

In The Matter Of:

*UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
RE: PROPOSED AGREEMENTS and ESD FOR ZONE 1*

*USS LEAD SUPERFUND SITE
May 21, 2022*

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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

PUBLIC MEETING & HEARING

RE: PROPOSED AGREEMENTS and ESD FOR ZONE 1

USS LEAD SUPERFUND SITE

at

FORMER CARRIE GOSCH ELEMENTARY SCHOOL AUDITORIUM

455 East 148th Street, East Chicago, Indiana

Saturday, May 21, 2022

10:00 o'clock a.m.

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Notary Public, State of Indiana

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APPEARANCES:

Cynthia Cook, Facilitator
Douglas Ballotti, EPA Superfund Division Director
Steve Kaiser, EPA Attorney
Thomas Alcamo, EPA Project Manager
Steve Radel, Industrial Development Advantage
Katherine Abend, Department of Justice
and
Members of the Public

* * *

ALSO PRESENT:

Charles Rodriguez, Community Involvement Coordinator
Kirsten Safakas, Community Involvement Coordinator
Kevin McCartney, EPA Project Manager, Groundwater OU
Cynthia Vaccarello, Tetra Tech

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I N D E X

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1 MS. COOK: Good morning and
2 welcome, everyone. This is the EPA meeting
3 for the USS Lead Superfund site regarding
4 Zone 1. So the conversation today will be
5 limited to proposed activities in Zone 1. The
6 way we're going to proceed is, we'll do a few
7 introductions, have presentations from the EPA
8 and the proposed developer, and a question and
9 answer period. We're going to ask you to
10 limit your questions to informational
11 questions. EPA and others can respond to
12 those questions.

13 And then we'll shift gears and go
14 into the formal public comment period, where
15 it will be a listening session. EPA will
16 listen to comments, but will not respond
17 during the comment period. We'll be asking
18 you to limit your comments to three minutes.
19 There are multiple avenues for commenting,
20 which we'll have a slide out, so you can
21 comment by phone, by email, and by letter.

22 I want to go over a few of the
23 ground rules. Bear with me. So, again, we
24 ask that you hold your questions until after
25 the presenters present. Then, when you have a

1 question or a comment, come up to one of the
2 microphones here in the front, speak clearly
3 and distinctly, and respect the three-limit
4 time limit. So if you have multiple
5 questions, we ask that you ask the first
6 question, give other people an opportunity to
7 get in their questions, and then we can come
8 back to you for further questions if time
9 allows.

10 We ask that only one person speak
11 at a time. That's just, obviously, respectful
12 so everybody can hear what's going on. We ask
13 that if you have a side conversation, you take
14 it outside the room; again, so that people can
15 hear. Please turn off your cell phones.
16 Please don't interrupt or argue with other
17 people. This is an opportunity for you to
18 express your concerns. Speak for yourself,
19 please, and let other people speak for
20 themselves. Obviously, personal insults are
21 not appropriate, and finally, just ask that
22 you double-check your cell phone is muted.

23 So do we have general agreement on
24 those guidelines? Are there any questions or
25 concerns before we proceed? So we're good

1 with that. Okay. I also want to note that
2 Charles Rodriquez is here and can translate,
3 if anybody is more comfortable in Spanish.
4 Charles, could you say something in Spanish to
5 that effect?

6 (Mr. Rodriquez complies.)

7 MS. COOK: Thank you. So now I'm
8 going to turn it over to Doug Ballotti, who is
9 the director of the Superfund program here in
10 Region 5, and he's going to make some opening
11 remarks and introduce the next presenter.
12 Thanks.

13 MR. BALLOTTI: Great. Thank you,
14 Cynthia. Just a few things. Again, I'm Doug
15 Ballotti. I am the director of the Superfund
16 program here in Region 5. Good morning.
17 Great to be here back in East Chicago to talk
18 about the next steps in the cleanup of the
19 USS Lead site. Before I start, I just want to
20 identify a couple of people up on the stage.

21 Tom Alcamo is the project manager,
22 who many of you probably know from his years
23 on the site and in the field here in East
24 Chicago; and next to him is Steve Kaiser, who
25 is the EPA attorney on this site; and both of

1 them are going to do short presentations
2 before we go into Q and A. I also wanted to
3 acknowledge Debra Shore, who is our regional
4 administrator. Chief of staff is Alfred
5 Saucedo. Thank you for attending.

6 So before we go into the
7 presentations, I just wanted to give a little
8 background on the site before I turn it over
9 to Steve. As many of you are aware, the site
10 was placed on the National Priorities List,
11 the NPL, in 2009. The site essentially
12 consists of the former USS Lead facilities and
13 the impacted neighborhoods. The site was
14 broken up into two operable units. You'll
15 hear the term OUs, or operable units.

16 Operable Unit 1 consisted of the
17 impacted neighborhoods, and that's part of
18 what we'll be talking about today. That's
19 Zones 1 through 3. And Operable Unit 2 is the
20 USS Lead facility and the groundwater under
21 the entire site. The site investigation of
22 OU1 was completed with remedy selection in
23 2012, which called for addressing of
24 residential soil contaminations across
25 Zones 1, 2, and 3. The primary contaminants

1 being lead and arsenic.

2 During and before the site
3 investigation, EPA conducted time-critical
4 removal actions to address elevated levels of
5 residential soil contamination based on
6 ongoing data collection at the time. So even
7 before we got into the construction of the
8 remedial action here, the agency had been
9 conducting these time-critical removals. Now,
10 in 2012, following the remedy selection, which
11 was documented in a Record of Decision, a ROD,
12 EPA and the Department of Justice initiated
13 negotiations with the potentially responsible
14 parties to address the soil contamination.

15 A settlement was reached in 2014,
16 and the design for the remedy was initiated.
17 The remedial action construction was actually
18 scheduled to begin in Zone 1 in the
19 summer/fall of 2016. However, in 2016, the
20 City and East Chicago Housing Authority, ECHA,
21 made the decision to demolish the West Calumet
22 Housing Complex, which is in Zone 1, or which
23 was in Zone 1. The Federal Department of
24 Housing and Urban Development, HUD, approved
25 the decision and funded demolition. Prior to

1 the demolition, HUD and ECHA relocated
2 residents.

3 ECHA completed the demolition in
4 2018. EPA focused its cleanup efforts in
5 Zones 2 and 3. We've cleaned up a total of
6 809 properties; 510 in Zone 2 and 299 in Zone
7 3. We've also cleaned up parks, railroad
8 right-of-ways, and the yard surrounding the
9 old Carrie Gosch School, which is where we're
10 having our discussion today. Cleanup work is
11 now complete in Zones 2 and 3 and now for Zone
12 1, and that's what we're here to talk about,
13 is the cleanup of the remaining parts of
14 Zone 1.

15 We began re-looking at the remedy
16 for Zone 1 in 2018, as a consequence of the
17 changed conditions on the ground due to the
18 demolition. At the same time, the City was
19 also thinking about future land use of Zone 1.
20 The City indicated an interest in the
21 redevelopment of Zone 1 for
22 commercial/industrial use. EPA developed a
23 proposed plan to amend the 2012 remedy
24 selection considering both residential and
25 industrial future land use. The ultimate

1 remedy would be based on the City's decision
2 for future land use.

3 Public meetings were held in late
4 2019 and early 2020 to discuss the proposed
5 plan. A Record of Decision, again a ROD,
6 amendment was signed in March of 2020. The
7 ROD indicated that the cleanup standards for
8 Zone 1 would be the same as the cleanup
9 standards in the 2012 decision. The ROD also
10 included a contingency for
11 industrial/commercial redevelopment of Zone 1.
12 In 2020, the City officially rezoned the
13 property from residential to light industrial
14 use.

15 The City selected Industrial
16 Development Advantage, IDA, to develop that
17 plan for Zone 1, and they're here today with
18 us and will give a short presentation.
19 Subsequently, IDA informed EPA that it was
20 prepared to purchase Zone 1, implement the
21 remedy, and construct a warehouse and
22 transportation logistics center. Negotiations
23 with IDA began in the fall of 2020 for cleanup
24 and redevelopment of Zone 1. This agreement
25 is called a Prospective Purchaser Agreement,

1 or a PPA.

2 Concurrent negotiations were also
3 initiated with potentially responsible parties
4 to fund oversight of the cleanup and ensure
5 money is available to complete cleanup of
6 Zone 1. This agreement is called an
7 Administrative Settlement and Order on
8 Consent, or ASAOC. Today and during the
9 public comment period we will accept your
10 comments on the PPA and the ASAOC.

11 In addition, we are accepting
12 comments on an Explanation of Significant
13 Difference, ESD, which serves to formally
14 notify the public that EPA is proceeding with
15 the industrial cleanup contingent remedy as
16 indicated in the 2020 Record of Decision. At
17 this point I'd like to turn it over to Steve
18 Kaiser to further discuss the three documents.
19 So, Steve.

20 MR. KAISER: Thank you, Doug.
21 Good morning. Nice to see everyone. It's
22 great to be back in East Chicago. Before we
23 began the meeting, I reminisced a little bit
24 with Milton Reed about the first time I was
25 out here and stood in this auditorium back in

1 July of 2012 to talk about the beginning of
2 these cleanup efforts that Doug just
3 described, and I'm happy to be back ten years
4 later to talk with you about the steps we need
5 to take to finish the cleanup.

6 As Doug mentioned, there are,
7 essentially, three documents that we're
8 putting out for public comment during the
9 month of May. The public comment period
10 opened May 4th and closes June 3rd, and today
11 is one opportunity to provide public comments,
12 but you can also provide them online. You can
13 phone them in. There are many ways to express
14 your opinions about this project. But let me
15 just run you through the three legal
16 documents.

17 So, we have the goal to clean up
18 Zone 1. We have the remedy that was described
19 in this Record of Decision that was issued
20 back in 2020 to update it for current
21 circumstances. I drove around Zone 1 this
22 morning, or around the perimeter, and was
23 shocked. The last time I was out here it was
24 still a residential community, and clearly
25 things have changed and our remedy now takes

1 into consideration those dramatic changes.

2 IDA came to the City, the City
3 selected them to develop it, and then it was
4 our job to come up with a framework, a legal
5 framework for them to implement the remedy to
6 clean up Zone 1. And so we began negotiations
7 with Steve Radel, Brett Hickman, their
8 attorney, Ann Biner (phonetic), who's here
9 today, and we're pleased to have reached an
10 agreement on a framework for moving forward,
11 and that's in this document, the first
12 document called the PPA. Charles, if we could
13 just go to that.

