



Welcome!

USS Lead Superfund Site Zone 1 Public Meeting/Hearing



Agenda

- Introduction of Informational Meeting – Cynthia Cook, Facilitator
- Welcoming Remarks – Douglas Ballotti, EPA Superfund Division Director
- Overview of the Prospective Purchaser Agreement, Administrative Settlement Agreement and Order on Consent, and Draft Explanation of Significant Differences – Steve Kaiser, EPA Attorney
- Overview of the Cleanup/Remedy and Construction Safety – Tom Alcamo, EPA Remedial Project Manager
- Overview of the Development – Steve Radel, Industrial Development Advantage
- Question-and-Answer Session
- Public Comment Session



Prospective Purchaser Agreement (PPA),
Administrative Settlement Agreement and
Order on Consent (ASAOC), and Explanation of
Significant Differences (ESD)

Three Documents to Clean Up Zone 1

Three Documents Work Together

- ▶ The PPA, ASAOC, and ESD provide the structure for cleaning up modified Zone 1 and making sure that after the cleanup is complete, conditions within modified Zone 1 do not pose a risk to human health and the environment.
- ▶ Because the cleanup will leave contaminated soils at depth, EPA will continue to monitor the remedy to make sure that over time it remains protective of human health and the environment.
- ▶ The goal of the cleanup is to protect human health by making sure that no one ingests, inhales, or comes into direct contact with lead- or arsenic-contaminated soils.

Prospective Purchaser Agreement (PPA)

- ▶ An agreement with a prospective purchaser
- ▶ The prospective purchaser did not cause the contamination
- ▶ Here, the Prospective Purchaser is Industrial Development Advantage of East Chicago, LLC (IDA)
- ▶ IDA was selected by the City of East Chicago in late 2019
- ▶ IDA has committed to implement the commercial/industrial remedy set forth in the 2020 ROD Amendment
- ▶ EPA will oversee IDA's work to make sure that work is done safely

Administrative Settlement Agreement and Order on Consent (ASAOC)

- ▶ The ASAOC, like the PPA, is signed by EPA, Department of Justice, and Indiana Department of Environmental Management
- ▶ The ASAOC is between the government entities and companies that are potentially liable for the contamination
- ▶ Some of the companies who are parties to the ASAOC are also parties to the 2014 Consent Decree
- ▶ Other companies who are parties to the ASAOC are not parties to the 2014 Consent Decree (which addressed only Zones 1 and 3)

Administrative Settlement Agreement and Order on Consent (ASAOC)

- ▶ The ASAOC provides that these private parties will
 - Pay EPA and IDEM oversight costs
 - Provide \$13.5 million in financial assurance
 - Pay \$18.5 million into an account that will be set aside specifically to oversee and perform work at the USS Lead Site
 - Pay other defined “Future Federal Response Costs” and “Future State Response Costs”

Explanation of Significant Differences (ESD)

- ▶ The primary purpose of the ESD is to notify you, the public, that EPA will implement a commercial/industrial remedy
- ▶ The 2020 Record of Decision (ROD) Amendment required cleanup to residential standards unless it became clear that modified Zone 1 would be used for commercial or industrial purposes
- ▶ In 2020, the East Chicago Common Council changed the land use designation for modified Zone 1 from residential to light industrial consistent with IDA's plans for development
- ▶ Once the PPA and ASAOC are signed and finally approved by the government, IDA will take title to modified Zone 1
- ▶ EPA will issue the ESD to confirm that these two events – rezoning and transfer of title – have happened and EPA and IDEM will oversee cleanup to commercial/industrial standards

Comments on the Three Documents

- ▶ We look forward to hearing your thoughts on these three documents.
- ▶ We take seriously your thoughts and comments.
- ▶ We will respond to your thoughts and comments in writing.
- ▶ How quickly we respond is a function of the number and complexity of the comments.
- ▶ Thank you!



