



Former Indy Power Grid, LLC  
3950 Culligan Avenue, Suite G  
Indianapolis, Indiana 46218

Attn: Ms. Erica Adams  
Environmental Manager  
Indiana Department of Environmental Management  
100 N Senate Ave IGCN 1101  
Indianapolis, IN 46204

February 11, 2025

Prepared by:



Distribution:

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## TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	PROPERTY OWNERS SURROUNDING THE VRP PROJECT.....	1
3.0	KNOWN ORGANIZATIONS SERVING THE VRP PROJECT AREA.....	3
4.0	SENSITIVE COMMUNITY INSTITUTIONS.....	3
5.0	WRITTEN NOTICE.....	4
6.0	LOCAL GOVERNMENT UNITS.....	4
7.0	NEWSPAPERS.....	4
8.0	LIBRARIES AND PUBLIC REPOSITORIES.....	5
9.0	POSTING OF SIGN.....	5
10.0	CRP IMPLEMENTATION.....	5

Appendix A    Written Notice

## 1.0 INTRODUCTION

On behalf of Brookside Owner, LLC (Brookside), Lynn Douglas Inc. (LDI) has prepared this Community Relations Plan (CRP) for environmental remediation at the property located at 3950 Culligan Avenue, Indianapolis, Indiana (Site). This CRP has been prepared in accordance with Indiana Code 13-25-5-7 for the remedial activities conducted at the Site. The Indiana Department of Environmental Management (IDEM) has accepted the Site as a participant in the Voluntary Remediation Program (VRP).

## 2.0 PROPERTY OWNERS SURROUNDING THE VRP PROJECT

The Site is located in a light industrial/residential area in Indianapolis. The Site (3950 Culligan Avenue) is in the northern portion of the Brookside Industrial Park and is surrounded immediately to the east, south, and west by other light industrial/office/warehouse properties. Beyond Brookside Creek, immediately north of the Site, is Forest Manor Park and an industrial/commercial related property. The Brookside Industrial Park is surrounded to the northeast, east, southeast, south, and southwest by primarily residential properties.

Commercial businesses and residential properties surrounding the Site will not be affected by the remedial activities. Figure 1 includes the parcels near the Site and remediation area.



Figure 1  
Properties Adjacent to the Site



Source: <https://maps.indy.gov/Mapindy/>

### 3.0 KNOWN ORGANIZATIONS SERVING THE VRP PROJECT AREA

Based upon readily accessible sources, the Site is located within the Near East Side Community Organization (NESCO) which has the following mailing address: 2236 East 10<sup>th</sup> Street, Suite G, Indianapolis, Indiana 46201-2006. According to the NESCO website their mission is the following:

The mission of the NESCO is to engage the near eastside, work toward the safety and betterment of neighborhoods.

NESCO would not be a sensitive community institution as defined in WASTE-0049-NPD.

### 4.0 SENSITIVE COMMUNITY INSTITUTIONS

Forest Manor Park is located adjacent to the north of the Site and Brookside Park is located adjacent to the west of Brookside Industrial Park where the Site is located.

The following Day Care facilities and Schools are within a 1-mile radius of the Site:

1. Bright Beginnings Learning Academy, 3974 E. 16<sup>th</sup> Street Indianapolis, IN (317) 777-9263
2. Tiny Blessings Early Learning, 1338 N. Ewing Street Indianapolis, IN (317) 685-9763
3. Little Flower Catholic School, 1401 N. Bosart Avenue Indianapolis, IN (317) 353-2282
4. The Oaks Academy, 3092 Brookside Pkwy N. Drive Indianapolis, IN (317) 822-4900
5. James Russell Lowell School 51, 3426 Roosevelt Avenue Indianapolis, IN (317) 226-4251
6. Paramount Brookside, 3020 Nowland Avenue Indianapolis, IN (317) 775-6660
7. Marion Academy Main Campus, 2107 N. Riley Avenue Indianapolis, IN (317) 983-1300
8. Brookside School 54, 3150 E. 10<sup>th</sup> Street Indianapolis, IN (317) 226-4254

The following Churches are within a 1-mile radius of the Site:

1. Indy Metro Church, 4201 E. 16<sup>th</sup> Street Indianapolis, IN (317) 683-0553
2. Little Flower Catholic Church, 1401 N. Bosart Avenue Indianapolis, IN (317) 353-2282

During October through November 2024, LDI completed the removal of sediment/soil from the drainage swale (source area) between the storm water sewer outfall to the confluence of Brookside Creek then placing an impervious barrier over the bank between the storm sewer outlet and Brookside Creek to prevent contact of surface water with any remaining shallow metal bearing material in the creek bank. These completed remedial measures should eliminate the future potential for the migration of metals in the drainage swale north of the former Indy Power Grid facility.