14 The PPA is just as I described.
15 It's sort of a legal commitment that IDA is
16 making to EPA to implement the cleanup in Zone
17 1. It's important to know that IDA didn't
18 cause the contamination, had nothing to do
19 with the contamination, but has made the
20 commitment to clean it up as a step towards
21 redeveloping the property. And so the
22 agreement, this PPA, reflects the fact that
23 they're what we call a non-liable party;
24 again, didn't cause the contamination, but are
25 willing to clean it up, and they're going to

1 clean it up in accordance with the terms of
2 this PPA.

3 So that's essentially what that
4 document is. It's an exchange for their
5 promise to clean up, EPA promises not to sue
6 them, and that's, essentially, the core of the
7 PPA. The next document is what's called the
8 ASAOC. Now, as Doug described, quite a bit of
9 work has been done. Well, all the work has
10 been completed in Zones 2 and 3. Back in
11 2014, we entered a Judicial Consent Decree
12 with certain parties that did cause the
13 contamination; principally, Atlantic Richfield
14 Company, USS Lead Company, the du Pont de
15 Nemours Company, and they were on the hook for
16 the cleanups of Zone 1 and 3 under this
17 judicial settlement document.

18 That worked well for Zone 3.
19 Everything that was contaminated in Zone 3 has
20 been cleaned up. We issued a series of
21 administrative orders to take care of Zone 2
22 and bring some new parties into it, and
23 everything got handled there. That CD no
24 longer works to clean up Zone 1; in part,
25 because the conditions have changed and, in

1 part, because we brought new parties into the
2 process to help fund the cleanup. So we
3 needed a new document to bind those people to
4 this process and to memorialize their
5 commitments to the cleanup.

6 And that's what the ASAOC does.
7 It commits them. They're going to pay the
8 EPA's oversight costs not only for the
9 cleanup, but when we oversee the construction.
10 They're going to pay for the EPA to come out
11 every five years to reevaluate the remedy and
12 make sure it's still protective of human
13 health and the environment, and in addition,
14 we negotiated a settlement of some past cost
15 issues that we had with these parties, where
16 they're going to pay \$18.5 million into a
17 special account.

18 That money is earmarked for work
19 at the USS Lead site. So we will have money
20 available to complete whatever work is
21 necessary out there. So we're very pleased
22 with that agreement, and that's with private
23 parties who do have some liability. Very
24 different from the agreement we have with the
25 non-labile, didn't cause contamination, the

1 IDA folks. These people are what we call
2 PRPs, or liable parties, and the ASAOC is our
3 deal with them to ensure that this cleanup
4 goes forward.

5 And then the third document is an
6 Explanation of Significant Differences. That
7 document was previewed in the 2020 Record of
8 Decision Amendment, where, as Doug described,
9 we wrote that document back in 2020 that if
10 the City wanted to redevelop Zone 1 for
11 residential, we had a remedy in place for
12 that. If the City pivoted and decided they
13 wanted to rezone and redevelop Zone 1 for
14 commercial/industrial purposes, we had a
15 selected remedy for that scenario.

16 We had two conditions attached to
17 that change in remedy. One is that the City
18 would officially change the zoning designation
19 and the Common Council -- and I know there's a
20 member of the council here today, took that
21 action back in May, June 2020. So, roughly, a
22 two-year anniversary date coming up on that.
23 And then the second condition is that IDA
24 would take title from East Chicago and the
25 City of East Chicago -- ECHA rather, and the

1 City of East Chicago took a property that
2 we're calling Zone 1 and they're prepared to
3 do that.

4 HUD had some legal rights to
5 comment and green light that deal and IDA has
6 worked with HUD and secured those approvals.
7 So when these documents become final after
8 public comment, after we consider your views
9 on this whole matter, then we would issue
10 formally this ESD, and it would -- it's a way
11 of notifying you, the public, that the remedy
12 has shifted. It's no longer a residential
13 remedy. It's now a commercial/industrial
14 remedy. And my colleague, Tom Alcamo, will
15 come up and present the elements of that
16 remedy. Thank you.

17 MR. ALCAMO: Hello, everyone. How
18 are you doing? If you don't know me, I'm
19 Tom Alcamo. I'm a chemical engineer with the
20 EPA. I've been doing Superfund cleanups now
21 for 34 years. So, in any case, next slide.
22 Just to give you guys a lay of the land. I
23 know there's talk about zones, and things like
24 that. You can see here -- unfortunately, I
25 don't have a laser pointer, but you can see

1 Zone 1, which is the area of the former West
2 Calumet Housing Complex. You can see Zone
3 2 and Zone 3.

4 That's part of something we call
5 Operable Unit 1, as Doug mentioned. You can
6 kind of think of an operable unit as a phase.
7 We also have a second operable unit, which
8 addresses the USS Lead site, which you can see
9 at the bottom of the slide, and also area-wide
10 groundwater. So we'll be mainly talking about
11 Zone 1 today, but Operable Unit 2, or the
12 groundwater portion, there will be future
13 public meetings. There's a big investigation
14 ongoing right now with that.

15 You can even go online on the EPA
16 website if you're interested, because there's
17 some draft documents on there that shows some
18 of the information that we've gathered to
19 date, but that investigation is ongoing and
20 there will be future public meetings
21 associated with that. And, of course, at the
22 bottom of the screen to the right is the large
23 du Pont site that is also undergoing cleanup
24 and redevelopment.

25 Next slide. This gives you an

1 idea of Zone 1. As many of you know, it's a
2 former housing complex property. It includes
3 the former Goodman Park area and utility
4 corridor, which is to the right or, basically,
5 just to the left of the yellow line. That is
6 a little over 50 acres, and that's what we're
7 here to talk about today. So just to give a
8 little bit of summary -- it's hard to see from
9 this position, but to give you a little
10 summary, as Doug mentioned, in terms of what
11 we've done to date.

12 So starting in 2016, we sampled
13 almost 1100 properties in Zones 2 and 3. As
14 Doug mentioned, all the residential properties
15 are cleaned up in Zones 2 and 3. So a total
16 of 807 properties were remediated, and also
17 the Carrie Gosch school was also remediated.
18 Another thing to point out is, 671 properties
19 were delisted off the Superfund list, the
20 National Priorities List. That's important
21 because of the fact it makes it much easier
22 for residents to get loans if they want to
23 redo their kitchen, or something like that.
24 It allows easier access because then they're
25 not part of the Superfund site anymore.

1 Next slide. Just to give you kind
2 of a little bit of background, it was
3 mentioned regarding the amended ROD, Record of
4 Decision, and that is the document that lays
5 out our cleanup decision. That was signed in
6 March of 2020. We had two public meetings.
7 We had a public meeting in November of '18 and
8 February of 2019 regarding that. We took
9 public comments on that. So then, eventually,
10 in March of 2020, we signed the actual cleanup
11 decision for the site, and as Doug and Steve
12 had mentioned previously, there was a
13 contingency as part of it.

14 We were getting somewhat mixed
15 signals at the time of the public meeting
16 regarding what the future use of this property
17 was for Zone 1. Was it residential? Was it
18 commercial? And as Doug mentioned, the owner
19 of the property chooses the future use. The
20 EPA has nothing to do with that. And the City
21 determined eventually through -- well, prior
22 to our public meeting, they signed a letter of
23 intent with Industrial Development Advantage
24 to, basically, install or build a logistics
25 center there.

1 So then, during a public comment
2 period, we got an official letter stating that
3 the City was changing the future use of Zone 1
4 to commercial, and eventually, in May of 2020,
5 the zoning was changed by the City Council.
6 They changed that to commercial. And so what
7 that means is that there is a different
8 cleanup required for comparing a residential
9 and a commercial piece of property, and again,
10 HUD has agreed to the transfer of the
11 property. I still think there's paperwork
12 that needs to be worked out, but ECHA, the
13 housing authority, and the City and IDA have
14 been discussing with HUD regarding the
15 transfer of the property.

16 Next slide. So, back when we were
17 about to sign the Record of Decision, IDA was
18 very concerned about, okay, what's in the top
19 foot of the site, and because of all the
20 buildings that were demolished, we had no
21 information on what was underneath those
22 buildings. So IDA went out there and put a
23 grid -- and that's those boxes, and did
24 additional sampling in Zone 1 in the top
25 one-foot to evaluate what was left on the site

1 in the top one-foot, because the remedy calls
2 for them to excavate the top one-foot of the
3 site.

4 Next slide. And so this kind of
5 gives you an idea -- it's a little bit hard to
6 see, but there's a really nice interactive map
7 on EPA's web page that shows the sampling
8 results and where we have contaminants greater
9 than 800 parts per million lead or 26 parts
10 per million arsenic, and those areas would be
11 removed from Zone 1. So just to give you a
12 little bit of summary of the actual remedy if
13 this contingency remedy goes forward.

14 If you excavate the top one-foot
15 of the site, there has to be a minimum of
16 one-foot of clean fill that's put over that
17 excavated area. But we've been told, at least
18 by IDA and others, that they could be putting
19 as much as five feet of clean fill on top of
20 what they excavate. So there would be an
21 additional barrier of clean fill for this, and
22 then eventually a building and hardscapes over
23 that 50-acre property.

24 As we all know, we want to be
25 careful here during the excavation. I think,

1 if you remember back when we did the
2 demolition, we had a big, robust air
3 monitoring program in place to make sure that
4 these contaminants do not travel off the site.
5 We do not want loose contaminants to leave the
6 facilities. So we will be implementing a very
7 robust air monitoring plan, similar to what we
8 did in the demolition. Okay?

9 In addition, we don't want trucks
10 that are carrying contaminated material to
11 basically transfer that material out into the
12 community. So there will be a decontamination
13 station or a truck washing station to ensure
14 that those trucks are clean. So all the
15 trucks will be going out on 151st Street.
16 They'll be avoiding any of the residential
17 neighborhoods, which ensures that we're not
18 tracking contaminated material out into the
19 community.

