



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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Mike Braun
Governor

Clint Woods
Commissioner

January 22, 2026

VIA ELECTRONIC MAIL

Ms. Cari Green
Rainbow Environmental Services
3727 Jonlen Drive
Cincinnati, OH 45227
cari@rainbowenv.com

Re: Inspection Summary/Violation Letter
Muncie Mall
Muncie, Delaware County

Dear Ms. Cari Green:

On January 14, 2026, a representative of the Indiana Department of Environmental Management (IDEM), Office of Air Quality (OAQ), conducted an inspection of the Muncie Mall, located at 3501 Grandville Avenue in Muncie, Indiana to determine compliance with Indiana's asbestos rules. This inspection was conducted pursuant to IC 13-14-2-2. For your information, and in accordance with IC 13-14-5, a summary of the inspection is provided below:

Inspection Type: Routine Demolition/Renovation Project
Inspection Results: Violations were observed

At the time of the inspection, the following violations were noted:

- 1) Rainbow Environmental failed to begin removal of regulated asbestos containing material on the start date listed on the most recent notification in violation of 326 IAC 14-10-3(g).

The Office of Air Quality will not take legal action at this time. However, any such violation in the future may result in legal action being pursued. Feel free to direct any questions to Mr. John Clevenger, Compliance Inspector, at (317) 233-6880 or by email at jcleveing@idem.in.gov. Thank you for your attention to this matter.

Sincerely,

Patrick Austin, Chief
Compliance Section 3
Office of Air Quality

ACES ID: 317206

cc: Mr. John Clevenger, Compliance and Enforcement Branch, Office of Air Quality

Mr. Zach Miller
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Mr. Rob Johnson, Muncie IND Mall LLC, 1190 Interstate Parkway, Augusta, GA 30909,
rjohnson@hullpg.com

**INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF AIR QUALITY
ASBESTOS FIELD INSPECTION REPORT**



| SITE INFORMATION | |
|-----------------------|--|
| SITE NAME/DESCRIPTION | Muncie Mall |
| SITE LOCATION | 3501 Grandville Avenue, Muncie, Indiana Delaware County |

| NOTIFICATION INFORMATION | | | |
|--------------------------|---|-----------------------------|-----|
| NOTIFICATION RECEIVED | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | ORIGINAL DATE RECEIVED: N/A | |
| STRIPPING/REMOVAL DATES | 1/12/2026 to 1/13/2026 | DEMOLITION DATES | N/A |
| CONTRACTOR INFORMATION | Ms. Cari Green, Rainbow Environmental, 3727 Jonlen Drive, Cincinnati, OH 45227, cari@rainbowenv.com | | |
| OWNER INFORMATION | Mr. Rob Johnson, Muncie IND Mall LLC, 1190 Interstate Parkway, Augusta, GA 30909, rjohnson@hullpg.com | | |

| INSPECTION INFORMATION | | | |
|--------------------------|--|---------------------------|----------------|
| INSPECTED BY | Mr. John Clevenger | | |
| INSPECTION DATE AND TIME | January 14, 2026 | TIME IN: 1:35 | TIME OUT: 2:35 |
| REPORTED BY | Mr. John Clevenger | REPORT DATE: 1/21/2026 | |
| INSPECTION OBJECTIVE(S) | <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Emergency Renovation <input type="checkbox"/> Complaint <input type="checkbox"/> Demolition <input type="checkbox"/> Ordered Demolition <input type="checkbox"/> Other: | | |
| ACES TRACKING NUMBER(S) | Notification/General Inspection: 317206 | | |
| | Complaint: N/A | Violation/Warning: 318468 | |
| RM TRACKING NUMBER(S) | Complaint: N/A | | |
| PROJECT STATUS | Abatement of asbestos containing pipe insulation had not begun although the stripping/removal start date for the project was provided as January 12, 2026. | | |

| PERSONNEL INTERVIEWED | | | | |
|-----------------------|-----------------------|---------|--------------|---------------|
| Name | Company | Title | Phone Number | Email Address |
| Oswaldo Medrano | Rainbow Environmental | Unknown | Unknown | Unknown |

