

FORMER C.G. CONN SITE – 1101 E BEARDSLEY AVE, ELKHART
Frequently Asked Questions
February 2023

Sign up for updates, submit additional questions/comments through this [Comment Form](#) or by calling City of Elkhart staff at 574-294-5471 x 1019 or the MACOG office at 574-914-0777.

Q: What is the current status of the site?

A: The City of Elkhart has submitted a proposed \$4M cleanup funding request for review by the Indiana Brownfields Program and, if approved, funding through the Indiana Finance Authority. In 2020-2022, hundreds of samples were collected over six rounds of sampling to characterize the extent of contamination on site in soil, groundwater, and soil vapor, and to understand the extent to which groundwater contamination extends off-site.

Q: Does the contamination or the proposed cleanup pose a health threat to people living near the property?

A: No, there are no identified exposure pathways for nearby residences to groundwater contamination directly, or indirectly through vapor accumulating inside homes. Residents in the area are on city water. Additional groundwater and soil gas sampling determined that there was not a risk of exposure to vapor through indoor air, due to the depth to groundwater and the low levels present. The groundwater plume extends off-site to the northwest half a block. The groundwater plume was determined not to extend off-site to the south towards the river. The soil contamination does not pose a risk to those off-site. During building demolition, contractors will follow a soil management plan to limit disturbance of contaminated areas. Further, the cleanup plan does not propose a technology that volatilizes contamination into the air.

Q: Will there be health threats remaining after redevelopment?

A: The City of Elkhart is removing all existing structures and fully investigating contamination across the site to reduce the chances that undiscovered contamination remains on site to pose a risk in the future. The city will work closely with state agencies to determine what measures are protective of human health based on the proposed reuse of the site, if residual contamination remains after cleanup above applicable screening levels. Although the cleanup plan's goal is to maximize the percentage of the site that is safe for single family homes, residual contamination may determine that a final site plan include greenspace or parking lots over certain areas.

Q: How is assessment and cleanup being funded?

A: If approved, the cleanup plan would be funded through a federal incentive program which allows the interest rate to be lowered on a loan being used to finance a separate city infrastructure project, which frees up funding for the cleanup without increasing the total loan amount. Assessments were funded through federal grants from U.S. Environmental Protection Agency in partnership with the Michiana Area Council of Governments (MACOG) Regional Brownfields Coalition and the Indiana Brownfields Program.

Q: What is the anticipated timeline for cleanup?

A: If funded, cleanup would likely begin in late 2023 and cleanup activities are projected to continue through 2024. However, the timeline for cleanup is an evolving target. Depending on the success of proposed soil excavation and groundwater treatment, additional treatments may be needed which would extend the timeline. Redevelopment is not anticipated to move forward until 2025. Sign up for updates to receive additional information.

Q: What is the redevelopment plan for this site?

A: There is no development agreement in place with any developer, or any preferred redevelopment plan proposed by any developer. The city worked with a design firm to craft developer-neutral reuse vision concepts that were presented in December public meetings for comment. These six plans are available by contacting MACOG, the city, or through Google Drive. The goal is to clean the site up to standards that permit single family residential use.