



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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Eric J. Holcomb
Governor

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Commissioner

November 15, 2021

Charles Riffert, CSM
Director of Business Management
Regency Properties
380 North Cross Pointe Boulevard
Evansville, IN, 47715

Dear Mr. Riffert:

Re: Supplemental Groundwater and Vapor Intrusion
Assessment
Village Green Shopping Center, Village Green Cleaners
1035 South 13th Street
Decatur, Indiana, 46733
VRP # 6100502

The Indiana Department of Environmental Management (IDEM) has reviewed the Supplemental Groundwater and Vapor Intrusion Assessment (Apex Companies, LLC (Apex), September 16, 2021) for the Village Green Cleaners site (Site) located at 1035 South 13th Street in Decatur, Indiana.

The report was uploaded to the IDEM Virtual File Cabinet (VFC) as document # 83219470. Further site history can be found in the VFC located on the IDEM website www.idem.in.gov. This technical letter contains a brief background summary including comments generated during our review of the above-mentioned report.

Background

The Village Green Shopping Center includes 9.75 acres of land and a multi-tenant building. The Village Green Cleaners continues to operate as a dry cleaner. It is unknown if tetrachloroethene (PCE) is still being used in the dry-cleaning process. Dollar Tree occupies the tenant space directly south of the Site, and Indiana Physical Therapy occupies the space directly north followed by Cricket Wireless.

A Phase I Environmental Site Assessment (ESA) and an Update Inspection as well as several subsurface investigations have been completed for the Site. The release of PCE and associated VOCs is contained on the property, primarily below the dry cleaner tenant space. There has been no impact to the groundwater at the Site, based on the results from permanent wells installed by Environmental Protection Industries (EPI).

To address the soil contamination at the Site above IDEM Screening Levels, the Remediation Work Plan (RWP) (VFC# 65318547) proposed to utilize in-situ remediation of VOCs with oxygen releasing compounds; the use of asphalt and/or concrete pavement and concrete floors/permanent building structures; a vapor intrusion (VI) mitigation system for sub-slab depressurization, and positive air pressure for the heating and air conditioning systems for the building.

A Remediation Completion Report (RCR) was prepared by EPI and submitted to IDEM on behalf of the previous owner on June 24, 2016 (VFC# 80325042).

Comments

Apex indicated that the data gaps identified in comments 1 and 2 of the May 3, 2017 IDEM letter (VFC# 80457046) have been addressed. A long-term operation and maintenance (O&M) plan for the VI mitigation system will be prepared along with a draft ERC.

1. If PCE continues to be used in dry-cleaning processes, an ERC will be necessary. Please also explain what restrictions will be used in the draft ERC.
2. It is not clear if the vapor mitigation system is currently still functioning, or if the system was in operation during the August 2021 sampling events. This information should be submitted in addition to the O&M plan for the VI mitigation system.
3. Level IV data provided September 30, 2020, is acceptable. IDEM recognizes that soil data being presented for closure was collected and analyzed by the prior consultant. Upon concurrence with the project's assigned chemist, and in the interest of moving this Site along in the VRP process, IDEM is willing to forego the need for Level IV data in this case.

Upon addressing these comments, RCR approval can commence. Please respond within 60 days from the receipt of this letter addressing these comments. If you have any questions, please contact me at (317) 232-8591, (800) 451-6027, or at ndhill@idem.in.gov.

Sincerely,



Nick Daily-Hill,
Project Manager
Voluntary Remediation Program
Office of Land Quality

cc: Jane Allan, Apex Companies LLC (via e-mail)

It is the goal of IDEM to enable remediation sites to move forward in a timely manner. If an impasse has been reached over technical issues, a Technical Review Panel of non OLQ scientists is available to review and offer a non-binding opinion to help resolve technical disagreements with the VRP and State Cleanup Program project managers. The goal is to facilitate progress at your site. This review process is available immediately. If you would like to request a review by the Panel, please contact Kevin Davis, Remediation Services Branch Chief for the Office of Land Quality, at 317-232-4535 or kdavis2@idem.in.gov.

Any decision produced by the Technical Review Panel is not an agency action as defined in IC § 4-21.5-1-4 or an order as defined in IC §4-21.5-1-9. This decision is not subject to administrative review because it is not a determination of any legal rights, duties, privileges, immunities, or other legal interests, and because it is issued pursuant to an informal procedure for dispute resolution as allowed by IC 4-21.5-3-34 (a).