton Street, Frankfort, IN 46041. Documents can be viewed Monday through Thursday between 9:00 am and 8:00 pm, and Friday and Saturday between 9:00 am and 5:00 pm.

The Administrative Record for the Site is also available through the Indiana Department of Environmental Management's (IDEM's) Virtual File Cabinet (VFC) on the Internet at: https://ecm.idem.in.gov/cs/idcplg?IdcService=GET_DOC_PAGE&Action=GetTemplatePage&Page=HOME_PAGE, by conducting a facility search by the name of the Site as listed in the VFC (Railroad Roundhouse) or by the address of the Site.

SITE LOCATION

Railroad Roundhouse

Indiana Brownfields Program Site No.: **4070454**

US. EPA ACRES ID: **145705**

Street Address: **West Clinton Drive & Short Myrtle Street**

City: **Frankfort, Indiana** Zip: **46041** County: **Clinton**

Tax Parcel Identification: **12-10-10-151-002.000-021 and 12-10-10-151.003.000-021**

SITE BACKGROUND

According to the earliest available Sanborn® Fire Insurance Map, the Site was owned by Toledo, St. Louis, and Kansas City Railroad (commonly referred to as the "Clover Leaf Railroad") in 1898 and contained eight structures, including a 12-stall roundhouse and turntable. Historical utilization includes locomotive repair and maintenance operations, a paint shop, and multiple machine shops associated with railroad operations. The roundhouse parcel has been vacant since the early 1990s and contains the main facility and supporting structures/outbuildings.

ENVIRONMENTAL INVESTIGATION SUMMARY OF RESULTS

Weston Solutions, Inc. prepared a *Phase II Environmental Site Assessment Report* for the *Frankfort Roundhouse Site* on January 14, 2013, which included a facility assessment to identify locations and quantities of friable and non-friable suspected asbestos-containing materials (ACMs). The report identified the following ACMs:

- Yard Office Building
 - 9-inch by 9-inch floor tile
 - Roof shingles above a drop ceiling
- Outbuilding No. 3
 - Asphalt roofing sheeting found in debris pile
- Roundhouse Building
 - Asphalt roofing shingles
 - Pipe insulation in debris piles
 - Pipe insulation inside the building.

Environmental Assurance Co., Inc. (EACI) prepared a *Final Report Pre-Demolition Asbestos Survey* for the *Frankfort Railroad Roundhouse* on January 21, 2025, which identified the following ACMs:

- Coach Shop
 - Roofing Material (indicated to be significantly damaged and/or burned)
 - Pipe Insulation
- Roundhouse (east)
 - Roofing Felt (indicated to be significantly damaged and/or burned)
 - Pipe Insulation
- Roundhouse (west)
 - Pipe Insulation

IWM Consulting prepared an *Asbestos Survey* focused on debris piles within the Machine Shop and locating pipe insulation on March 12, 2026. The analytical results of the 2026 survey identified the following ACMs:

- Approximately 115 LF of pipe insulation was observed on overhead piping within the Roundhouse.
- Approximately 500 LF of detached pipe insulation/debris was observed on the Roundhouse floors underneath overhead piping.
- Approximately 23,900 SF of scattered, friable, and non-friable roofing debris was observed on the Machine Shop floor.
- Friable and non-friable roofing materials were observed in collapsed piles of roof decking within the Roundhouse (approximately 32,000 SF from footprint prior to collapse), Coach Shop (approximately 13,000 SF from footprint prior to collapse), and Outbuilding No. 3/Transformer Room (approximately 650 SF from footprint).

REDEVELOPMENT PLANS

Site redevelopment plans include a potential recreational site or greenspace with a possible hotel.