| OBSERVATIONS |
|--|
| GENERAL SITE OBSERVATIONS |
| <p>Description of area(s) inspected and location of material(s): Upon arrival at the Muncie Mall in Muncie, I met with Mr. Oswaldo Medrano, with Rainbow Environmental. Mr. Medrano informed me that he was in-charge of the floor tile removal for Rainbow Environmental and he was not aware of anybody from Rainbow being on site to remove asbestos. The entire work area was checked for suspect friable asbestos containing material or debris and none was discovered. Mr. Medrano and I had a lengthy discussion on the proper removal techniques utilized to keep non-friable asbestos floor tile non-friable when it is removed.</p> <p>Shortly after leaving the site, I telephoned and left a voicemail for Mr. John French with Rainbow Environmental. The following day Mr. French returned my call and I confirmed with him that no friable asbestos containing material had been removed by Rainbow Environmental at the Muncie Mall. Mr. French did not provide a specific reason for missing the asbestos stripping/removal start date. I informed Mr. French that I would be sending Rainbow a violation</p> |

| | | | |
|--|--|---|--|
| letter for failure to remove friable asbestos on the stripping/removal start date listed on the notification. Mr. French stated that he understood. Mr. French and I also had a lengthy discussion on the proper removal techniques utilized to keep non-friable asbestos floor tile non-friable when it is removed. Mr. French stated that he fully understood and they would be using hand tools and chemical mastic remover when removing the asbestos containing floor tiles in order to keep the non-friable floor tiles non-friable. | | | |
| Pre-existing contamination in work area | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Contractor equipment on site | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input type="checkbox"/> N/A |
| Asbestos removal in progress | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Observed <input type="checkbox"/> N/A |
| Accreditation cards available for inspection | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| ABATEMENT | | | |
| Asbestos removal clearly observed If yes, from where: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Through viewing ports <input type="checkbox"/> By entering enclosures <input type="checkbox"/> Direct observation (No enclosures) |
| Estimated amounts of RACM removed/disturbed | linear feet cubic feet | square feet % of total | |
| Abatement method(s) observed: | <input type="checkbox"/> Wetting and stripping <input type="checkbox"/> Glovebag method | <input type="checkbox"/> Unit/Sectional <input type="checkbox"/> Dry | |
| ISOLATION | | | |
| Warning signs displayed outside work area | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Objects within work area covered | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Evidence of water in containment | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| ASBESTOS WASTE HANDLING | | | |
| Stripped asbestos adequately wet | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Stripped asbestos placed in leak tight wrapping | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Waste bags labeled with generator and warning labels | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Any visible emissions | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| CLEANING | | | |
| Work area clear of visible signs of asbestos material | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Plastic sheeting disposed of as asbestos waste | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Area wet wiped/HEPA vacuumed | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Final visual inspection completed | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| STORAGE | | | |
| Material remaining on site securely stored | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Warning signs/labels posted outside storage area | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| ASBESTOS WASTE DISPOSAL | | | |
| Waste disposed of at an approved landfill | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A |
| Name and location of landfill | N/A | | |
| ACM AMOUNTS | | | |
| If violation(s) noted, estimated amount of ACM involved: | N/A | | |
| ADDITIONAL COMMENTS | | | |
| None | | | |

| SAMPLE INFORMATION | | | | | |
|--------------------|-----------|-----------------------------|---------------------------|-------------|---------|
| Sample ID | Photo No. | Sample Location/Description | Chain of Custody Complete | Sent to Lab | Results |
| | | | | | |
| N/A | | | | | |

| INSPECTION FINDINGS | |
|---|---|
| <input type="checkbox"/> No violations were observed or determined at the time of the inspection. <input checked="" type="checkbox"/> The following violations were determined at the time of the inspection: Rainbow Environmental failed to begin removal of regulated asbestos containing material on the start date listed on the most recent notification, in violation of 326 IAC 14-10-3(g). | |
| RECOMMENDED ACTION | Issue inspection summary/violation letter. |
| EXIT INTERVIEW | I explained my findings, recommendations, and conclusions with Mr. Medrano prior to exiting the site. |

| ATTACHMENTS |
|--|
| <input type="checkbox"/> None <input checked="" type="checkbox"/> Notification(s) <input type="checkbox"/> List of licensed personnel <input type="checkbox"/> Other |