

**Peaslee, Corey**

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**From:** Lippert, Jeff (he/him/his)  
**Sent:** Thursday, December 5, 2024 1:47 PM  
**To:** Peaslee, Corey; Tijerina, Renaldo  
**Subject:** FW: Morton Ave. Warehouse Referral  
**Attachments:** 115 N MORTON AVE 9-18-24.pdf; morton ave warehouse.pdf; 700 E ILLINOIS ST 9-18-24.pdf; 121 N MORTON AVE 9-18-24.pdf; E FRANKLIN ST 9-18-24.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Corey,

This site is assigned to you. Ray, please tag team this site with Corey. If you guys could set up a meeting with Ryan Groves and Nicholas Monroe at IDEM as soon as possible to discuss the site, and conduct the site assessment as soon as you can that would be great.

Thanks and let me know if you have any questions.

Jeff

*Jeff Lippert, Supervisor  
 Emergency Response Section 4  
 Cell: 734-308-1695  
 Office: 312-886-6135*

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**From:** FLISS, JESSICA <JFLISS@idem.IN.gov>  
**Sent:** Thursday, December 5, 2024 1:08 PM  
**To:** Lippert, Jeff (he/him/his) <lippert.jeff@epa.gov>  
**Cc:** GROVES, RYAN <rgroves@idem.in.gov>; Davis, Kevin <KDavis2@idem.IN.gov>; Monroe, Nicholas <NMonroe@idem.IN.gov>; CSTINCHF <CSTINCHF@idem.IN.gov>; Dauphin, Richard <rdauphin@evansville.in.gov>; dchester@idem.in.gov  
**Subject:** Morton Ave. Warehouse Referral

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Jeff-

Good afternoon. I am writing to refer the Morton Ave Warehouse at 119 N. Morton Ave, Evansville, Indiana, to the EPA Removals Program.

The Morton Ave. Warehouse facility is an 18-acre group of former manufacturing buildings that originally housed the Hercules Buggy/ Body Company starting in 1902. Various portions of the property were sold to Whirlpool Corporation in the 1950s, and were used by that company until the 1970s. Morton Ave. Warehousing took over various parts of the property from 1976 onward, and leased the buildings to various entities for warehousing purposes. IDEM's State Cleanup program has extensive requests for information and responses available in our Virtual File Cabinet regarding the entities with potential liability for this site.

A fire on October 24, 2022, destroyed virtually all structures associated with the site, and revealed the presence of asbestos containing materials (ACM) and PCB-containing transformers. Through work with our State Cleanup program, Whirlpool completed a removal of the transformers in 2023. A copy of the removal work plan can be found here: [Morton Ave. Warehouse PCB Transformer Removal Action Plan](#)

During the transformer removal operations, ACM was suspected to be present at the site. Any encountered ACM was properly sampled, bagged, and disposed of. However, the removal was focused solely on the areas around the 15 PCB transformers and did not encompass the entire site. ACM is likely to remain at the property and has been exposed through destruction of the buildings during the fire. See: [Removal Action Completion Report, Morton Ave Warehouse](#)

IDEM's State Cleanup program has completed an extensive search for any potentially responsible parties, and have not found any liable parties for cleanup of the asbestos debris. IDEM is unable to fund this action. The City of Evansville has requested assistance as they are unable to fund this action. We request that EPA Removal staff assess the site for any remaining hazardous materials and complete any necessary removal actions.

Our contact at this site will be Ryan Groves and Nicholas Monroe, copied on this email. If you could reach out to Ryan once you have a chance to read the information here, he and Nick would like to give you an update on the status of the site and some background on it.

I have attached various inspection reports from the City Building Inspector, Richard Dauphin, that shows the condition of the property before and after the fire. I have also copied in Andy Stinchfield of IDEM's Emergency Response group who responded to the fire. Please reach out if you or your staff need any information or assistance.

Thank you,



**Jessica Huxhold Fliss**

Section Chief | Federal Programs Section  
Remediation Services Branch | Office of Land Quality  
Indiana Department of Environmental Management