

Summary of RLF Loans or Subgrants

1. Lender/Subgrantee (CA #): BF-00E48101-F
2. Borrower: N/A
3. Loan Amount: N/A
4. Subgrantee: City of Warsaw
5. Subgrant Amount: \$335,577 in RLF
6. Project Name: Arnolt Corporation (Site)
7. Date of Loan/**Subgrant**: 2/25/2022
8. Interest rate: N/A
9. Loan terms - frequency and length of payment: N/A

Short summary of project/highlights:

The 2.26-acre Site is located at 2525 Durbin Street, Warsaw, Kosciusko County, Indiana. Durbin Street borders the Site to the south, with a parking lot and commercial buildings beyond. Adams Street borders the Site to the east, with Cold Storage Units and restaurant property beyond. Hendricks Street borders the Site to the north, with vacant lots and storage/warehouse structures to the north. A convenience store and fueling marketing facility adjoins the Site to the west, with Argonne Road beyond. The Site is currently vacant with a 60,000 square foot building and consists of one parcel (Parcel Identification Number 43-11-15-400-020.000-032). The Brownfields Program Site number is 4211002.

The Site operated as Arnolt Corporation from circa 1942 (or 1938 depending on the source) as a manufacturer of metal parts (steel arresting hooks, parachute retainer clips, small motors, steel yokes, shock mounts and potentially asbestos brake pads, tubular frames, etc.) for the Department of Defense and others. Prior to Arnolt, Site operations are unknown. Operations ceased on the Site in 1990 and the building was used as a storage warehouse until 2019. The Site is currently vacant and in disrepair.

Environmental investigations in 2018 through 2021 identified chlorinated volatile organic compounds (cVOCs) and metals in soil, vapor and/or groundwater across the north and west portions of the Site. While soil at the Site exhibited contaminants of concern, contaminant concentrations did not exceed *residential direct contact screening levels*, with only one exception being metal (arsenic and thallium) in soil at one area (melt area). Groundwater occurring at a depth of approximately 20 feet exhibited cVOCs (trichloroethylene TCE and tetrachloroethylene PCE) concentrations that exceeded *tap water screening and vapor exposure screening levels (Res TAP GWSLs)*. Soil gas TCE and PCE contamination was identified, along with asbestos, lead paint, chemical containers, a suspected buried tank, and solid wastes (polychlorinated biphenyls PCB impacted debris). The Site is contaminated with cVOCs and metals in soil and groundwater above Indiana Department of Environmental Management (IDEM) *Remediation Closure Guide (RCG)* residential criteria.

The RLF-funded response actions will address the historical presence of hazardous substances impacts to on-Site soil and groundwater. This funding will be focused on remediating chlorinated

solvents in groundwater and vapor as well as removal of on-Site asbestos, lead paint, chemical containers, a suspected buried tank, and solid wastes (PCB impacted debris).

The Site is currently owned by the City of Warsaw, which acquired the property on June 24, 2020, and recorded Instrument number 2020080149 by the Kosciusko County Recorder on August 4, 2020.

Land use at the Site is currently zoned commercial/industrial and will change to residential use. The City of Warsaw plans to demolish the building and redevelop the property into multi-tenant building, community building, parking, playground, dog park, and sports courts.