20 Another thing that we'll be doing
21 is, EPA will be doing full-time oversight of
22 all the cleanup activities here. We're going
23 to have representatives on site to make sure
24 that all the engineering controls and things
25 that will be required to ensure we don't move

1 this contamination outside of Zone 1 is done
2 properly. And so that is something that we're
3 definitely going to be doing during this
4 actual cleanup. And then the final slide is
5 just to give you an idea, on the left is kind
6 of a truck washing station that was used in
7 the demolition. You can see the truck pulls
8 in there and its wheels are washed, and things
9 like that.

10 And then, of course, to control
11 dust, they used big misters to basically
12 control any contaminants going off site. This
13 was during the demolition, in which the
14 demolition firm used to ensure that
15 contaminants aren't transferred. And in
16 addition, we'll have dust monitors surrounding
17 the entire facility with alarms, that if we do
18 see unacceptable levels of dust, they will be
19 required to add additional engineering
20 controls.

21 So we're like everybody else. We
22 want to make sure this stuff is excavated,
23 transported off site for disposal properly,
24 and we're going to ensure that during this
25 cleanup. That's all I have. So I'm going to

1 introduce Steve Radel of Industrial
2 Development Advantage. He is the actual lead
3 developer that we have been in discussions
4 with regarding the PPA that Steve Kaiser
5 mentioned previously, and he's going to do a
6 presentation on the actual redevelopment.

7 MR. RADEL: Thanks, Tom. My name
8 is Steve Radel with Industrial Development
9 Advantage. Thanks for having us here today.
10 I wanted to give you a brief overview of who
11 we are and what we do. If you can go to the
12 next slide, please. So our focus is to
13 redevelop, reposition sites that have been
14 impacted by prior industrial activities, sites
15 with contamination, real or perceived. And
16 what we do is, we come in with our team, work
17 with the information that's available, get
18 other information if we can, figure out what
19 the issues are, figure out how they can be
20 cleaned up, and then figure out how the site
21 can be repositioned into a successful
22 development.

23 Our focus is primarily light
24 industrial and industrial development, and so
25 what we do is look at the remedial

1 requirements, the remedy, the remediation
2 requirements, and then merge those with the
3 development needs to come up with a safe
4 remedy and a safe development moving forward.
5 So what we're looking at here is a
6 distribution center. You've heard folks talk
7 about it. I'd almost like to go -- can you go
8 to the next slide and I can show you a picture
9 of what the vision looks like.

10 So what we're looking at is a
11 pretty substantial logistics center, an
12 approximately 800,000 square foot building
13 that will be placed on the site with access
14 for truck/trailer parking. Trailers and
15 trucks would access and egress from 151st.
16 Nothing comes through the neighborhood, but
17 you need adequate parking around the site and
18 you need -- you know, in this market the
19 biggest building you can put for a logistics
20 center maximizes efficiencies. So what you
21 can see there is a lot of asphalt paving and a
22 large building with a concrete slab.

23 Now you can go back a slide,
24 please. Thank you. And typically, these
25 types of projects, these logistics centers,

1 will employ anywhere from 400 to 900
2 employees, in some cases more, depending on
3 the actual user-specific needs. So we think
4 that's a conservative estimate of the number
5 of jobs. But, you know, you can see what
6 types of jobs they are. They range from
7 anything on the warehouse floor, operate small
8 machines, to computer work, IT work,
9 management work, supervisory work, et cetera.

10 These types of developments also
11 have what we call impacts in the greater
12 community. It's almost a benefit of when you
13 have a concentration of 400 to a thousand
14 people in one area, that leads to other small
15 business opportunities or large business
16 opportunities to help support that new
17 community that's there working that site. So
18 that's kind of the magic of development is
19 it's a stimulus for other good things to
20 happen in the community, and that leads to
21 more jobs, more economic prosperity, and good
22 things like that.

23 So, you know, in a nutshell,
24 that's what we're looking at, a logistics-type
25 campus, and that's an example of what a facade

1 typically looks like for these buildings. Go
2 to the next slide. We've seen that. That's
3 our vision. That's what we're looking at
4 doing on the site. That's just a couple of
5 pictures about us. The EPA -- I wanted to
6 show you 30 slides of what we do, but that's
7 too many for them, but we're proud of what we
8 do. We actually have people and equipment and
9 we do our own work.

10 Out here we may or may not, but
11 we'll certainly manage it, be actively
12 involved with our team and our management
13 personnel. We know what we're doing. We know
14 how to do development sites, and we have all
15 the expertise from engineering to our
16 operators to get it done, and surveyors. You
17 can go to the next slide. That's my last dirt
18 slide to show you. That's kind of a glimpse
19 inside one of these distribution facilities.
20 It's pretty amazing.

21 I guess I assume everybody knows
22 what we see, but the distribution business has
23 gone from, you know, just a typical warehouse
24 and a skid steer and a pallet to now it's
25 robots running these machines with people, and

1 it's pretty amazing and it's pretty
2 unbelievable to see, but that's what opens up
3 a lot of different opportunities for
4 employment as well. And that's kind of the
5 last slide as far as, you know, what a facade
6 of a distribution facility looks like.

7 And I think there's one more. So
8 any successful development is not done alone.
9 We're here to work with the community, and
10 really what a successful logistics center
11 needs is, more than anything, is a strong
12 labor force. So we are -- and we've been
13 saying it from the beginning, when we're out
14 here, we want to work with the community and
15 the various stakeholders to make sure that not
16 only our operation has the right employees
17 from the area, but that we want to work with
18 all the stakeholders in the region to ensure
19 our project is successful.

20 So, take advantage of what's here
21 and help get other assets in place, if needed,
22 and put them together to make not only our
23 project successful, but to make this a
24 successful regional hub. So that requires
25 working together as far as the community and

1 stakeholders. That's it. Thanks for your
2 time.

3 MS. COOK: Thanks, Steve, Steve,
4 Tom, and Doug for the presentations. I want
5 to reintroduce myself for those who came in
6 late. I'm Cindy Cook. I'm an independent
7 facilitator, and my job is to make sure
8 everybody has an opportunity to be heard and
9 that things go smoothly here. So let me
10 repeat how the rest of this meeting will go.
11 In just a moment we're going to have a
12 question and answer period. We ask that you
13 keep your questions to informational questions
14 regarding the presentations or other stuff
15 regarding Zone 1 at the site.

16 EPA and others will respond to
17 your questions as best they can. If it's a
18 longer conversation, we'll arrange for you to
19 have conversations with them after the
20 meeting, because we only have about three
21 minutes per question to ensure that everybody
22 is heard. Once the question and answer period
23 is done, we'll shift gears to a formal public
24 comment period, and that's a listening
25 session, where EPA will hear your concerns and

1 comments about the site, but will not respond
2 until after the meeting, and then they'll send
3 out a responsive summary that summarizes their
4 responses to your questions and ideas and
5 concerns.

6 So is that clear? Does anyone
7 have any questions about how we're proceeding
8 here? Okay. So let me get a show of hands of
9 how many of you want to raise questions.

10 Okay. Just a few. So what I'd ask that you
11 do is that you come to one of these two
12 microphones up here and raise your question
13 and EPA will do its best to give you a
14 response. As I said before, if it's a longer
15 piece, we'll arrange for a conversation later.
16 We will have timers. So if you are thinking
17 of taking up more time than we've allotted,
18 then we'll ask you to give another person a
19 turn before coming back up.

20 So we'll start with, you have a
21 question? Can you come on up here, and if
22 you're not comfortable moving around, raise
23 your hand and we'll have a runner get an
24 independent mike to you where you're sitting.
25 So if you would first introduce yourself and

1 then ask your question, that would be great,
2 and maybe you might want to lower your mask so
3 it will be a little bit clearer. Yes, thank
4 you.

5 MS. LOPEZ: My name is Marissa
6 Lopez. I am a resident in Zone 3, a property
7 owner, and I grew up actually in the Superfund
8 site since I was six months old, and I'm also
9 the president of the East Chicago Calumet
10 Coalition Community Advisory Group, which is
11 the PAC for the Superfund site. Regarding my
12 question, regarding the Zone 1, Tom Alcamo, I
13 need to address this to you.

14 You stated that you weren't aware
15 of the contaminants that were in Zone 1, but
16 we have to go back and recall Americo
17 Engineering. EPA hired them to test the soil
18 in Zone 1, and they actually stated that
19 further testing was needed because they found
20 extreme levels of contaminants there. So my
21 question then is, how is it that you can make
22 the statement that you weren't aware of what's
23 in Zone 1, the contaminants? So that's my
24 question on that.

25 And my question to Mr. Radel -- am

1 I correct on your name? I watched the council
2 meeting that you attended there. They asked
3 you to present as to the trucks as to the
4 logistics coming in and out, because there's
5 only one exit, how it's going to affect the
6 residents in Zone 2, the emissions. Has that
7 been presented to the residents in Zone 2 at
8 all? Because none of this information has
9 been brought back to us. And is your company
10 ready or are they prepared and know how to dig
11 and deal with such contaminants that are in
12 Zone 1? Because you may know how to do that,
13 but statistically, by State law, the digging
14 should be three feet and you're in violation,
15 and EPA is aware of that. So those are my
16 questions.

17 MS. COOK: Thank you. So, Tom.

18 MR. ALCAMO: So, first, we went
19 and resampled in the fall of '20 or '19 --
20 fall of '20, to basically look at just the top
21 one-foot because of the demolition. So we
22 were not aware of what was the contaminants
23 underneath the actual buildings. We started
24 sampling in the zone and we knew Zone 1 was
25 contaminated. We were ready to begin a

1 cleanup in Zone 1 back in 2014. The designs
2 were underway. So we knew as early as 2014
3 that there was widespread contamination there.

4 So what I was referring to is, is
5 that there were houses there, all the
6 townhomes were there, and the two big
7 apartment buildings. So underneath those
8 buildings, they had no clue in regards to what
9 was under that because we never sampled there
10 because we couldn't because there was a
11 building there. So that's actually what I was
12 referring to in terms of not understanding
13 what was actually underneath the former
14 buildings, and that's why they did that. But
15 in terms of the widespread contamination, we
16 knew for sure there was widespread
17 contamination across that as early as 2014.

