



**REMEDATION SERVICES BRANCH
ANNUAL REPORT**

State Form 57108 (R2 / 08/24)

INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF LAND QUALITY
REMEDATION SERVICES BRANCH
Submit report to: Program e-Submission folder and
project manager

Purpose: For the Voluntary Remediation Program (VRP), this Annual Report form satisfies Indiana Code (IC) 13-25-5-15, *Voluntary remediation work plan; implementation; reports*, for making regular reports to the commissioner concerning the remediation and Paragraph 20, *Progress Reports* of the current Voluntary Remediation Agreement (VRA). The purpose of progress reports is to assure IDEM that (a) work is progressing in line with the schedule provided in the VRA and the approved Remediation Work Plan (RWP), and (b) completion of the project can be reasonably assured on the scheduled date. If IDEM determines that the Applicant has not made good faith efforts to execute the VRA or fails to maintain the schedule in the RWP, VRP can withdraw from the VRA and terminate the project.

For the State Cleanup Program (SCP), this Annual Report form satisfies the requirement for annual reporting of project progress under the Scope of Work (SOW), contained in the Notice of Liability and Information Request letter (NL Letter). This form does not take the place of the need for submittal of other work plans and reports, which are required per the SOW, contained in the NL Letter and which are necessary to document the completion of site characterization and implementation of remedial actions under IC 13-25-4-9(a) and IC 13-24-1-2.

Due Date: January 31, annually, until site achieves closure (receives Covenant Not to Sue from VRP or No Further Action letter from SCP). Information submitted is for the prior calendar year.

Project Identification	Current Information
Program	<input checked="" type="checkbox"/> Voluntary Remediation <input type="checkbox"/> State Cleanup
Site program number	5040704
Site name	Old Fort Wayne Former MGP Site
Site address	AOI-1: 305 E. Superior St., Fort Wayne, IN 46802 AOI-2: 320 E. Superior St., Fort Wayne, IN 46802 AOI-3: 201 E. Superior St., Fort Wayne, IN 46802 AOI-4: 211 Barr St., Fort Wayne, IN 46802 AOI-5: St. Marys River, adjacent to 305 E. Superior St. property (AOI-1)
Submitter's name	Katherine A. LaBella, P.E.
Submitter's email address	klabella@haleyaldrich.com
Current site owner(s) name	AOI-1: Hall Drive Ins, Inc. and Hall's Gas House, LLC AOI-2: Wayne Township Trustee Office AOI-3: The Lofts at Headwaters Park, LLC and Fort Wayne Garage Associates, One, LLC AOI-4: Fort Wayne Board of Park Commissioners
Current site owner(s) address	AOI-1: 305 East Superior St., Fort Wayne, IN 46802 AOI-2: 320 E. Superior St., Fort Wayne, IN 46802 AOI-3: 3755 East 82nd St., Suite 300, Indianapolis, IN 46240 (same address for both owners) AOI-4: 705 E. State Blvd., Fort Wayne, IN 46805
Current site owner(s) email	AOI-1: Ben Hall, ben@donhalls.com AOI-2: Austin Knox, austin@waynetownship.org AOI-3: Lindsey Maxsim, Lindsey.Maksim@cityoffortwayne.org AOI-4: cd@cityoffortwayne.org
Current site owner(s) phone number	AOI-1: 260.426.3411 AOI-2: 260.449.7000 AOI-3: contact: Lindsey Maxsim 260.427.2792 AOI-4: 260.449.7607
Responsible party/Applicant name, address, email and phone number (if different than current owner)	NIPSCO 290 W. Nationwide Blvd. Columbus, OH 43215 Cortney Rector, cortneyrector@nisource.com 614.813.2155

Any other IDEM programs and program number	AOI-3 (aka "Club Soda #2"): VRP number 6200401
Consultant or Representation for the Applicant(s)	Haley & Aldrich, Inc.
Project Background	
Current site use (Brief)	AOI-1: Don Hall's Old Gas House restaurant AOI-2: Wayne Township Trustee office building AOI-3: former parking lot currently undergoing redevelopment into a mixed-use commercial and residential property AOI-4: grassy area south of Headwaters Park
Any significant change in surrounding site use	AOI-3: current redevelopment activities changing this property from a parking lot to a mixed-use commercial and residential property
Current project stage (site characterization, active remediation, post-remedial monitoring, plume stability monitoring, etc.)	post-remedial monitoring
Release-related chemical(s)	<u>VOCs:</u> Benzene Ethylbenzene Toluene Xylene <u>PAHs:</u> Acenaphthene Acenaphthylene Anthracene Benz[a]anthracene Benzo[a]pyrene Benzo[b]fluoranthene Benzo[g,h,i]perylene Benzo[k]fluoranthene Chrysene Dibenz[a,h]anthracene Fluoranthene Fluorene Indeno[1,2,3-cd]pyrene Naphthalene Phenanthrene Pyrene <u>Other Compounds:</u> Cyanide
Off-site contamination (yes or no)	Yes
Potentially completed pathways	surface/subsurface soil: potential excavation worker exposure