U.S. Smelter and Lead Refinery (USS Lead) Superfund Site Zone 1 Public Meeting

East Chicago, Indiana

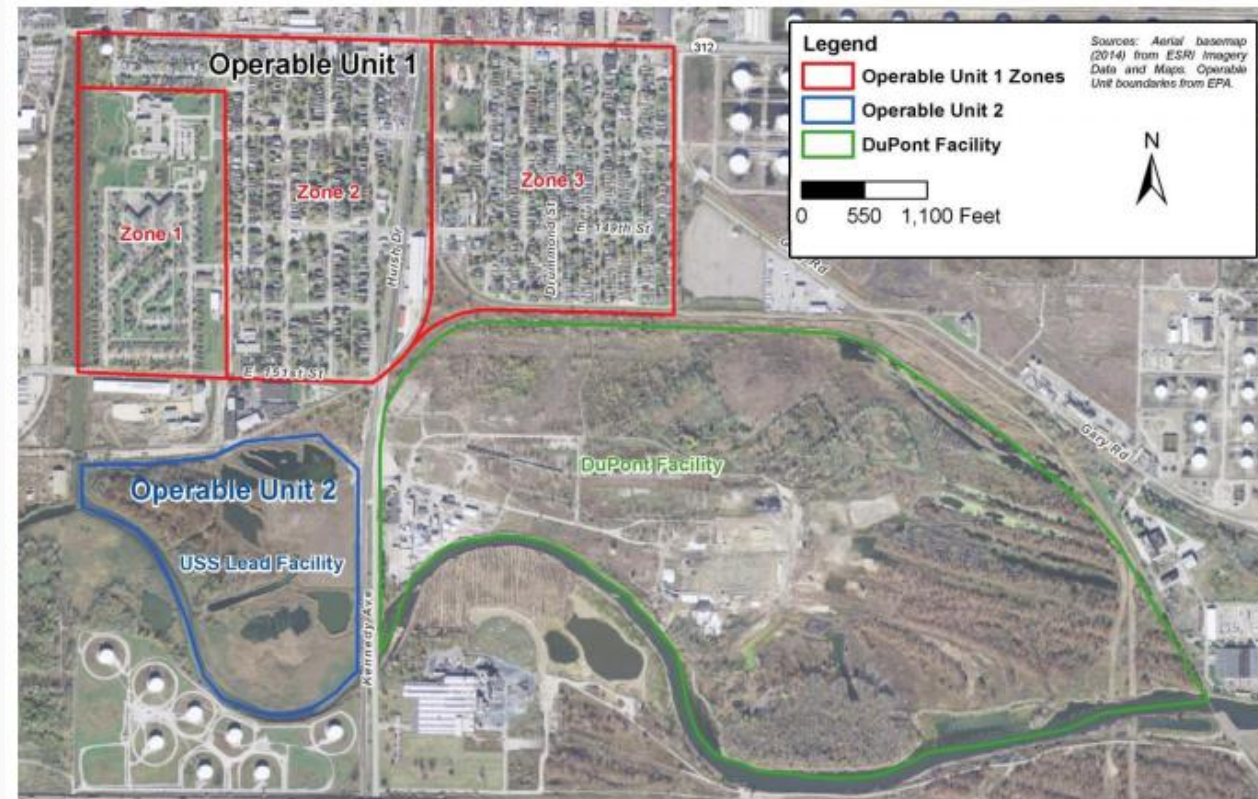
May 21, 2022

USS Lead Site Overview



- Site has 2 Operable Units: Residential area (OU1) and Former smelter and site-wide groundwater (OU2)

- OU1 split into 3 zones
- OU2 still under investigation
- OU2 public meeting will be held upon completion of investigation



Remedial Action Zones 2/3



- All 1,078 properties sampled in Zones 2/3
 - *EPA sought warrants for soil sampling at a few properties*
- All residential properties completed
- 807 properties remediated
 - 510 properties in Zone 2; 297 properties in Zone 3
- Carrie Gosch Elementary School in Zone 1 remediated
- 671 properties delisted (taken off Superfund list)