18 In regards to that, I just want to
19 address the air monitoring. We did do very
20 robust air monitoring. We had a series of ten
21 dust monitors surrounding the entire facility
22 with alarms, and we set those alarms at a very
23 low level. So when dust was at an
24 unacceptable level, not from a health
25 standpoint but from unacceptable levels, we

1 required the demolition firm to, basically, do
2 additional engineering controls or stop work.
3 And in addition, those samples were actually
4 taken off and sent to the lab and analyzed for
5 arsenic and lead. And we will continue to do
6 that during this cleanup, because the fact is,
7 you know, we don't want this to spread around
8 the community. Did that answer at least --

9 MS. LOPEZ: Well, as to the air
10 monitoring, I'm aware, because Americo
11 Engineering handled the demolition, and I took
12 a tour with them and I saw what they did and
13 they explained everything to the matter what
14 they were doing, and they told us the air
15 monitors where they were at and everything
16 that was going on. And in that process I did
17 not even see an EPA person on site. So
18 there's issues on that matter, overseeing what
19 they're doing.

20 MR. ALCAMO: Actually, I had
21 full-time oversight on the demolition. I had
22 a contractor on there and myself, who went
23 there periodically. So we did have -- you may
24 not have saw that person, but they were there,
25 and that's the same thing here. We've already

1 got a contractor in place already to deal with
2 that during this phase of the cleanup. So,
3 yes, we were there and we'll continue to be
4 there. You may not have saw the person, but
5 they were there.

6 MS. COOK: I'd like to have you
7 continue this conversation after the meeting
8 and have Steve speak to the proposed
9 development and traffic.

10 MR. RADEL: So with regard to your
11 question on truck emissions, once we acquire
12 the site we're going to go on two paths.
13 We're going to work with the EPA to put the
14 plans together to get the remedy implemented,
15 the remediation to do that work, and we're
16 also going to work on our engineering plans to
17 get the development approved by the City. And
18 at that point traffic, and all those issues
19 that you brought up, will be addressed through
20 that process. As far as who we're bringing in
21 to do the work, our team is comprised of
22 individuals and entities that have significant
23 Superfund experience and, more importantly,
24 significant experience dealing with these
25 types of constituents in the ground.

1 So we're very confident that we
2 got the right team to do the work. I mean,
3 this work is important and it's serious, but
4 from an implementation standpoint, it
5 doesn't -- it's very doable. The key is, as
6 Tom mentioned earlier, the emission controls,
7 truck washing, and just doing the work smartly
8 so you don't create a bigger issue than what
9 you're dealing with when you're excavating.
10 We have a good team and we'll have the right
11 controls in place to make sure that doesn't
12 happen.

13 MS. COOK: Will you be here after
14 the meeting to have further conversation?

15 MR. RADEL: Absolutely.

16 MS. COOK: Great. Thanks. So I
17 want to invite the next person with a question
18 to come on down to one of the two microphones.

19 MR. DRAGOVICH: I'll go.

20 MS. COOK: Can I get a show of
21 hands of people who have questions, not
22 comments, but informational questions?

23 (Inaudible unidentified speaker.)

24 MS. COOK: Hang on a second. Why
25 don't you come to this microphone and ask your

1 question while Joe is making his way down to
2 this other microphone. Are you comfortable
3 with that, Joe? Yeah? Okay. So if you would
4 introduce yourself first?

5 MS. BOROWSKI: Caroline Borowski
6 (phonetic). Steve, will you be -- will
7 Brandenburg be following up and doing the
8 cleanup as you did before Tom? Who will be?

9 MR. ALCAMO: I don't know. That's
10 up to them. In terms of we've worked with
11 their engineering firm already that has a lot
12 of engineering experience for the design of
13 things, but we're not aware of who they're
14 choosing to actually do the cleanup, the
15 construction themselves. That will be
16 something that will happen if these agreements
17 get finalized. So I don't know yet.
18 Brandenburg could be, could not be. I just
19 don't know.

20 MS. COOK: And, Joe, I want to
21 remind you that this is a question and answer
22 period. So we're wanting to focus on
23 informational questions, and try to keep it to
24 three minutes. If you could step a little
25 closer to the mike, it's kind of hard to hear.

1 MR. DRAGOVICH: Is it okay now?

2 MS. COOK: Perfect. Thanks.

3 MR. DRAGOVICH: Okay. I'm trying
4 to figure out is, what's going to happen with
5 the buildings going into the ground. Now, my
6 explanation is you put one-foot of ground fill
7 in, correct, and underneath that five feet of
8 clean dirt; is that correct? Okay. And then
9 what happens if you guys go below that with
10 the buildings that are being put there?

11 MR. ALCAMO: As our agreement, if
12 there is digging into contaminated material at
13 depth, that has to be handled appropriately by
14 IDA. So, in any case, I don't know in terms
15 of the actual design of the building how deep
16 the footers are going to be for this building,
17 but there is a provision in there that they
18 have to handle the contaminated material
19 that's at depth, and if it gets disturbed,
20 they have to take it off site for disposal.

21 MR. DRAGOVICH: How about the
22 wires and the tubes? I imagine it will go
23 kind of deep into the ground too, the
24 underground wires and tubes?

25 MR. ALCAMO: Right. You mean like

1 the utilities, and things like that? Yeah,
2 same thing.

3 MR. DRAGOVICH: So chances are
4 it's going to go --

5 MR. ALCAMO: I can't say how deep
6 it's going to go, but I'm --

7 MR. DRAGOVICH: I'm putting words
8 in your mouth. Okay, I understand. My fault.

9 MR. ALCAMO: Yeah.

10 MR. DRAGOVICH: You said as far as
11 the groundwater goes, you see no disturbance
12 between the soil and the groundwater at this
13 time; is that correct.

14 MR. ALCAMO: Right now, based on
15 the studies, there's six wells on the actual
16 Zone 1 property. One well in the very
17 southwest corner of the site exceeds cadmium
18 and arsenic for the drinking water standard.
19 The other wells do not. And then there's
20 another well off site in the southern part of
21 Zone 2 that has an exceedent of the drinking
22 water standard for lead. So we do not see
23 this large groundwater problem here. And it's
24 really inherent in terms of these contaminants
25 because of the fact that lead and arsenic bind

1 to the soil and are very difficult to move in
2 groundwater.

3 In addition, there's something
4 that is called a groundwater divide. It's
5 basically along the west side of the site
6 that, basically, groundwater from Zone 1 goes
7 towards Zones 2 and 3. It's outside of
8 actually Zone 1. Most of Zone 1 groundwater
9 is going towards the canal. And that's a
10 whole new study too, Joe. There's going to be
11 additional meetings on that. I don't want to
12 say that there isn't any issues or problems
13 because there's more studying that needs to be
14 done, but the preliminary data -- and that
15 data is online and can be viewed, shows there
16 isn't this large scale groundwater problem.

17 MR. DRAGOVICH: So you're saying
18 that the contaminated soil in Zone 1 is not
19 affecting the groundwater as far as you can
20 tell at this time?

21 MR. ALCAMO: At this time.

22 MR. DRAGOVICH: Fair enough.

23 Thanks for your time.

24 MS. COOK: Thanks, Joe and Tom.

25 Are there questions, informational questions?

1 UNIDENTIFIED SPEAKER: I had my
2 hand up.

3 MS. COOK: So come on down to the
4 mike, if you would, please, or we --

5 UNIDENTIFIED SPEAKER: I can't
6 come down there.

7 MS. COOK: Oh, sure.

8 UNIDENTIFIED SPEAKER: Thank you.
9 Sorry. My question is -- I did come in after
10 you had started. So I may spill over a
11 little. If I do, forgive me for that.
12 Marissa pretty much asked all the questions
13 that I had concerns about. However, when the
14 gentleman from EPA -- what's your name?

15 MR. ALCAMO: Tom.

16 UNIDENTIFIED SPEAKER: Tom, when
17 you responded to Marissa, it just raised
18 another question in my mind. When you said
19 EPA was not aware of the contamination under
20 the housing complex there, that really kind of
21 concerned me. Because I was here when it
22 first started and we were one of the first
23 families to move into that complex, and we
24 were told at that time there was an issue with
25 lead and contamination. However, it was

1 approved to build the housing on top of that,
2 which in turn many families were dislocated as
3 a result and many died because of cancer and
4 other issues, and the school was closed
5 because it said lead was all over everywhere
6 throughout this building.

7 But the thing is, how am I
8 supposed to trust you, and not you per se, but
9 the agency -- well, you too, but the agency
10 per se? And with this industry -- I'm sorry,
11 that was the question. And then also, the
12 City sold the property off to this company and
13 I see a lot of Illinois car plates outside.
14 So that tells me an influx of new people here
15 on this land that was a company before they
16 built housing on top of it. Now you're
17 talking on putting another industry, which you
18 said is robust and all the good stuff, but how
19 are we supposed to trust EPA?

20 MR. ALCAMO: Well, I think trust
21 is earned, and I think since 2016 we've put a
22 huge, huge effort into the community and try
23 to accelerate these cleanups. We've had two
24 community involvement coordinators here
25 full-time. We'll still have community

1 involvement coordinators working with the
2 community. And what it is is, we didn't know
3 the concentrations of lead or arsenic
4 underneath the buildings. We knew that was a
5 former smelter property, but what were the
6 actual concentrations. We had sampled, let's
7 just say, one of the townhomes.

8 We had sampled around those
9 townhomes and we knew that was contaminated,
10 but when they disturbed the soil with the
11 slabs and building those actual townhomes, we
12 didn't know actually what was underneath that.
13 And that's why they went out -- because
14 they're all gone now, and so that's why they
15 went out and did this additional sampling. So
16 we knew that property was contaminated. We
17 just didn't know what the concentration was of
18 lead and arsenic underneath those buildings
19 because, as I said, we sampled around the
20 building when it was operating.

21 And so I get it. Trust is earned
22 and we've got to earn it. And I think that --
23 we're going to be out here in the community
24 during this cleanup. As I said, we're having
25 full-time oversight. We'll have additional

1 meetings, and things, to basically gain your
2 trust, because we don't want this cleanup to
3 contaminate the general area. So we're going
4 to be involved in overseeing all of this.

5 Make sense?

6 UNIDENTIFIED SPEAKER: I hear what
7 you're saying. I hear you, you as an
8 individual, because you weren't here in 1972
9 when it first started. That's why I'm going
10 back to the '70s, okay, when it first started,
11 and EPA did not -- they put the slabs down on
12 top of the very soil they were supposed to
13 have at that time tested and said it was okay.
14 But we knew there was an issue with the lead
15 at that time, but it was still built upon.
16 So, again, you weren't here. So I'm not going
17 to hold you personally, but right now I will,
18 but not then. Okay?

