



Indiana Brownfields Program
an Indiana Finance Authority Environmental Program

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Indianapolis, Indiana 46204
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Haley Faulds
Project Manager
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June 25, 2024

Ms. Penny York
City of New Castle
100 South Main Street Suite 203
New Castle, IN 47362

Re: **Phase I ESA Initiative Status Letter**
U.S. EPA FFY22 CWAG
City-Owned Farm Field
Washington St & N 20th St
New Castle, Henry County
Brownfield #4230906

Dear Ms. York:

The above-referenced property (Site) was on a list provided by the City of New Castle to the Indiana Brownfields Program (Program) to be evaluated for potential assessment funding under the Program's U.S. Environmental Protection Agency (U.S. EPA) FFY22 Brownfield Community Wide Assessment Grant (CWAG). To determine if the Site is eligible for CWAG funding, the Program had a Phase I Environmental Site Assessment (Phase I ESA) conducted for the Site through its Phase I Initiative. The Phase I ESA determined that no environmental investigation is needed; therefore, the Site will not be proposed for CWAG funding. This letter summarizes the findings of the Phase I ESA.

Site Description and History

The 23.77-acre Site consists of two parcels, identified by the State by parcel numbers 33-12-11-140-131.000-016 and 33-12-11-140-130.000-016, and is located at the northeast corner of North 20th Street and Washington Street, New Castle, Henry County, Indiana. The property is currently vacant and consists primarily of cultivated agricultural land. A review of historical sources indicates that the Site has consisted of agricultural land since at least 1947. The Phase I ESA was conducted to determine current and historical uses of the Site created environmental conditions of concern prior to it being redeveloped into a residential neighborhood.

The City of New Castle, which purchased the Site by Warranty Deed on or prior to January 1, 2010. The Site is bounded to the north by residential property on both sides of Lake Forest Lane, to the east by a commercial office and vacant land, to the south by Washington Street followed by residential properties and vacant land, and to the west by North 20th Street, followed by an elementary school.

The Site is located in a designated Opportunity Zone which allows for preferential tax treatment of eligible investments designed to spur economic development and job creation in distressed communities.

Environmental Conditions

The Program funded a *Phase I Environmental Site Assessment* report dated December 21, 2023 (December 2023 Phase I ESA) prepared for the Indiana Brownfields Program and the City of New Castle by SES Environmental (SES) (IDEM Virtual File Cabinet (VFC) Document #83574430). The December 2023 Phase I ESA did not identify any recognized environmental conditions (RECs) associated with the Site.

The December 2023 Phase I ESA identified the following business environment risks (BER) associated with the Site:

- Radon testing was not conducted as a part of the assessment; however, according to the EPA Map of Radon Zones in Indiana, the subject property is located in Zone 1, which is an area with a predicted indoor screening level of greater than 4 pCi/L.

SES evaluated the presence or likely presence of vapor-phase chemicals of concern in soil at the Site that might result from contaminated soil and/or groundwater either on or near the Site. SES did not identify any potential vapor encroachment conditions (VECs) associated with the Site.

Conclusion

Within the limitations of the scope of work for the December 2023 Phase I ESA, no contaminants are expected to be present in soil, groundwater, or via vapor intrusion at concentrations above applicable IDEM *Risk-based Closure Guide* (R2) (July 8, 2022 and applicable revisions) published levels.

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IDEM is pleased to assist the City of New Castle by providing this Phase I ESA. Should you have any questions or comments, please contact Haley Faulds of the Indiana Brownfields Program at 317-234-0685 or by email at hfaulds1@ifa.in.gov.

Sincerely,

A handwritten signature in black ink that reads "Haley Faulds". The signature is written in a cursive, flowing style.

Haley Faulds
Project Manager
Indiana Brownfields Program

cc: Ashley Green, U.S. EPA Region 5
Meredith Gramenspacher, Indiana Brownfields Program
Haley Faulds, Indiana Brownfields Program
Alana Christlieb, SES
Henry County Health Department