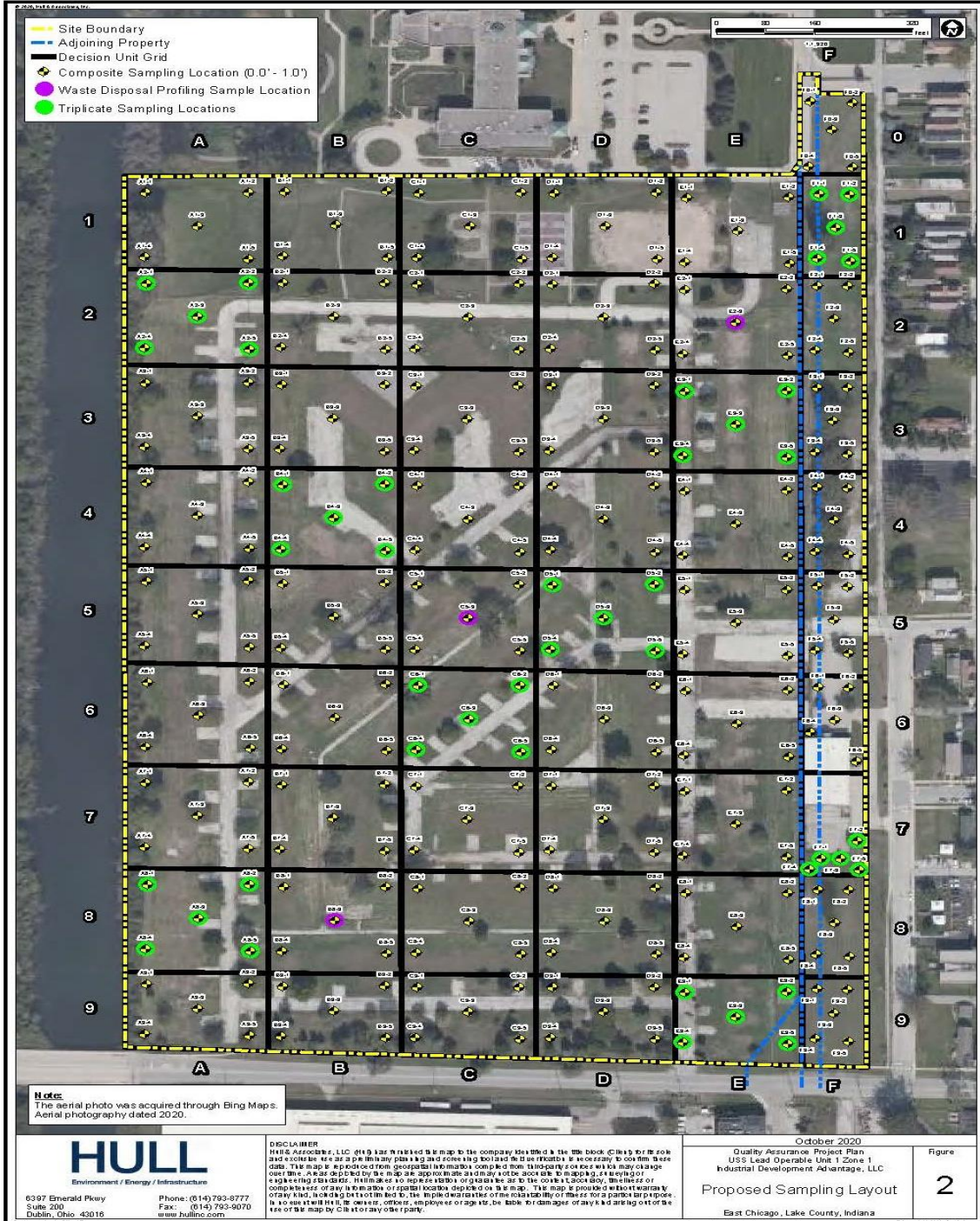
Zone 1 Timeline



- Amended Record of Decision in March 2020
 - Residential soil cleanup but contingency for commercial cleanup if City changes zoning to commercial and property transfers to developer
- Developer Industrial Development Advantage chosen by City and is purchasing Zone 1 for proposed commercial warehousing
- East Chicago changed Zone 1 zoning to commercial/light industrial in May 2020
- HUD agreed to the transfer of the Zone 1 property

