



# USS Lead Superfund Site

## Zone 1 Remedial Design/Remedial Action

### Public Meeting

May 10, 2023

# Agenda

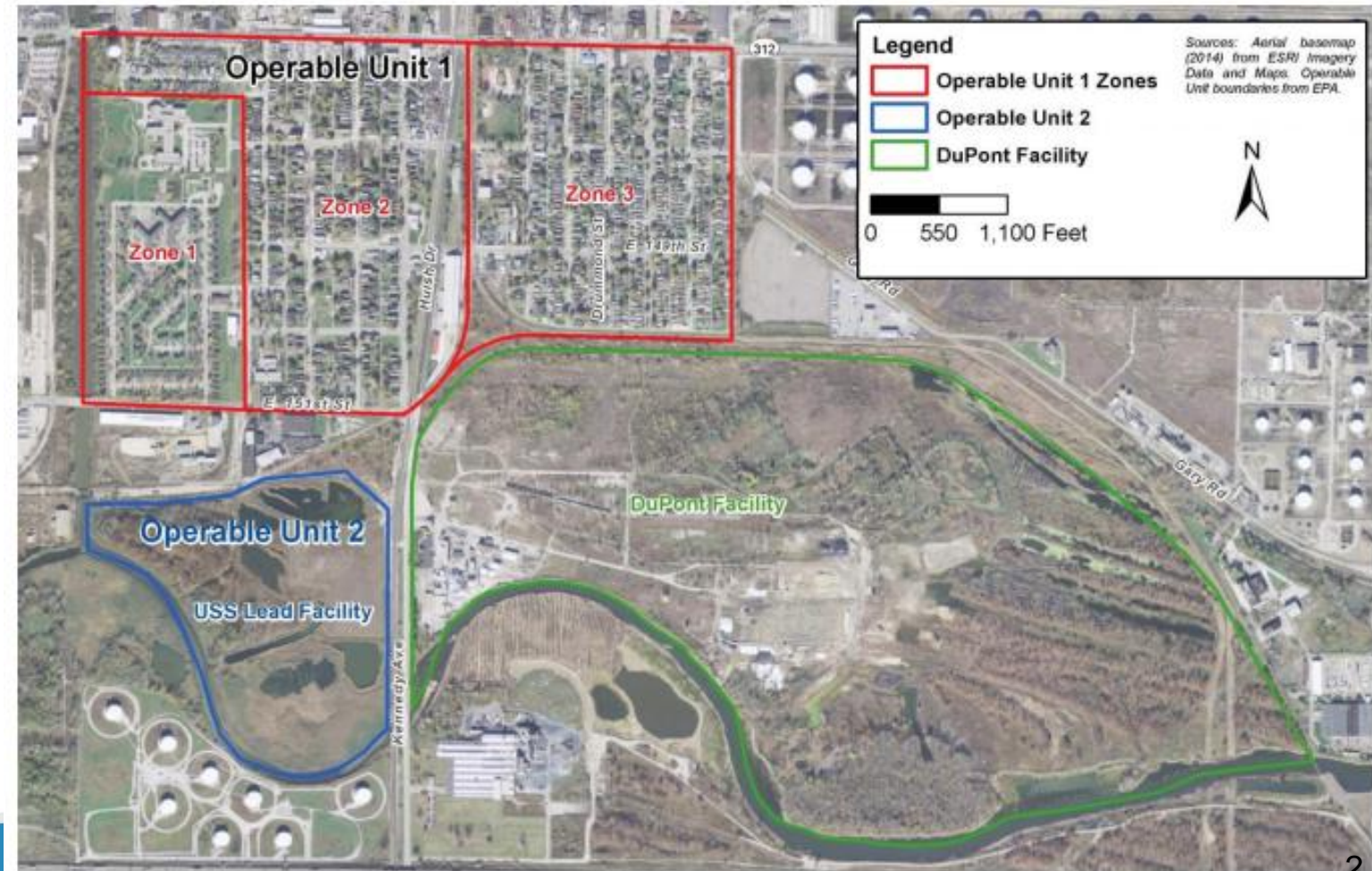
- Introduction
- Presentation: U.S. EPA
- Presentation: Industrial Development Advantage
- Questions and Answers