Remedial Action Objectives and Nature of Threat to Public Health and Environment

Asbestos is a naturally occurring mineral fiber. Due to its tensile strength and heat resistance, asbestos has been utilized in various building construction materials for insulation, roofing, floor tiles, and fire retardants. The friable nature of the ACM and proposed redevelopment suggest the following human exposure routes represent possible risks for potentially exposed populations:

Inhalation of asbestos fibers is the primary exposure route of concern. The effects on the lungs resulting from the inhalation of asbestos fibers are the leading cause of asbestos-related health issues. Due to the unsecured and dilapidated condition of the Roundhouse and supporting structures, the primary risk of inhalation exists for unauthorized entry into the structure and surrounding properties during demolition activities.

Based on the results of previous site investigations, two aspects of the site require corrective action: TSI, including both mag-style and paper-style pipe insulation, adjoined by cementitious elbows and fittings, and Category I Non-friable roofing materials.

COMMUNITY BACKGROUND

According to standard historical sources, the site has been developed since at least 1898. Occupants of the site include railroad roundhouse and supporting structures (i.e., locomotive repair and maintenance shop, paint shop, and multiple machine shops). The site was acquired

by the current owner (Frankfort Midwest Rail Heritage Trust, Inc.) in 2017 from the Norfolk Southern Railway Company. The Site is located in census tract 9508. Once the remediation activities are complete, the Site will be ready for redevelopment. Through redevelopment, the community will benefit from new employment opportunities, an increased tax base, and having one less contaminated Site in their neighborhood, which promotes environmental justice for the local community.

CHRONOLOGY OF COMMUNITY INVOLVEMENT

Frankfort Midwest Rail Heritage, Inc. is now ready to initiate the remediation activities at the Site and one of the last steps required before implementation of the cleanup activities is soliciting input from the community regarding the proposed cleanup activities.

The main components of community involvement include the release of the RWP, ABCA, and SHPO documents for the public to review and be allowed to comment on these documents.

To comply with the U.S. EPA's public notice/comment period before implementing the remedial work activities, Frankfort Midwest Rail Heritage, Inc. will prepare a legal ad for the RWP, ABCA, and the SHPO response, in the designated local public repository for review. Frankfort Midwest Rail Heritage, Inc. plans to compile/address any comments before finalizing and implementing the remediation activities.

CONTINUED COMMUNITY INVOLVEMENT

Community involvement activities will continue to include: public input throughout the Site plan review and approval process and maintenance of the public repository (Frankfort Community Public Library) of key documents. A public meeting will be held to present and solicit feedback from the community regarding the proposed cleanup plan and any questions posed during the meeting and 15-day public review comment period will be addressed prior to finalizing the cleanup plan and implementing the work activities.

Key local officials and community members will be updated regularly. Opportunities for continued public participation in decisions concerning environmental response actions at the Site will be provided primarily through public notices and convening stakeholder/neighborhood meetings, as needed.

In conformance with U.S. EPA guidelines, public notices will be published and disseminated and public comments will be received and evaluated. While Frankfort Midwest Rail Heritage, Inc. does not anticipate issuing any newsletters, the following is a list of the information provided in the public notices:

- notice announcing document information repository and response actions;
- notice announcing the availability of the Administrative Record including the RWP, the ABCA, and other relevant Site documents for public comment;
- notice announcing public hearing(s) and/or meeting(s);

The document information repository will be maintained and updated throughout the environmental response action phase of Site redevelopment.