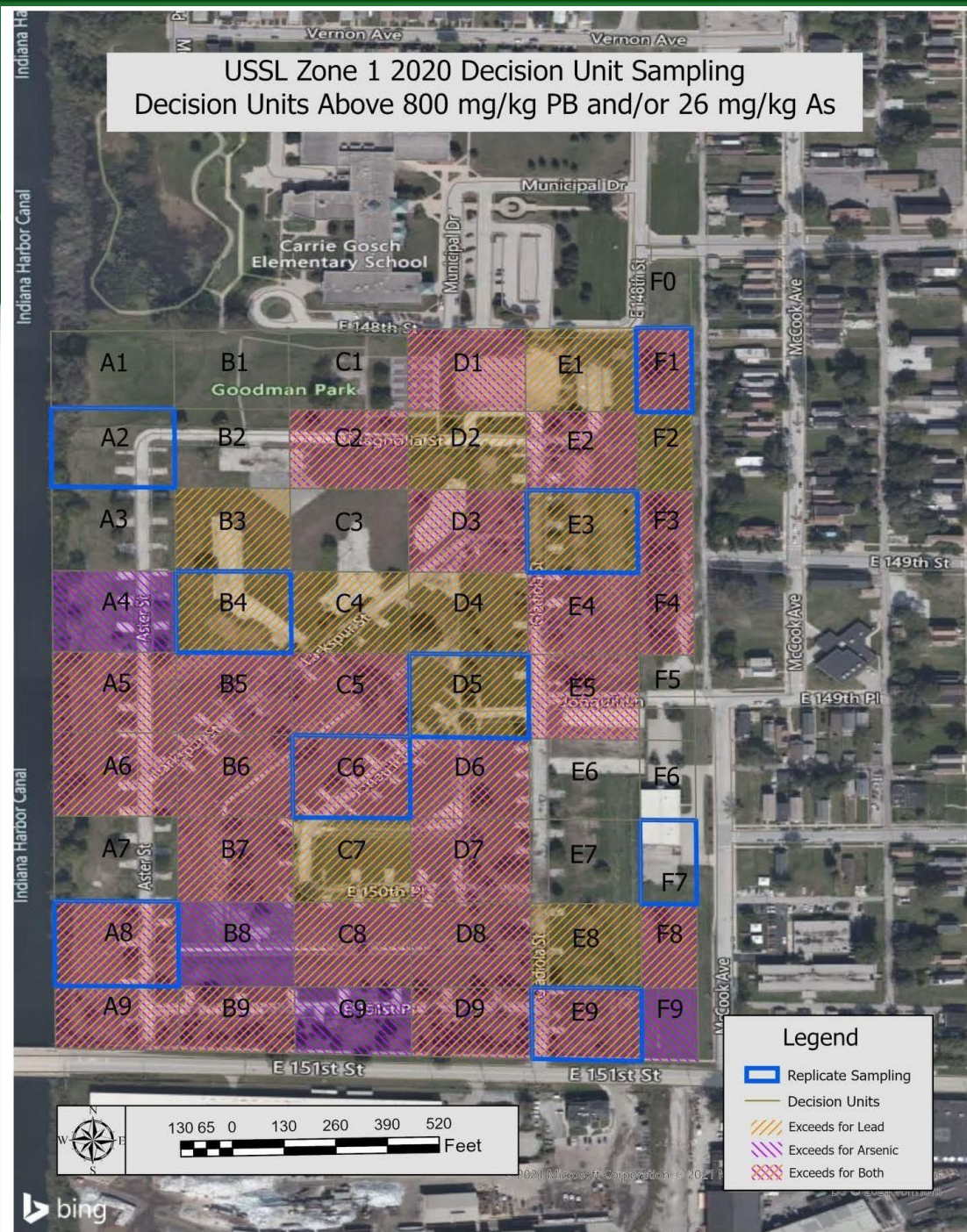


Zone 1





USSL Zone 1 2020 Decision Unit Sampling
Decision Units Above 800 mg/kg PB and/or 26 mg/kg As



Zone 1 Soil Cleanup



- Excavating top one-foot of soil
- Minimum of one-foot of clean soil placed over site but expect as much as 5 feet to be placed over site for redevelopment
- Robust air monitoring
- Truck washing station
- EPA full time oversight of cleanup

Truck Washing & Dust Suppression



REBUILDING CALUMET

Presented by:

Steve Radel

Industrial Development Advantage





Industrial Development Advantage (IDA) is an experienced developer that specializes in environmental remediation and complex brownfield redevelopment projects. IDA optimally aligns community revitalization with strategic economic development.



Economic Opportunity

Logistics Center

- State of the Art Distribution Hub

NEW Job Creation

- 400 to 900 **jobs with long term employment opportunity**
- Facility Management, Logistics Support, Shift Management, Computer Operations, Technology Support
- Facility Operations, including Floor Technicians, Small Equipment Operators, Pick or Pack, Dispatcher

Ancillary Benefits

- **Spur Economic Development**
 - Retail Space
 - Café or Family Restaurants, Food Trucks