Delineation Status		
<i>Identify the status of contaminant delineation in each medium as "On-going" or "Completed." If on-going, specify data gaps and a projected completion date. If marked completed on this form, include VFC # of document demonstrating evidence of completed delineation.</i>		
Soil/Sediment	<input type="checkbox"/> On-going <input checked="" type="checkbox"/> Complete	AOI-1, AOI-2, AOI-3, AOI-4, and AOI-5:40745060 AOI-2: 70262765 AOI-3: RWP, no number assigned AOI-5: 80625759
Groundwater	<input type="checkbox"/> On-going <input checked="" type="checkbox"/> Complete	AOI-1, AOI-2, AOI-3, AOI-4, and AOI-5:40745060 AOI-2: 70262765 AOI-3: RWP, no number assigned AOI-5: 80625759

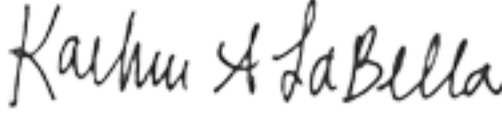
Vapor	<input type="checkbox"/> On-going <input checked="" type="checkbox"/> Complete	AOI-1, AOI-2, AOI-3, AOI-4, and AOI-5:40745060 AOI-2: 70262765 AOI-3: RWP, no number assigned AOI-5: 80625759
Preferential pathways	<input type="checkbox"/> On-going <input checked="" type="checkbox"/> Complete	AOI-1, AOI-2, AOI-3, AOI-4, and AOI-5:40745060 AOI-2: 70262765 AOI-3: RWP, no number assigned AOI-5: 80625759
Ecological assessment	<input type="checkbox"/> On-going <input checked="" type="checkbox"/> Complete	AOI-1, AOI-2, AOI-3, AOI-4, and AOI-5:40745060 AOI-2: 70262765 AOI-3: RWP, no number assigned AOI-5: 80625759
Schedules		
Schedule of all field work previous year	AOI-1: monthly product gauging and twice annual groundwater monitoring AOI-2: monthly product gauging and twice annual groundwater monitoring AOI-4: twice annual groundwater monitoring	
Proposed field schedule for coming year	AOI-1: periodic product gauging and twice annual groundwater monitoring AOI-2: periodic product gauging and twice annual groundwater monitoring AOI-4: twice annual groundwater sampling AOI-5: no annual riverbank monitoring (next monitoring scheduled for 2027)	
Proposed schedule for document submittals in coming year	2024 Q4 Groundwater Monitoring Report: February 2026 2025 Q2 Groundwater Monitoring Report: August 2026 Soil Management Plan for AOI-1: Q3 2026 (pending review by property owner) Environmental Restrictive Covenant for AOI-1: Q3 2026 (pending review by property owner) Environmental Restrictive Covenant for AOI-2: Q3 2026 Environmental Restrictive Covenant for AOI-4: Q3 2026 (pending review by property owner) Soil Vapor Barrier Memo for AOI-3 (pending receipt of soil vapor barrier information from City); needed for IDEM review prior to approval of RCR	
Items proposed but not completed in the past year	Soil Management Plan for AOI-1 Environmental Restrictive Covenants for AOI-1, AOI-2, and AOI-4	
Schedule with next steps for the coming year (<i>more investigation, develop RWP, suspend active remediation, etc.</i>)	AOI-1: periodic product gauging and twice annual groundwater monitoring; SMP development; ERC development (schedule above) AOI-2: periodic product gauging and twice annual groundwater monitoring; ERC development (schedule above) AOI-4: twice annual groundwater sampling; SMP development; ERC development (schedule above)	
Expected timeline to closure	2 to 3 years	
Operating Systems		
Description of any systems that operated during the year (<i>Remediation or vapor mitigation</i>)	N/A	
Down time	N/A	
Still operable or that could be operable	N/A	
Expected life	N/A	
Institutional Control Development		

Verify that draft ERC has been reviewed by IDEM (Following IDEM-approval, on- and off-site ERCs must be recorded prior to submittal of RCR)	AOI-1, AOI-2, and AOI-4 ERCs under review and development (see above) AOI-3: ERCs drafted and recorded in 2023 (one for The Lofts at Headwaters Park, LLC and one for Fort Wayne Garage Associates, One, LLC)
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Administrative Record	
List of the documents, including VFC numbers, documenting current status of site characterizations and/or remedial actions.	AOI-1: November 2023 RWP 83559823 and March 2024 RWP Addendum 83617737 approved in June 2024 AOI-2: November 2023 RWP 83559823 and March 2024 RWP Addendum 83617737 approved in June 2024 AOI-3: RWP dated 31 August 2021, no number assigned, ERC issued for apartments 2023032298; ERC issued for garage 2023032288 AOI-4: November 2023 RWP 83559823 and March 2024 RWP Addendum 83617737 approved in June 2024 AOI-5: Remediation Construction Completion Report, dated August 21, 2019, no number assigned

I, Katherine A. LaBella, certify that this document and all attachments were prepared
(Print or Type Name of Submitter)

under my direction or supervision by qualified personnel. Based on my inquiry of the persons who gathered the information, it is, to the best of my knowledge, true, accurate, and complete. I further certify that I am authorized to submit this information.



Submitter's signature or designated representative

1/16/2026
Date (month, day, year)