Meeting transcript will be available at  
**[www.epa.gov/uss-lead-superfund-site](http://www.epa.gov/uss-lead-superfund-site)**

# 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



# Modified Zone 1 – Former WCHC



# Zone 1 Timeline

- In 2016 East Chicago closes West Calumet Housing Complex (WCHC)
- Funding received from HUD and State to demolish WCHC
- Demolition completed in fall 2018
- Due to closure of WCHC and demolition, EPA reevaluates site remedy
- East Chicago begins discussions with developers to purchase and redevelop the property for commercial reuse

# 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 (IDA) 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 and IDA acquired property in August 2022
- 2020 Amended Record of Decision contingency remedy implemented for a commercial cleanup
  - 800 parts per million lead & 26 parts per million arsenic
  - One-foot of soil removal, visible barrier, placement of clean fill and restoration
- Prospective Purchaser Agreement between IDA and EPA for cleanup of site signed on April 7, 2022 and effective in September 2022
- Explanation of Significant Differences signed September 2, 2022.



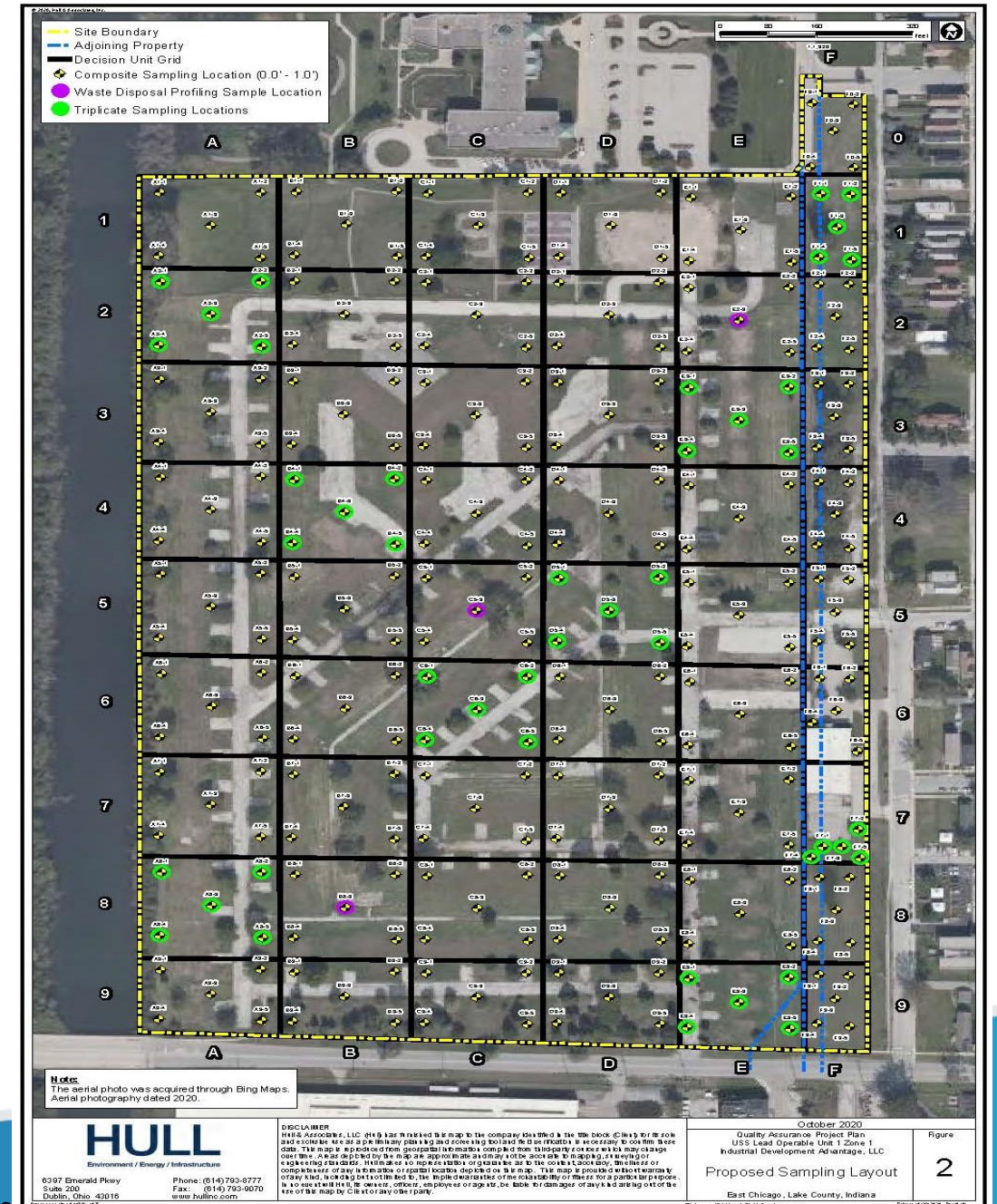
*Aerial photo of Zone 1*

# Zone 1 Timeline

- Prospective Purchaser Agreement is a legal agreement between EPA and IDA
- IDA will complete the cleanup and construct logistic center after cleanup
- Legal agreement (ASAOC) between EPA and responsible parties to
  - Pay EPA and IDEM oversight costs
  - Provide \$13.5 million in financial assurance
  - Pay past costs and future Federal and State response costs
- IDA has hired the engineering firm Verdantas to do the cleanup design documents, obtain cleanup construction firm, and perform cleanup oversight
- EPA/EPA contractor will be on-site full time during cleanup activities

# Additional Sampling of On-site Soils

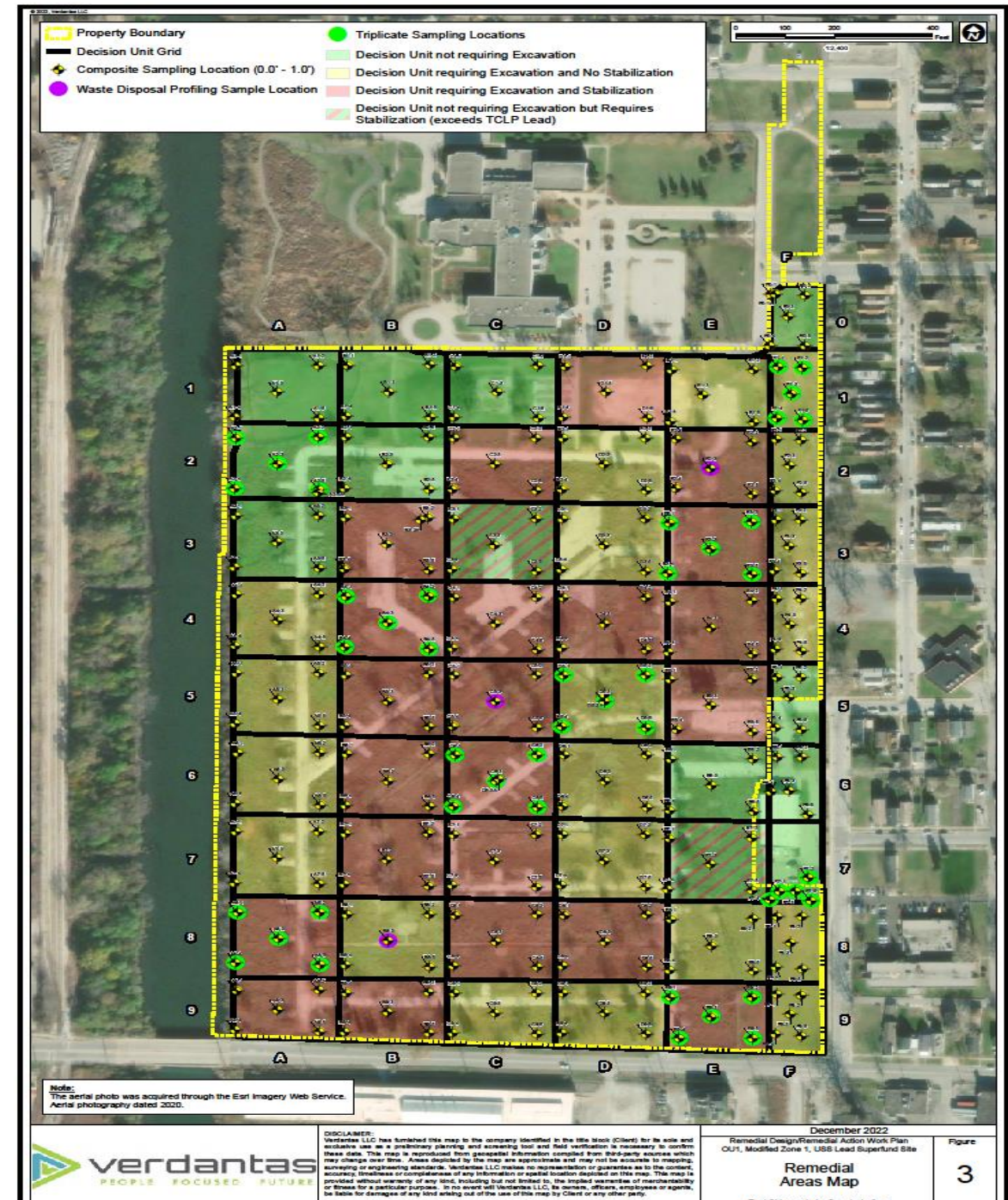
- Fall of 2020 additional geostatistical sampling completed
- Site broken into grids and each grid sampled
- Triplicate samples in some locations to evaluate variability
- Variability is used to be 95% confident of meeting 800 ppm lead and 26 ppm arsenic
- Determined the excavation concentrations would change to 787 ppm lead and 19 ppm arsenic.
- Soil stabilization required in some grids