Hundreds of Multiplier Jobs

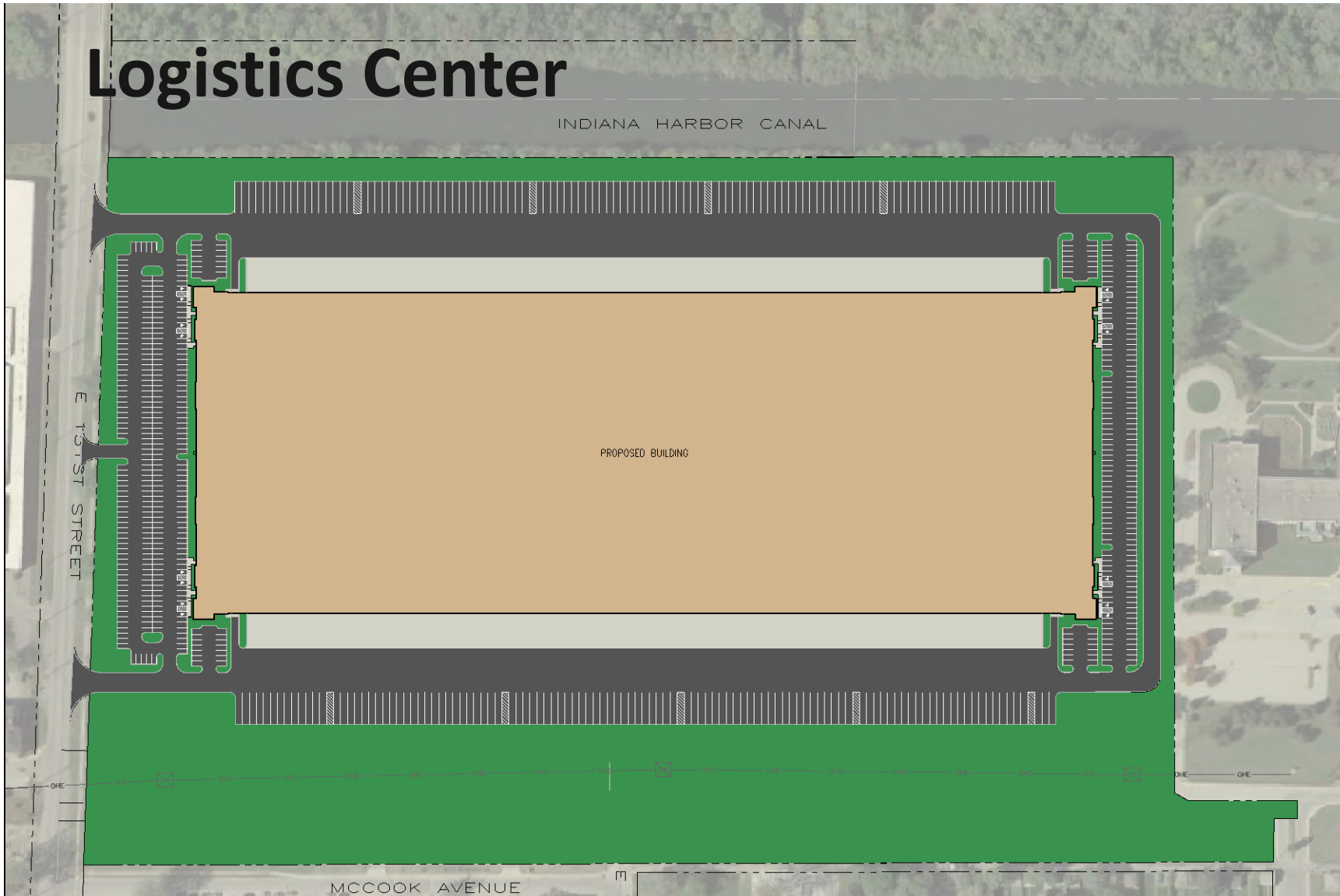


\$75,000,000.00 investment



Logistics Center

INDIANA HARBOR CANAL



**Concept plan example;
Subject to market need at time of development**

IDA

INDUSTRIAL DEVELOPMENT ADVANTAGE, LLC



Rebuilding
CALUMET

An icon depicting a row of three houses and a church with a steeple, positioned above the word 'CALUMET'.