19 But that's what I was speaking to,
20 at that point and what happened before and why
21 would I trust you. Now you're speaking now,
22 today's date and time in the '20s. You're
23 bringing what you know, what you can offer,
24 and I can appreciate that as well. But when
25 you're doing it this time, you're going to

1 definitely make sure that however deep -- the
2 gentleman there in the back, he brought out --
3 Bob brought out a point of how much deeper is
4 this building going to go and who's going to
5 make sure that when it goes that depth --
6 because they're going to go that depth. You
7 know it, I know it, and they know it too, but
8 that comes with business.

9 But in the meantime, how are you
10 going to -- you're definitely going to monitor
11 this, and not that there's something in the
12 clause or the contract or the building
13 agreement, or whatever, but EPA, what have you
14 built into that that you're actually going to
15 go to that site to make sure that this is not
16 going, when they dig, to contaminate, because
17 nothing is left of Calumet now. They got
18 three streets and, what, five houses?

19 (Inaudible unidentified speaker)

20 UNIDENTIFIED SPEAKER: No, no,
21 sir, that's not an issue. Lots of things do
22 come with expense, but not to come with
23 expense where people are dying from cancer.
24 He wasn't even born at the time. But dying of
25 cancer, and a lot of things. So what I'm

1 saying is, how thorough will EPA be, and
2 that's a righteous question, and any person in
3 this room should want to know the answer to
4 that. That's all.

5 MS. COOK: Hang on a second, Tom.
6 I want to put both you, and perhaps Doug and
7 others, on the spot a little bit here because
8 I saw a lot of heads nod when the question of
9 trust came up. So the big overall question
10 is, how can the community be assured that this
11 work is going to be done in a very robust
12 manner and that you're going to be protective
13 of the people who live here?

14 UNIDENTIFIED SPEAKER: Can the
15 people on stage introduce themselves again
16 very quickly so we know who's on stage?

17 MR. ALCAMO: Yes. I'm Tom Alcamo,
18 and I'm the project manager for the project.

19 MR. RADEL: Steve Radel with IDA.

20 MR. KAISER: Steve Kaiser, U.S.

21 EPA.

22 MS. ABEND: Kate Abend with U.S.

23 DOJ.

24 MR. BALLOTTI: I'm Doug Ballotti,
25 director of the Superfund program.

1 UNIDENTIFIED SPEAKER: Thank you.

2 MR. ALCAMO: So what we're going
3 to do is, we're going to publish all our air
4 monitoring data. All the information will be
5 published. Our oversight reports, I'll be
6 getting oversight reports. If I'm not there,
7 I have a contractor there that's going to be,
8 basically, looking at the actual cleanup
9 activities. So we're going to be open in
10 regards to all the information we put out
11 there.

12 And so I don't know if -- and you
13 can talk to Charles, but we'll have it on the
14 web page, but we also can do other things in
15 terms of making sure that you have the
16 information that we have and we're monitoring
17 this cleanup appropriately. I mean, that's
18 kind of what we'll end up doing during this
19 entire project. Does that help a little?

20 UNIDENTIFIED SPEAKER: I can hear
21 you. I can hear what you're saying. Again,
22 not to belabor over this because other
23 people -- I'll just talk to you later. Thank
24 you.

25 MR. ALCAMO: Okay. Cool.

1 MS. COOK: Did you have a
2 question?

3 UNIDENTIFIED SPEAKER: I'll
4 provide it later.

5 MS. COOK: Okay. Are there other
6 informational questions?

7 MR. DRAGOVICH: Can I have a
8 follow-up question?

9 MS. COOK: If it's brief, Joe,
10 yes, come on down.

11 MR. DRAGOVICH: Okay. What I want
12 to know is, when they went from residential to
13 light industrial, they changed the soil
14 standard cleanup level; correct? Will that
15 affect the cleanup of Zone 1 or have no affect
16 at all, because I think residential is 400 PPM
17 for the lead and the light industrial it
18 doubles. Will that affect the cleanup in
19 Zone 1, or not?

20 MR. ALCAMO: It will likely have
21 less material to be excavated, but what we
22 look at from a standpoint is risk. You're
23 going to have a building over that entire
24 property with hardscapes. So when we look at
25 risk, you look at are individuals going to

1 inhale this material? No. It will be covered
2 with clean fill and a building or a hardscape.
3 So, they won't inhale it. People will not be
4 able to ingest the material. There's going to
5 be a building there. People can't be exposed
6 to it.

7 And the same with something we
8 call dermal contact, or does that come in
9 contact with your skin. So all those pathways
10 are going to be eliminated. Now the cleanup
11 numbers go from 400 to 800. When they
12 calculate the cleanup number, it's based --
13 the 400 is if someone is living there. Well,
14 people aren't going to be living there. It's
15 commercial. So there's less exposure for
16 workers. There will actually be a building on
17 top of it and will limit and basically prevent
18 exposure for the material at depth.

19 MR. DRAGOVICH: Would you have got
20 a better cleanup if you would have stuck with
21 the residential?

22 MR. ALCAMO: I don't think it
23 would be better because it's the same exposure
24 scenario.

25 MR. DRAGOVICH: And how about the

1 people that will be working there as far as
2 digging the ground, and that, it won't matter
3 to them if it's at 400 or 800 lead?

4 MR. ALCAMO: We'll have to monitor
5 the actual construction workers for health and
6 safety while they're actually doing the
7 cleanup and also likely during the
8 construction of the building. But after that,
9 the workers themselves in there, there's going
10 to be no exposure.

11 MR. DRAGOVICH: The exposure time
12 will be so short it won't matter if it's 800
13 or 400.

14 MR. ALCAMO: Correct. It's not
15 even exposure time. It's more that they won't
16 be exposed because there's, basically, no way
17 they can be exposed with the soils underneath
18 because there's a huge building on top of it.

19 MR. DRAGOVICH: Fair enough.
20 Thank you.

21 MS. COOK: Do you have a question?
22 Come on down.

23 MS. DANIELS: My name is Akesha
24 (phonetic) Daniels, and I'm a lifelong
25 resident here for ■ years. I want to know,

1 when Miss -- Mahone? When Ms. Mahone
2 (phonetic) was speaking about the people with
3 different forms of cancer and things that have
4 been exposed already. My grandmother is a
5 lifelong resident. She'll be [REDACTED]
6 and lives right outside of Zone 1. So I'm
7 really concerned about you all building
8 anything right there. I'm concerned about the
9 trucks and the people that you'll be having
10 come in and out of that area. We also have a
11 rehabilitation center that's facing the West
12 Calumet Housing Complex.

13 So what are you all going to do to
14 make sure that even though you all have tested
15 their soil, you all have replanted, and done
16 everything out there, is it going to be redone
17 again once you all get finished? Because no
18 air monitors have been out there all this
19 time, so we don't know what's been blowing
20 through there. You've had city workers out
21 there cutting grass. You've had other
22 companies out there testing, and no one is
23 telling us as residents.

24 My grandmother owns her home.
25 She's not a renter. So we're really concerned

1 about what you all are bringing into our
2 neighborhoods. Because you all don't live
3 here. You come here every five years and then
4 it's done. But in those five years how many
5 people have died since you all have left or
6 how many different forms of cancer have been
7 diagnosed since you all have left in five
8 years? You know, it's really -- it's a
9 problem. And I just want to know when are the
10 air monitors going up, how soon are they going
11 to be up, and how long are they going to be
12 up, because they need to be throughout the
13 city, not just around where you're going to
14 build. Thank you.

15 MR. ALCAMO: So in terms of the
16 actual cleanup itself, we're going to have
17 that monitored. I mean, I don't want
18 contaminated soil. Just like in the
19 demolition, when they did the demolition, we
20 don't want contaminated soil to leave the
21 property. Okay? We want it put in trucks and
22 shipped off. And that air monitoring has got
23 to be robust and we're going to be doing
24 robust air monitoring, and we'll publish that
25 data so everyone will know what we're seeing

1 and what we're doing. In terms of, I can't
2 speak -- and maybe, Steve, you can speak in
3 terms of --

4 MS. DANIELS: But what I'm saying
5 is, you haven't had the air monitors up all
6 this time, because that land has laid dormant
7 and now where the old diesel tanks used to be
8 at, they cut all those trees down and now
9 they're messing -- well, they stopped messing
10 with West Calumet. But before, you had city
11 workers out there cutting grass with no type
12 of gear on to protect themselves. So that's
13 my problem. No air monitors have been put up.
14 I've been out of West Calumet since 2016,
15 2017, and no air monitors are around that area
16 to even say what's still blowing through. You
17 got all kind of wildlife running in and out of
18 there. It's a mess.

19 MS. COOK: Please let Tom finish.
20 Okay?

21 MR. ALCAMO: One of the things is
22 that when they completed the demolition, we
23 made sure that the actual soils -- there was
24 still a lot of gravel where there was
25 driveways and foundations. We kept that in

1 place as a barrier for the lead and arsenic in
2 the soil to be blown off. Any areas that were
3 bare were essentially seeded, and we've
4 inspected that to make sure those areas were
5 seeded and covered so material couldn't blow
6 off the site, and so that's actually after the
7 demolition. Now when we start disturbing the
8 soil, that's a whole different issue. We're
9 going to need to do large scale air
10 monitoring.

11 MS. COOK: Tom, you mentioned air
12 monitoring data will be published. Where
13 would folks like this person be able to see
14 that air monitoring data?

15 MR. ALCAMO: We'll put it on the
16 actual website, but if the website isn't --
17 you know, if you're not computer savvy, we'll
18 figure out another way of working with Charles
19 to make sure that, and Janet Pope, to make
20 sure that the data is out there for the public
21 to see. We've got nothing to hide. I don't
22 want to hide anything. We want to make sure
23 this is done correctly.

24 MS. COOK: One more question, and
25 then are there other people that have

1 questions? Sir, let's have you go because
2 you've not yet spoken, and then you can go
3 again.

4 UNIDENTIFIED SPEAKER: (Inaudible)

5 MS. COOK: You have a comment?

6 UNIDENTIFIED SPEAKER: Yes.

7 MS. COOK: Okay. So, then, go
8 ahead, and if you could keep it brief, please.

9 MS. LOPEZ: Okay. My question
10 goes to something that happened on May 19,
11 2020. West Calumet is wetlands and EPA knows
12 that. There was heavy rains that day. City
13 multimedia guy Steve Segora (phonetic) went
14 there and he started filming. There was fish
15 spawning that came from the canal in West
16 Calumet and on Goodman Park, and when I called
17 Janet Pope, she saw the video. She was aware
18 of it. Now, he had it on his personal
19 website. So the City should have known about
20 it, the issues. Now if EPA knows that's
21 wetlands -- because she's the one who told me.
22 I'm not aware of it. I'm a resident.