# Soil Cleanup Approach

- Green – no excavation (under cleanup criteria)
- Light Brown – Excavation
- Red – Excavation and stabilization
- Hashed Green - Stabilized



# Stabilization of Soils

- Stabilization required for some soils prior to disposal
- Stabilization agent placed over area and worked into soil
- Excavated and disposed off-site at Republic Newton County Landfill in Brook, Indiana



# Soil Cleanup

- Approximately 71,500 cubic yards (107,000 tons) total w/40,000 cubic yards stabilized
- Clean fill must meet residential cleanup numbers
- During cleanup dust control through watering of excavation and roads
- Truck washing station prior to trucks leaving onto 151<sup>st</sup> Street + street sweeper



# Oversight of Cleanup

- Workers safety air monitoring
- Perimeter air monitoring
  - 4 air monitoring stations
  - Dust monitoring and laboratory analysis for lead and arsenic
- **FULL TIME EPA ONSITE OVERSIGHT OF CLEANUP**



# Plans & Schedule

- Plans located on EPA web site [www.epa.gov/uss-lead-superfund-site](http://www.epa.gov/uss-lead-superfund-site)
- Plans include RD/RA Work Plan, Fill Import Plan, Transportation and Disposal Plan, Soil Management Plan, Quality Management Plan, Emergency Response Plan, Institutional Controls Implementation Plan, Health and Safety Plan, Operation and Maintenance Plan, Air Monitoring Plan, Construction Quality Assurance Plan, Monitoring Well Decommissioning Plan, Stormwater Pollution Prevention Plan, Design Criteria Report
- Expect work to begin in July 2023 and be complete with excavation/erosion control by the end of year
- Redevelopment after cleanup complete
  - Four feet of additional fill placed before construction of logistic center
- Every five years inspect and reevaluate site remedy

# REBUILDING CALUMET

Presented by:

**Brett Hickman, 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



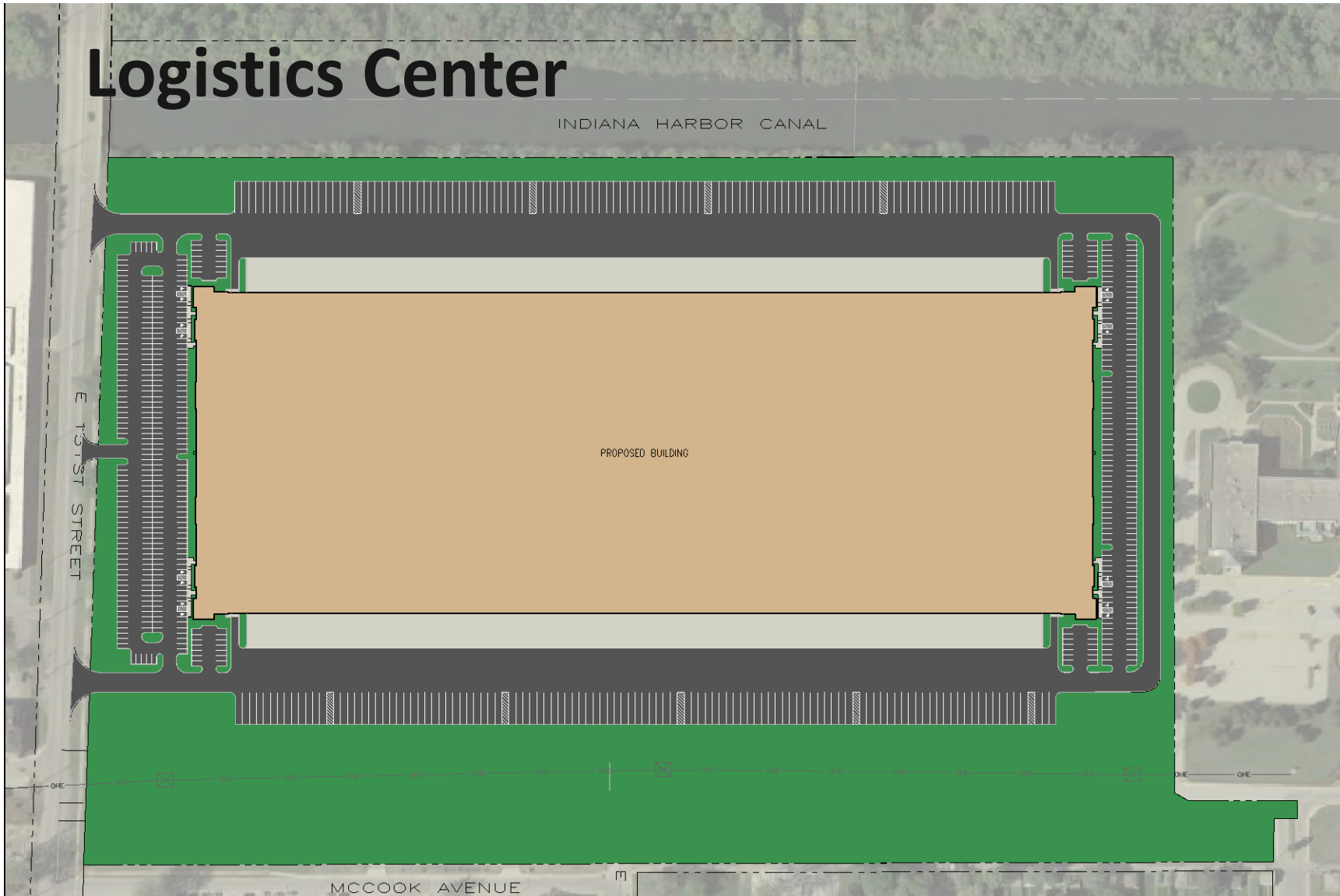
***\$75,000,000.00 investment***





# Logistics Center

INDIANA HARBOR CANAL



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



Inside Logistics Warehouse Example



Business Facade Example

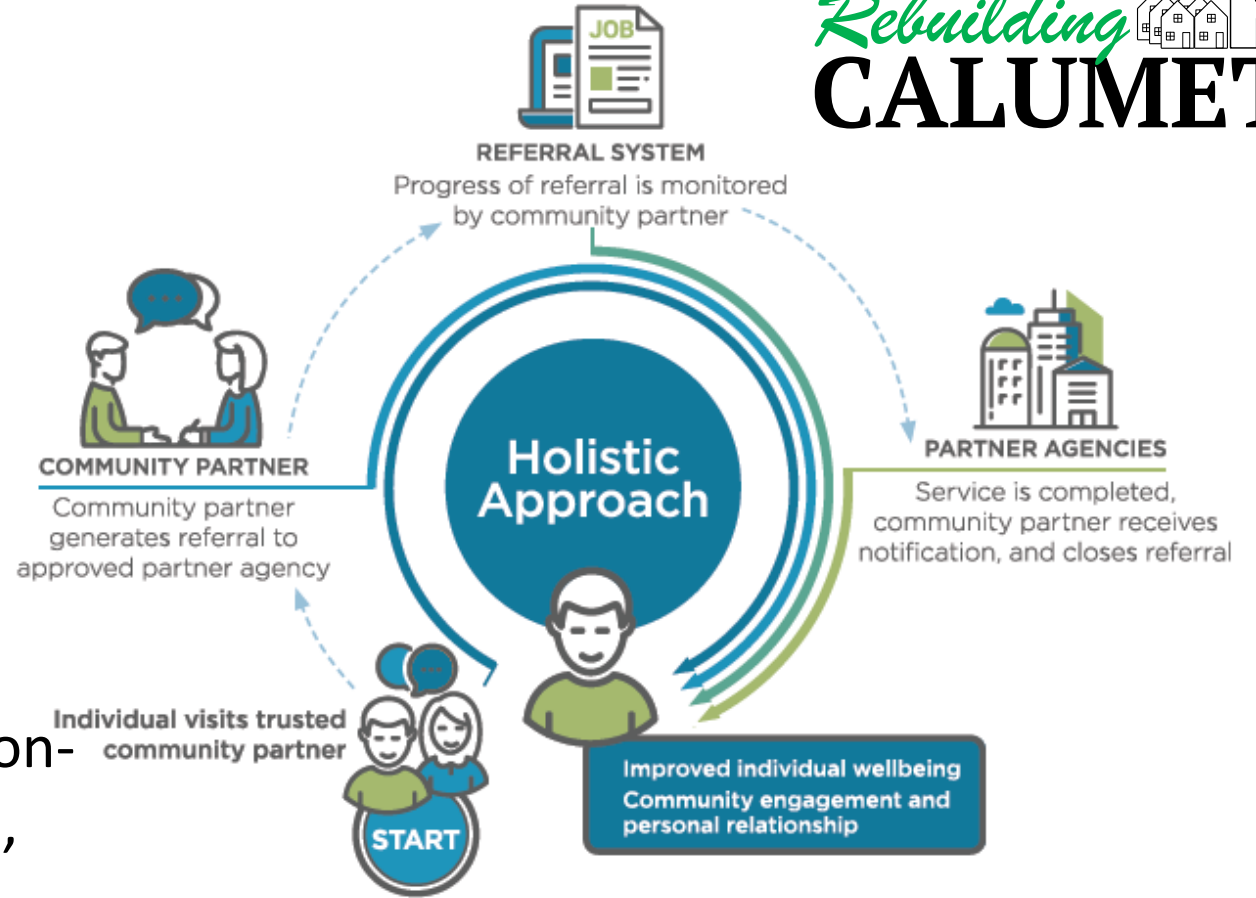
# Community Empowerment

## Local Training Center

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

## Potential Alliance Partners

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



*Rebuilding*  
**CALUMET**

An illustration consisting of three simple line-art houses of varying heights, a church with a steeple and a cross, and a single tree with a rounded canopy, all positioned above the word 'CALUMET'.

**THANK YOU**

# Questions and Answers



Raise your hand and we will bring a microphone

## Contact Information

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