



August 19, 2020

Project 20-790-20

Ms. Andrea Robertson-Habeck
Technical Staff Coordinator
Indiana Finance Authority
100 N. Senate Avenue, Room 1275
Indianapolis, IN 46204

Comfort Letter Request – Supporting Documentation
McMillen Foundation Property
1320 East Creighton Avenue
Fort Wayne, Allen County, Indiana 46803

Dear Ms. Robertson-Habeck:

IWM Consulting Group, LLC (IWM Consulting) submitted a Comfort Letter Request and accompanying IBP Comfort Letter Request Checklist to the Indiana Brownfields Program (IBP) under separate cover on behalf of the **YMCA of Greater Fort Wayne (YMCA)**. A current Phase I Environmental Site Assessment (ESA) was completed for the Site by IWM Consulting in July 2020. The ESA was prepared for the YMCA in July 2020 and is not available on the Indiana Department of Environmental Management (IDEM) Virtual File Cabinet (VFC). However, there are eleven (11) Supporting Documentation reports that have been uploaded to the VFC by the IBP and the State Cleanup Section. There are two (2) Agency Interest (AI) ID numbers (273 and 6956) for the Site, or that include the Site. Each of the twelve (12) reports has been forwarded using the Drop Box file transfer system due to the size of the files and the file transfer limits on email. The additional reports include previous Site Phase I ESAs, Phase II ESAs, UST Closures, and other Site investigation documentation.

In accordance with the request, IWM Consulting is submitting the following documents to the IBP for review as part of the Comfort Letter Request:

Current Phase I ESA: IWM Consulting Group, LLC, *Phase I Environmental Site Assessment*, McMillen Foundation Property, 1320 East Creighton Avenue, Fort Wayne, Allen County, Indiana, July 10, 2020.

Additional Reports: Rpt. No. 1 – *Phase I Environmental Site Assessment*, IWM Consulting Group, March 28, 2016, VFC Document No. 82557419;
Rpt. No. 2 – *Phase I Environmental Site Assessment Report*, Loughheed Engineering/Mundell, April 26, 2013, VFC Document No. 82557416;
Rpt. No. 3 – *Limited Phase II Environmental Site Assessment (ESA) Draft*, Mundell, February 4, 2014, included in VFC Document No. 82557416;
Rpt. No. 4 – *Limited Phase II Environmental Site Assessment (ESA)*, Mundell, August 18, 2014, included in VFC Document No. 82557416;
Rpt. No. 5 – *Corrective Action Plan (CAP)*, Mundell, August 19, 2014, included in VFC Document No. 82557416;
Rpt. No. 6 – *Phase II Site Investigation Report*, IWM Consulting Group, September

14, 2016, included in VFC Document No. 82557419;
Rpt. No. 7 – *UST Closure Report*, IWM Consulting Group, October 3, 2017, VFC Document No. 80543014;
Rpt. No. 8 – *Response to Independent Closure Process Denial*, IWM Consulting Group, January 26, 2018, VFC Document No. 82557421;
Rpt. No. 9 – *Initial Site Investigation Report*, IWM Consulting Group, October 5, 2018, VFC Document No. 82628892;
Rpt. No. 10 – *Phase II Environmental Site Assessment Report*, IWM Consulting Group, August 26, 2019, prepared for Indiana Brownfields Program, VFC Document No. 82834359 and 82836047, and;
Rpt. No. 11 – *Phase II Environmental Site Assessment Report*, IWM Consulting Group, November 5, 2019, prepared for City of Fort Wayne, VFC Document No. 82941526.

Thank you in advance for considering the Comfort Letter Request and the associated supporting documentation. The YMCA of Greater Fort Wayne and IWM Consulting look forward to working with the IBP in order to redevelop the site. Please contact me with questions or if you require additional information.

Sincerely,

IWM CONSULTING GROUP, LLC



Mark Anderson, LPG
Sr. Project Manager

cc: Chris Angellatta, YMCA of Greater Fort Wayne