23 So there's a problem. The canal
24 has a section that releases PCBs right into
25 West Calumet. So if you're going to put this

1 and lay down that foundation over only
2 12-inches of soil, is it going to sink? What
3 is going to be done? And that's something you
4 seriously got to think about, and that's the
5 difference. We live here, we know what takes
6 place, and you need to listen to us, and
7 that's the trust factor. EPA never responded
8 or updated these community meetings, never
9 responded to our comments that we raised. I
10 never got answers to them and I know everybody
11 else never got them. So you need to question
12 on the wetlands and the soil. Thank you.

13 MS. COOK: So your question is how
14 has EPA taken into account wetlands and
15 groundwater for Zone 1? Is that right?

16 MS. LOPEZ: Right. Because the
17 groundwater, I understand, runs into Zone 2,
18 and people's basements flood, because the
19 basements flooded at that time, and the next
20 day it rained heavily also. At the council
21 meeting --

22 MS. COOK: Excuse me for
23 interrupting. I think we got the question.
24 Let's let EPA respond to that. Okay?

25 MS. LOPEZ: Okay.

1 MR. ALCAMO: I think certainly the
2 building is going to have to have a stormwater
3 retention permit basically from the City to
4 ensure that that is taken care of. From a
5 wetlands standpoint, the elevation of the
6 property is going to be raised, and so I think
7 that's going to help in regards to that, but I
8 didn't see the video that you're mentioning.
9 I'm not aware of it.

10 UNIDENTIFIED SPEAKER: I have it.
11 I'll show it to you.

12 (Inaudible unidentified speaker.)

13 MS. COOK: I'm going to suggest,
14 so that we can --

15 (Inaudible unidentified speaker.)

16 UNIDENTIFIED SPEAKER: I live
17 across the street. I've been living across
18 the street all my life. I see everything that
19 goes on in this community, more than anybody
20 in this room. I seen EPA out there doing
21 additional testing, and the guy out there told
22 me he's testing the soil where the homes used
23 to be. Anything that goes on in this third
24 district I monitor it, and if I see somebody,
25 I question it. A lot of these people doing

1 all this questioning, I like the questions
2 they're raising.

3 But I'm out there every day and I
4 see what's going on. They see it later, but I
5 see what's going on on a daily basis with that
6 complex, and if you don't do anything with
7 that complex, it's just going to stay dormant
8 like it is. I think this is unnecessary. You
9 all done a good job out here in this Calumet
10 and I trust the EPA. I've been part of this
11 process from day one with Steve and Brett and
12 Milton and some of the EPA representatives,
13 and as a councilman I know for sure what's
14 going on.

15 MS. COOK: Thank you, sir.

16 UNIDENTIFIED SPEAKER: And I trust
17 them. The rest of these people -- how many a
18 show of hands lives in the Calumet area now?
19 Three of us?

20 MS. COOK: Hang on a second. I
21 don't want to get into a public referendum
22 here. We're still in the question period, and
23 if there's a question about wetlands, I think
24 you answered it as best you can, Tom?

25 MR. ALCAMO: Yes.

1 MS. COOK: If folks want to share
2 that video with EPA, please work with -- is it
3 you, Charles, to get the film to other folks.
4 Yes, Tom?

5 MR. ALCAMO: One of the things I
6 wanted to add, Kevin McCarthy is here from EPA
7 who is actually doing the OU2, or Phase II,
8 groundwater investigation in USS Lead, and you
9 may want to talk to him afterwards, Marissa,
10 to discuss what he knows about things, and
11 you'll have access and there will be future
12 public meetings on the whole groundwater issue
13 in the future.

14 MS. COOK: So at this point I'm
15 going to suggest that we shift gears here,
16 unless there are any other questions that are
17 informational, not people making statements,
18 but informational questions. I think you had
19 a comment; is that right, sir?

20 UNIDENTIFIED SPEAKER: I did.

21 MS. COOK: Okay. We're just about
22 to shift to the comment period. So at this
23 point we're going into the mode where EPA will
24 be listening to your comments. You'll have
25 three minutes to make comments here. We'll

1 have a slide at the end to show you how you
2 can present written comments by phone,
3 comments by email. There's lots of
4 opportunities. I believe the comment period
5 ends on June 2nd -- June 3rd?

6 Okay. Again, you can make
7 comments here. Keep them brief, and if you
8 have follow-up comments, you can make them in
9 a variety of ways that I just mentioned and
10 you need to get them in by June 3rd. So what
11 I'd like is a show of hands of how many people
12 want to make formal comments on the record
13 about these documents? Just two folks?
14 Three?

15 UNIDENTIFIED SPEAKER: We have
16 cards.

17 MS. VACCARELLO: We have 14
18 numbers given out.

19 MS. COOK: Oh, okay. Card No. 1,
20 I believe that's you, Joe? Can you get the
21 microphone to him? Oh, he's coming down.

22 MR. DRAGOVICH: My first comment
23 is, I would like to ask the owner of IDA to
24 see the plans for the building before they're
25 finalized so we can see exactly what you're

1 going to do over there, if that's possible,
2 before you start signing any papers, what's
3 going to be done, because it's hard to get any
4 information out of the City as far as exactly
5 what's going on over there. If you have a
6 contact person with you, just you guys got the
7 plans, say this is our plan, we'll show it to
8 the City, we're going to sign off on it, do
9 you guys want to look at it first, that would
10 be appreciated.

11 Also, any papers that have to be
12 signed, as far as any agreements on the
13 property, I would like to see them done after
14 the comment period and the questions are
15 answered; again, so we have a good look at it,
16 that the documents are not signed before the
17 end of the comment period. As far as the
18 five-year review you guys are planning on
19 having, as you know, in my opinion, the way
20 this was worked on with the other review
21 didn't work out so nice because that's why
22 we're in a Superfund site. So it's going to
23 be hard to trust you people with another
24 five-year review. That's just the way it is,
25 in my opinion.

1 And I want to make some comments
2 about what happened at the West Calumet
3 Housing Complex. I think it was very sick
4 what happened to those people. There should
5 be some more looking into it; why it happened,
6 who knew it, when did they know it, and what
7 did they do about it. That was very sick what
8 happened to those people over there. Very
9 sick.

10 And the third one I'd like to say,
11 those buildings were knocked down, they're
12 telling me, because of structural damage. I
13 believe, in my opinion, that the amount of
14 contamination inside those buildings could not
15 be cleaned out by the EPA, and the reason why
16 they knocked them down is because they knew
17 they couldn't clean them out. Those buildings
18 were beyond remediation due to the high levels
19 of lead inside the buildings.

20 MS. COOK: One minute.

21 MR. DRAGOVICH: That's just my
22 opinion. That's all I have. Thank you.

23 MS. COOK: Thanks. So, Number 2?
24 Number 3?

25 UNIDENTIFIED SPEAKER: I'd like to

1 say good morning to everyone. This has been a
2 touchy situation. As you know, I am the
3 councilman of this district. I've been in
4 this district [REDACTED] years of my life at
5 [REDACTED]. I saw the old industry out there.
6 I saw it being demolished. I saw the West
7 Calumet Complex coming up. Unfortunately, I
8 wasn't blessed to live out there. I've lived
9 on [REDACTED] all my life. So I saw -- I didn't
10 see everything, but almost everything that
11 went on in this community, and I'm constantly
12 seeing everything that goes on in this
13 community.

14 I ran for councilman for 30 years
15 of my life, and my thing is to make sure this
16 community is redeveloping, come up. I saw
17 this community up here, I saw it here, and now
18 I see it here. IDA, I've been involved in
19 this project from the beginning. I've talked
20 with individuals from the EPA in the meeting.
21 They made sure I was aware of what's going on,
22 and I'm not the one that gets snowballed,
23 because you don't want that to happen to me
24 because I have my attorneys on speed dial.
25 And if it's not done right, I'm going to be

1 pointing fingers at somebody and I'm going to
2 be taking action.

3 I appreciate all of the comments
4 from everybody what they said, but as a
5 representative, I'm with the EPA because I
6 want this community to develop. We got
7 several things that's coming in this
8 community. This here is a cleanup and a
9 development. That's just like if you live in
10 your house and if your house needs cleaning up
11 to make it better, what do you do? You clean
12 it up. But if you don't want it cleaned up,
13 you live in a nasty house. So if these
14 gentlemen can't do this for this property out
15 here, what it's going to be? It's going to be
16 just the way it is right now. Nothing.

17 My thing is redevelopment,
18 cleanup. I trust the EPA, and I want all my
19 constituents who live in the Calumet area to
20 pay attention to what's going on. I'd like to
21 say I am one of those guys who is inquisitive.
22 Every time I see somebody doing something, I
23 stop, I question them, and I give them my
24 card; and hopefully, they got a card so if
25 something don't go right, I can contact them.

1 But, again, this is a cleanup to make things
2 better. That's all I want to see for this
3 community. Like Ms. Mahone say, ain't nothing
4 out there, but we want to start putting things
5 out there.

6 If they clean this up right, top
7 it off, do what they supposed to do, we got
8 jobs. I'm a retired job developer and
9 business developer. So I know what it takes
10 for things to happen right, and I want
11 everything to try to be coming up in this
12 Calumet area. The mayor said his main focus
13 now is Calumet and the third district, and I
14 believe him, and if he's snowballing me, I'm
15 going to get on him too. So this is a strong
16 councilman who is for the people. So with
17 that being said, I hope everybody else can
18 look at it as a cleanup and a redevelopment to
19 make the community better. Thank you and God
20 bless us all.

21 MS. COOK: Thank you, sir.

22 Comment No. 4?

23 MR. COMER: Good morning.

24 Reverend Mason Comer on the representation of
25 Pastor Douglas Sloss of the First Baptist

1 Church of East Chicago: To whom it may
2 concern: Please accept this letter as it
3 relates to rebuilding Calumet. As pastor of
4 the oldest African-American church in East
5 Chicago, and we're located within walking
6 distance from the site in question, we support
7 the EPA cleanup efforts for Zone 1. From day
8 one our church has heavily been involved in
9 efforts to revitalize the Greater Calumet
10 area.