IDA
INDUSTRIAL DEVELOPMENT ADVANTAGE, LLC



Rebuilding
CALUMET





Inside Logistics Warehouse Example



Business Facade Example

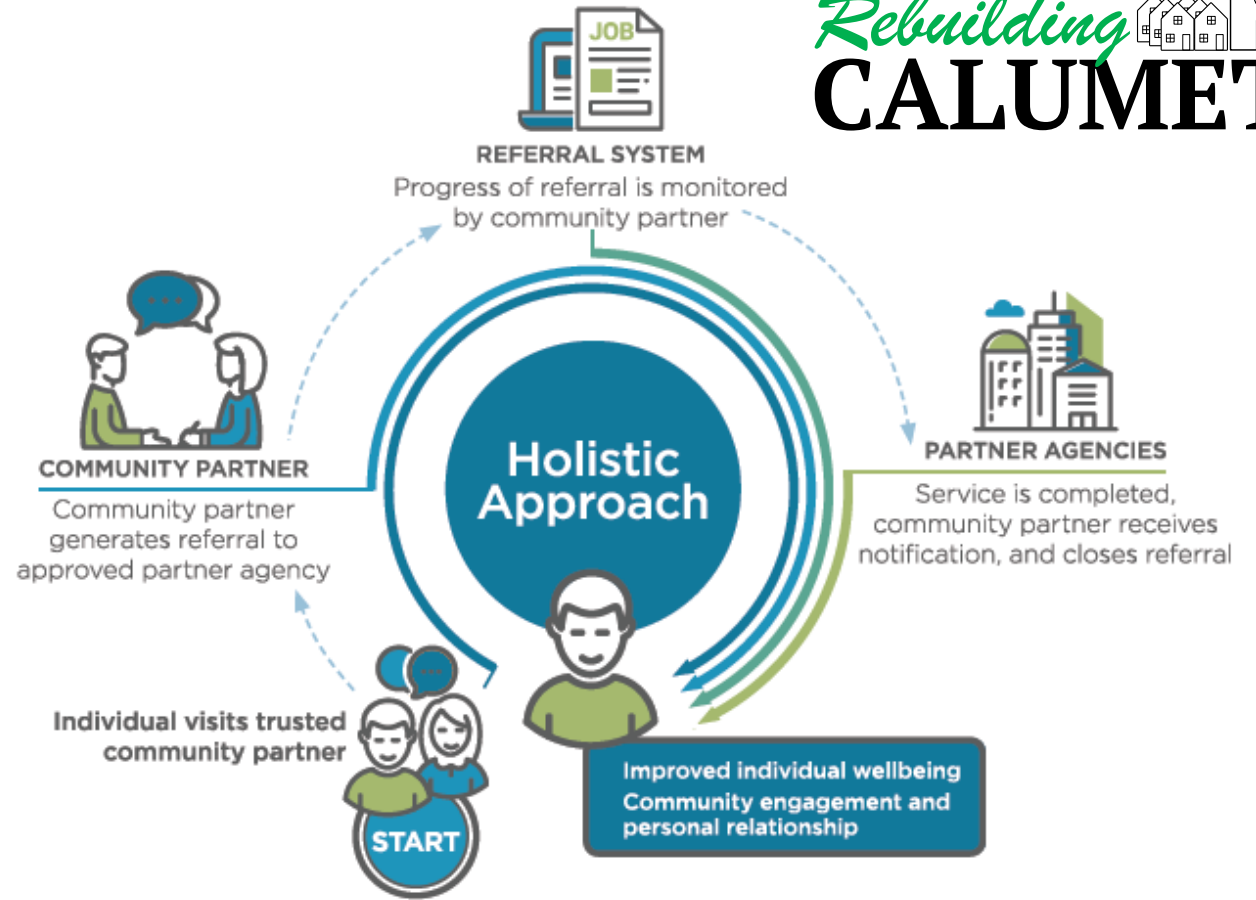
Community Empowerment

Local Training Center

- Accessible Location for Training
- Will work with existing stakeholders in the area to provide job training.

Potential Alliance Partners

- Colleges, Ministries, Non-Profits, Government, Residents, Banks, etc.



THE KEY

**True partnership and
teamwork!**



Rebuilding 
CALUMET

THANK YOU

Questions and Answers



Please come up to the microphone.
3-minute time limit.



Only one person may talk at a time.



Please refrain from side conversations.



Please do not interrupt another person.



Please silence all cell phones.

Public Comment Session



EPA will not be responding to any comments during this session. All comments and responses will be compiled into a Responsiveness Summary that will be available to review on a later date.



If you would like to make a public comment, please get a number from the front desk. Once your number is called, state your name, zone or association, then make your comment.



You have 3 minutes to make your comment.



A court reporter will be available to record the entire meeting.

Thank you for attending!

Comment Period Open Through June 3, 2022



Online comment form available at:

- www.epa.gov/uss-lead-superfund-site
- Federal eRulemaking Portal
www.regulations.gov



Comment by phone: 312-353-6284



Comment by email: rodriguez.charles@epa.gov



Comment by mail:

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