ATTACHMENT A

Site Figures

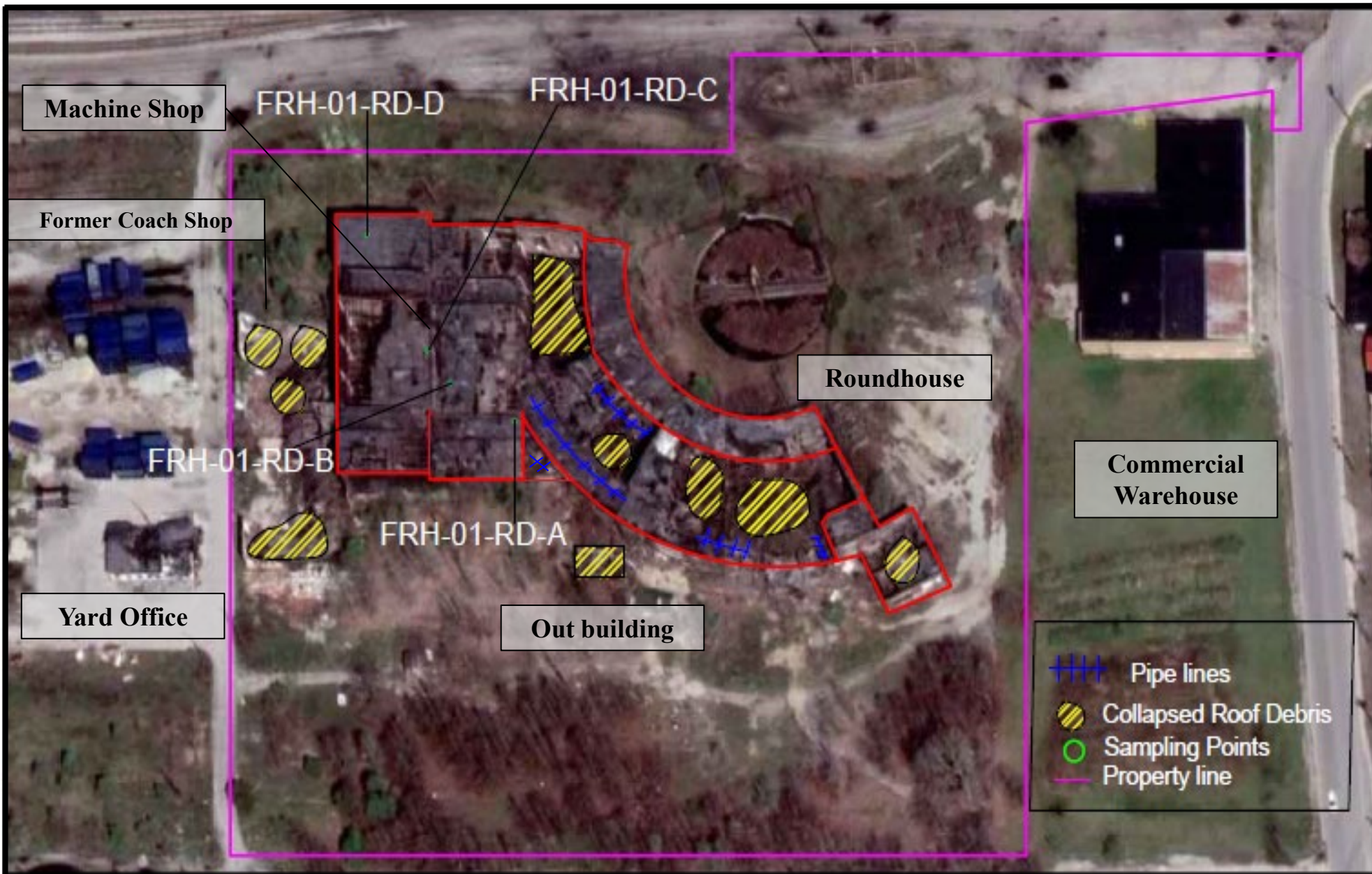


7428 Rockville Road
 Indianapolis, IN 46214
 (317) 347-1111
 Fax: (317) 347-9326

TITLE **FIGURE 1 – Site Location Map**
Railroad Roundhouse
West Clinton Drive & Short Myrtle Street
Frankfort, Clinton County, Kentucky

CLIENT **Indiana Brownfield Program**
Indianapolis, Indiana

Project	Task	Size	Date
IN26004	01	A	01/21/2026



7428 Rockville Road
Indianapolis, IN 46214
(317) 347-1111
Fax: (317) 347-9326

TITLE

FIGURE 2: Site Map
Railroad Roundhouse
West Clinton Drive & Short Myrtle Street
Frankfort, Clinton County, Indiana

CLIENT

Indiana Brownfield Program
Indianapolis, Indiana

Project	Task	Size	Date
IN26004	01	A	02/25/2026