11 We have hosted many workshops,
12 informational seminars, and finding suitable
13 housing for those displaced residents as a
14 result of tearing down the West Calumet
15 Complex. We've also hosted the National NAACP
16 Environmental Justice team, as well as the
17 governor of Indiana, in an attempt to rebuild
18 this valuable community, and many residents
19 within this community have personally and
20 professionally been affected by this cleanup
21 and would appreciate a rebuilding decision.
22 Humbly submitted, the pastor of the First
23 Baptist Church, Pastor Douglas C. Sloss.

24 MS. COOK: Thank you. Comment
25 No. 5?

1 MR. WILLIAMS: Good morning,
2 everybody. God bless you all. I'm Pastor
3 Rashaun T. Williams. I am a Calumet resident.
4 I am here on behalf of the Twin City
5 Ministerial Alliance, who the president is
6 humble Bishop Douglas C. Sloss, with this
7 letter. To whom it may concern: The New Twin
8 City Ministerial Alliance is an organization
9 of over 15 pastors of East Chicago. All of
10 our churches have members, families, and
11 friends that live and have history in the
12 Calumet neighborhood. We are writing to show
13 our support in favor of the redevelopment and
14 cleanup plan for commercial and business use
15 for Zone 1 of the USS Lead Superfund site as
16 part of the revitalization of Calumet.

17 The concept to re-purpose this
18 property for the benefit of the community
19 while having impact on the local and regional
20 economy is a great opportunity. We understand
21 that there are additional benefits in the
22 proposed Zone 1 plan; specifically, the
23 inclusion of a training facility to provide a
24 much needed skills base for the potential Zone
25 1 development, in addition to the new

1 3.5 million square-foot modern distribution
2 and light manufacturing facilities under
3 development on the adjacent former du Pont
4 site, now known as the East Chicago Logistics
5 Center.

6 We believe the City, EPA,
7 developers, and all involved can help ensure
8 an appropriate plan for remediation and
9 redevelopment that will positively impact the
10 Calumet neighborhood with hundreds of
11 permanent full-time and multiple jobs and
12 allow Zone 1 to become a beacon of hope, which
13 is very well-deserved. As such, the New Twin
14 City Ministerial Alliance strongly supports a
15 cleanup plan and can focus on redevelopment as
16 the City moves forward with commercial
17 business opportunities for Zone 1 resulting in
18 overall rebuilding and revitalization of the
19 Calumet neighborhood. Please do not hesitate
20 to contact me should you wish to discuss
21 further as far as this situation goes.

22 Sincerely, Douglas C. Sloss, President. Thank
23 you so much.

24 MS. COOK: Thank you. Comment
25 No. 6? I see none. Number 7? We're looking

1 at the numbers on your little comment cards
2 that you received when you came in. Is
3 Number 7 here?

4 MR. DAGGETT: Yes, I'm Number 7.

5 MS. COOK: Okay.

6 MR. DAGGETT: Dr. King said a
7 threat to injustice anywhere is a threat to
8 justice everywhere. I think that's important,
9 because it really doesn't matter where you
10 live or where you're from, because the
11 injustice that's taking place here in Calumet,
12 it's only a matter of time before it arrives
13 at your front door. I'm not going to wait
14 until it gets to my front door in Hammond.
15 I'm going to deal with it right here so we can
16 stop it right here.

17 My name is Pastor Antonio Daggett.
18 I'm pastor at the Tabernacle Missionary
19 Baptist Church in East Chicago, Indiana. I'm
20 here because I think it's so important, number
21 one, that we make sure that we're not
22 perpetuating racial inequity in this cleanup
23 process. My question is, if we were building
24 mansions on this site, if we were building
25 condominiums on this site, would we clean this

1 site up to the point where we would have no
2 more issues with this site? What I hear is a
3 band-aid. That's what I'm hearing. I'm
4 hearing a band-aid. And because, to some
5 extent, I do have an objective way of looking
6 at this.

7 I look at it and I'm concerned
8 about whether or not we are adequately
9 treating what needs to be done here.
10 Eventually, at some point, ladies and
11 gentlemen, that land will be cleaned up to an
12 extent that it will be good enough for white
13 folks to live there. See, that's the
14 standard. Are we piecemealing this because we
15 would only be replacing it with public housing
16 folks? Are we piecemealing or is our point to
17 make sure that this is acceptable for any
18 American citizen living on that property? I
19 think that's critical. We have to be honest.

20 I'd like to ask the DOJ, what has
21 been done, criminally what has been done in
22 the criminal prosecution of those who created
23 the situation that exists now? What has been
24 done? The impact of that is that if we don't
25 deal with it, it may continue elsewhere. So

1 the DOJ has a function in this as well. I'm
2 encouraged by the fact that there's so many
3 people here that's so concerned about this.
4 If you've been a resident of Calumet 45 years,
5 God bless you, but we need to help you. We
6 need to help you get what you need to have to
7 make sure we're not dealing with it in
8 Hammond, because it's only a matter of time.
9 So we need to deal with that. I want to thank
10 everyone for lending me your ear.

11 MS. COOK: Thanks. Number 8?

12 MS. DAVIS: I'm Patricia Davis. I
13 grew up in Zone 2 and I have a brief question.
14 I heard that there was a class action suit and
15 I need more information on that. There's so
16 many cancers. My father had cancer. I had
17 cancer also, and I'm now in Zone 3. I just
18 wanted to know about that.

19 MS. COOK: So, unfortunately,
20 we're not in the question and answer period,
21 but is there somebody who can speak with this
22 woman afterwards about any class action suit?
23 Is there anybody here that knows about it?
24 I'm looking over to the DOJ and to -- does
25 anybody know about this here? Apparently,

1 nobody in the room knows about this, but if
2 you submit a question to the community
3 development coordinators, perhaps they can
4 help you with anything they know.

5 MS. DAVIS: Thank you.

6 MS. COOK: Sure. So where are we?
7 I think we're on nine. Okay. So just a
8 reminder that this is a formal comment, rather
9 than questioning point.

10 MS. LOPEZ: Good morning,
11 everyone. I am in favor of economic
12 development for the City and have always been.
13 I'm a community servant, as my parents were.
14 My dad was a head department for the City, and
15 my mom served as deputy city clerk for the
16 City for 48 years, and she was secretary for
17 the council for 27 years. So we have always
18 been involved in the City. But as an
19 environmental and (inaudible) community, the
20 minimum is being done with this cleanup.

21 The construction of this 500
22 square-foot warehousing and logistics center
23 will accelerate the harmful environmental
24 effects for nearby residents. Large numbers
25 of diesel trucks will enter and exit the

1 facility every day. The trucks will emit
2 diesel pollution, worsening the already high
3 levels of air pollution in the area,
4 potentially contributing to cardiovascular
5 disease, respiratory illnesses, strokes --
6 give me a second because I got a form of
7 Parkinson's here, strokes, asthma, cancers,
8 among other health impacts in the population
9 that has already experienced significant
10 challenges from existing exposures.

11 The 36-inch footing requirement is
12 imposed upon both residential housing and upon
13 industrial warehousing of the type that could
14 be built in Zone 1. The Indiana Code requires
15 a minimum foundation depth of 36-inches for
16 all Class I buildings in Lake County. The
17 warehouse described in the developer's plan
18 would also be a Class I structure.

19 MS. COOK: One minute.

20 MS. LOPEZ: The proposed warehouse
21 would not be a Class II structure, which only
22 covers townhouses and outstanding outbuildings
23 like garages. Because it is now zoned as a
24 light industrial, U.S. EPA will implement a
25 remediation alternative that is far less

1 expensive than what otherwise would be
2 conducted at the USS Lead site and the
3 residents are seriously concerned it poses a
4 risk to their health.

5 In closing, the current use plan
6 for Zone 1 would endanger the health of the
7 residents of nearby neighborhoods; being the
8 complete Calumet, Calumet itself, and East
9 Calumet. It will further devalue the
10 properties and substantially destroy the
11 peaceful enjoyment of their homes. It will
12 result in further loss of opportunities to
13 address the already limited housing options in
14 East Chicago.

15 MS. COOK: You need to wrap up.

16 MS. LOPEZ: Okay. It will also
17 result in dramatically reducing the scope of
18 the cleanup of the USS Lead site. And the
19 other issue I have here in my closing is that
20 EPA needs to continue and the City needs to
21 speak with us together, and as we've always
22 said, we need to be brought to the table,
23 along with the PRPs. Thank you.

24 MS. COOK: Great. Thank you for
25 your comments. Since it looks like you have

1 them on your phone, I'd invite you to email
2 them into EPA and they'll have information up
3 on the Internet.

4 MS. LOPEZ: (Inaudible).

5 MS. COOK: Great. So, Number 10?
6 Number 11?

7 MS. MAHONE: Thank you. She gave
8 me a ticket. It does say public comment. So
9 this is in response to a number of things I've
10 heard here today. And not to point any person
11 out, or anything like that, but let me just
12 say this. I am ■ years old. I was born and
13 raised in this city, East Chicago. I raised
14 my family in the West Calumet projects that
15 was contaminated. Okay? Now here I am back
16 in this building that we paid taxes to build
17 and was shut down because they said there was
18 lead, but I'm in this building today. And two
19 days after they shut it down and put all the
20 kids out, they moved people in. So I go back
21 again and my comment again is to EPA. How can
22 we trust you, because I'm sitting now in 2022
23 and we're still reviewing and seeing things
24 that happened in 1970. Now for those -- I
25 understand even if there's a desire, that

1 should have been (Inaudible) and some council
2 person, or any other person, I understand your
3 needs. I do understand, but we want to be
4 involved, included. We want opportunities for
5 our children, our families, but not at the
6 expense -- we've done this far too long at the
7 expense of generations to come and certainly
8 the generations that you're involved in as we
9 speak. Okay? Now the pastor made a good
10 point. If we're talking about -- I look at
11 social environmental justice. If we were in a
12 different community, this would not have
13 happened, number one. They never would have a
14 redevelopment who came in and moved everyone
15 from The Harbor to this housing project in
16 Calumet. All for the sake of what?
17 Modernization. Time moving on, things change.
18 But you had a thousand --

19 MS. COOK: Excuse me.

20 MS. MAHONE: Now you know more
21 people had more minutes that I did, so I'm
22 just going to get a little rude here and say
23 just give me a second. And I saw many
24 families, parents die from cancer out here.
25 Okay? I don't care who else lived here. I

1 watched them die as a result of that canal
2 being contaminated. The soil we were sitting
3 on was contaminated. It had no chance. I
4 watched young people, people who now many
5 years later have been affected by that same
6 contamination as we speak today. Okay?