No sensitive communities were affected during these activities.

At this time, future Site activities will involve quarterly sampling of existing groundwater monitoring wells and off-Site disposal of monitoring well purge water.

## 5.0 WRITTEN NOTICE

LDI has prepared a written notice to be sent to the property owners and property occupants, neighborhood organizations, and sensitive community institutions. A copy of this notice is provided in Appendix A of this plan. The purpose of the notice is to inform these parties of the presence of an IDEM accepted VRP Project in the neighborhood.

## 6.0 LOCAL GOVERNMENT UNITS

The IDEM will notify the affected local government units about the VRP Project and the anticipated remediation. Additionally, IDEM will notify these agencies of the RWP and the beginning of the 30-day public comment period as soon as an internal review of the document has been completed. The local government unit will include the following organization in Indianapolis:

Indianapolis Department of Public Works

200 E. Washington St.

Indianapolis, Indiana 46204

LDI has not identified a local governmental unit affected by the proposed RWP within 1-mile of the Site.

## 7.0 NEWSPAPERS

The names and addresses of the newspaper(s) and other appropriate circulars in which notice of the public comment period will be published include:

The Indianapolis Star

130 S. Meridian St. Indianapolis, IN 46225

Phone: (317) 444-4000



## 8.0 LIBRARIES AND PUBLIC REPOSITORIES

The VRP RWP will be placed in the following public library:

Indianapolis Public Library – Martindale-Brightwood Branch

2434 N. Sherman Drive

Indianapolis, IN 46218

(317) 275-4310

## 9.0 POSTING OF SIGN

LDI does not believe the posting of a VRP sign at the Site is necessary considering that the RWP only includes quarterly monitoring well sampling and the selected remediation activities have been completed.

## 10.0 CRP IMPLEMENTATION

The CRP will be considered implemented when the following tasks are accomplished by the IDEM:

- Copy of the RWP is placed in the public library listed above,
- Affected governments are notified by the IDEM,
- The notice requesting public comments is published in the newspaper, and
- And others requesting notification are notified.

On behalf of Brookside Owner, LLC, LDI will mail or otherwise provide in writing, the written notice to property owners, property occupants, neighborhood organizations, sensitive community institutions and all others requesting notification. LDI will confirm in the VRP Completion Report that all property owners, property occupants, neighborhood organizations, sensitive community institutions, and others requesting notification were provided the written notice of the public comment period.

APPENDIX A:  
WRITTEN NOTICE



## WRITTEN NOTICE

This notice is being provided to inform you of the presence of a site in your neighborhood that has been accepted into IDEM's Voluntary Remediation Program. This notice is a requirement of a Community Relations Plan, which has been developed by Lynn Douglas Inc. on behalf of Brookside Owner, LLC, and is a component of the Remediation Work Plan that is available for the review at the repository listed below. The Community Relations Plan includes provisions for notifying all neighboring property owners and occupants, neighborhood organizations and other local entities. VRP Project Location: Former Indy Power Grid, LLC, 3950 Culligan Avenue Indianapolis, Indiana. For additional information about the Community Relations Plan and the Remediation Work Plan please review the documents in the Indianapolis Public Library – Martindale-Brightwood Branch, 2434 N. Sherman Drive, Indianapolis, Indiana 46218 (317) 275-4310 or contact the IDEM Project Manager at 317-234-4434.

Work to be performed at the site includes quarterly monitoring well groundwater sampling. The public comment period is 30 days from the date of publication of this notice. To comment on the VRP Project documents at the libraries, number the comments; refer to the document and page number you are commenting on. Address your comments to the Indiana Department of Environmental Management, Voluntary Remediation Program, 100 N. Senate Avenue, P.O. Box 6015, Indianapolis, Indiana 46206-6015.