7 Now I understand even if -- I
8 understand the desire to want building
9 projects, industrial training programs. We
10 can find other places to do it. I do not
11 understand why we're so eager to say "how
12 great thou art". And I'm talking about EPA
13 and I'm not being nasty, or whatever. I'm
14 just being real. They were not good people.
15 When I say that, the corporation was not a
16 good citizen. Let me put it that way.

17 They did not take care of the
18 people that they were designed to take care
19 of, okay, to say how great it is. This has
20 nothing to do with the mayor or the City of
21 East Chicago. This has nothing to do with the
22 council person that be here. If he says he's
23 here every day, all day, he knows what's going
24 on. This has nothing to do with you. It has
25 nothing to do with me as an individual, but

1 it's us as a whole. You got people outside
2 Zone 1 who will be affected by whatever
3 happens in Zone 1.

4 MS. COOK: So I'm going to ask you
5 to wrap up.

6 MS. MAHONE: I'm going to sure
7 try, but I won't call it wrap up. It just
8 means I'll reserve it for later. But right
9 now I leave you with this, be very careful,
10 very careful. Be wise enough to know that
11 it's not about you today. Because I'm 76,
12 he's 63 -- I don't know how old you are. I
13 won't call you out. But anyhow, we have
14 people who are 16, 17, three, four, five.
15 We've got to make arrangements for those. We
16 have not been diligent masters of that,
17 caretakers of that. So I say be careful of
18 that. Okay?

19 East Chicago is going to rise, but
20 it cannot rise at the expense of any people
21 who are here who are dependent upon us to make
22 sound decisions. If we cannot build here
23 because of the contamination and EPA has no
24 plan in place to assure us -- and not just me,
25 but assure it's not lip service assurance, but

1 scientific assurance that this will not happen
2 again, then we need to be quiet and sit back
3 and roll with the flow, if you will. Thank
4 you. Have a blessed one.

5 MS. COOK: Thank you. So I think
6 we're on 12, Cheryl? Okay.

7 MS. DANIELS: I'm 13.

8 MS. COOK: Just a general reminder
9 that we are trying to keep comments to three
10 minutes.

11 MS. DANIELS: I got you. Again,
12 Akesha Daniels, lifelong resident. My
13 comments are, okay, you all are coming in,
14 you're going to build these different
15 buildings that you're talking about building
16 on West Calumet. How much of the money is
17 going to the community and how many jobs are
18 going to be brought to this community, as well
19 as we need better facilities like our park
20 areas. You all are coming into the area. So
21 why can't you all donate some money to fix up
22 our parks, give us some adequate bathrooms
23 where the children can use them, instead of a
24 porta-potty and nowhere to wash their hands or
25 water. We also need -- what's wrong with this

1 building? What type of facilities can you
2 bring to this building? Why are there no
3 computer training courses for kids in this
4 building? This is a school. It's clean.

5 (Inaudible unidentified speaker.)

6 MS. DANIELS: No, I'm just saying
7 they use it. So if you're using it, why isn't
8 this building being occupied as a training
9 facility for kids to get GEDs and different
10 things. We don't have a fully functional
11 library in this area. So you all can use some
12 of this school to put in computers, since we
13 have all these beautiful people here that work
14 for the City and do different things. You
15 know, I haven't seen any of the minister
16 alliance since I've been coming to these
17 meetings, and when I went to Washington D.C.,
18 they didn't even know about anything going on
19 in East Chicago. I actually met with the EPA
20 in Washington D.C.

21 So these are some things that you
22 all can do. We need a fresh garden here above
23 ground. They have one in The Harbor side, but
24 nothing on this side of town. So these are
25 things that you all can bring or you all have

1 connections with people that you all should
2 try to do something in this area. This is a
3 fully functioning school. Why couldn't this
4 become a YMCA? Now you're going to build a
5 building over there for truckers and delivery,
6 but this is a building. Why isn't this a YMCA
7 for our kids? Martin Luther King is not
8 working, the center. The kids are using
9 porta-potties.

10 So you all, while you're here,
11 take a drive through this area and see what it
12 looks like. Since you all want to bring so
13 much into this area, take a drive through
14 here, ride through East Calumet and see the
15 kids using not a fully functioning bathroom,
16 only one stall on each side, while we're so
17 happy to bring in so much to this city. This
18 building needs to be occupied. I got you.

19 MS. COOK: One minute.

20 MS. DANIELS: I'm still talking,
21 but I got a minute. So this building is clean
22 now. You all cleaned it. What are we going
23 to do with this building? That's a comment I
24 would like to know, because we've been asking
25 that for the past five years and no one has

1 answered anything once it got cleaned. So
2 this building is being occupied by, I don't
3 know, all kind of trucks down at this other
4 end, and you got EPA in this building.

5 We need some learning labs and
6 other things brought into this area as well,
7 because our children need a learning lab to do
8 homework, and different things, instead of
9 trying to get all the way to East Chicago to
10 get to a library. So you all, while you're
11 building all these different things, we need
12 some fresh fruit markets. We need different
13 things in this area other than bringing in
14 some more diesel trucks to bring in some more
15 fumes into this area. Thank you.

16 MS. COOK: Thank you for your
17 comments. Cheryl, were we on 13? 14?

18 MS. VACCARELLO: 14.

19 MS. CHAPMAN: Hi, I'm Deborah
20 Chapman. I've just been paying attention to
21 this project for a long time now, and it's
22 just, you know, it's heartbreaking, you know,
23 just the egregious negligence that was
24 inflicted on this community. And now that
25 we're getting, you know, we're getting ideas

1 for solutions, I think we need to really make
2 sure that we're maintaining transparency.
3 I've been involved in many environmental
4 projects, and we have been able to set up
5 community advisory committees who are able to
6 call meetings, get updates on the project from
7 EPA and the private investors and developers,
8 so that the community can call a meeting and
9 get some answers and find out what's going on.
10 I think that's imperative in this case.
11 You'll never get past this kind of harm if you
12 cannot maintain ongoing transparency with the
13 community. My next issue is monitoring. I
14 think the contract must include ongoing water
15 monitoring. The groundwater obviously was
16 contaminated, and we need to make sure that
17 that is being monitored in perpetuity, as well
18 as the air. Everyone brought up great points
19 about turning this into a business where
20 there's diesel trucks again. This area
21 already has very impacted air quality, very
22 high asthma rate. You know, diesel exhaust is
23 just going to extremely exacerbate that
24 problem. So there are things that you can do.
25 I mean, you know, be an innovative company.

1 Find the compressed natural gas trucks, you
2 know, require other sorts of operating trucks,
3 if that's what you have to do. But there has
4 to be some accommodations for the already just
5 saturated environment here with contamination
6 just ongoing forever.

7 MS. COOK: One minute.

8 MS. CHAPMAN: All right. So,
9 yeah, water monitoring, air monitoring as well
10 should be part of the contract. That should
11 be part of this arrangement, just to make sure
12 that forever it's being monitored and that
13 there are periodic reports on air quality and
14 water quality, groundwater quality in the
15 area. Thanks.

16 MS. COOK: Thank you. So we're up
17 to Number 15 on the little white cards.

18 MS. VACCARELLO: Actually, I think
19 the next one is 25. Is 25 still here?

20 MS. COOK: No? Okay. 26?

21 MS. VACCARELLO: No, that was it.

22 MS. COOK: Okay. So I want to --

23 MS. VACCARELLO: But, excuse me,
24 Ms. Daniels, can she make one more comment?

25 MS. COOK: Hang on a second. I

1 just want to make a reminder that this is not
2 a forum for public debate. So if you have a
3 comment that you want to respond to somebody
4 who's already commented, please do that
5 outside. This is a formal time to register
6 your comments to EPA, and having a back and
7 forth here and arguing is not going to be
8 helpful and it's going to preclude other
9 people from commenting. So --

10 MS. DANIELS: I'm not arguing. I
11 just want something on the record.

12 MS. COOK: Yeah, then go ahead.
13 Are there other people that have not yet
14 commented? Hang on just a second. Anybody
15 else that has not commented that wants to make
16 a comment on the record to EPA? Okay. So, go
17 ahead, please.

18 MS. DANIELS: I wanted to also
19 know, are you all going to be monitoring these
20 people that are coming in to build? Also, has
21 this company that's coming in to build ever
22 did any type of cleanup as heavy as it was in
23 West Calumet? That's all I wanted to know.

24 MS. COOK: Okay. So that seems
25 like it's more of a question than a comment

1 and, hopefully, people from EPA will be here
2 after we close this meeting, which is probably
3 about to happen, and folks from EPA can
4 respond then. So, if you have conversations
5 you want to have with EPA, feel free to stay
6 and they'll be here for at least a little bit.

7 I believe at this point this
8 concludes the formal comment period. A
9 reminder of what happens next, you can see on
10 the slide other ways to comment and a reminder
11 that the comment period ends June 3rd. So,
12 please get your comments in in any of those
13 ways. Thank you all for coming and thank you
14 for civilly expressing your points of view.
15 We appreciate it.

16 MS. VACCARELLO: Just to let you
17 know, how to make the comments is in the fact
18 sheet. If you did not get one in the mail or
19 one today, we have some at the registration
20 table and you can take that with you.

21 MS. COOK: So please take a fact
22 sheet and thanks again.

23 (Proceedings concluded at
24 11:41 a.m.)

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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
PUBLIC MEETING & HEARING
RE: PROPOSED AGREEMENTS and ESD FOR ZONE 1
USS LEAD SUPERFUND SITE

REPORTER'S CERTIFICATE

I, Beth A. Barnette, CSR, and Notary Public, do hereby certify that I reported in machine shorthand the foregoing proceedings had in the above-entitled matter, at the time and place herein before set forth; and I do further certify that the foregoing transcript, consisting of eighty-seven (87) typewritten pages, is a true and correct transcript of my said stenographic notes, to the best of my ability.

Signed this 6th day of June 2022.



BETH A. BARNETTE, CSR
Notary Public
My Commission Expires: 06/13/22

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