



The RACER Trust: Empowering America's Auto Communities



Kokomo, IN

RACER Site ID 12880

Kokomo Industrial Land
1723 & 1863 North Washington Street,
Kokomo, IN 46901

Updated November 2024

Site Description

The site of the former GM Delco Plant 5 is located on 10.6 acres of land in a mixed commercial/residential area on the north end of Kokomo.

The property was developed for Apperson Brothers Automobile Co., which manufactured Haynes Automobiles from 1915 to 1926. Wolfe Manufacturing made radio cabinets at the property from 1926 to the late 1930s. Reliance Manufacturing made women's clothing and parachutes during World War II, occupying the property from the late 1930s to 1953. GM Delco manufactured circuit board assemblies from 1953 to 1991.



Demolition of the plant, including removal of the floor slab, was completed in 1993. The property is now a vacant grass field, with the exception of a 4.31-acre parking lot and dead-end road in the northern portion of the property and a small concrete pad in the southern portion of the grass field.

The cleanup is being managed under the United States Environmental Protection Agency (EPA) Resource Conservation and Recovery Act (RCRA) program. Cleanup activities are performed by RACER Trust, with the approval and oversight of EPA Region 5. The Settlement Agreement that established RACER Trust set aside \$7.3 million for cleanup work.

Continued



Environmental History

GM Corp. and the EPA signed a performance-based Corrective Action Agreement that called for GM Corp. to take the lead role in performing a RCRA Corrective Action at the property. The investigation was completed in three phases.

During the first phase of field activities, soil and groundwater on the property were investigated to determine whether they had been affected by past operations. These investigation activities involved drilling and sampling monitoring wells, collecting soil samples, and evaluating the new and historical soil and groundwater data. These activities were conducted at four Areas of Interest that were identified by a review of property records and previous investigations, and on nearby properties to the south and east.

The second phase of field activities focused on a volatile organic compound called trichloroethylene (“TCE”) and other constituents in soil and groundwater at the property. TCE is a solvent that was commonly used in industry for degreasing electronic components and also found in common household items.

The third phase of field activities further delineated TCE and other constituents in the property’s soil and groundwater, and further characterized off-site groundwater containing TCE.

Next Steps

The U.S. EPA submitted a Statement of Basis in February 2021 that identified EPA’s proposed plan for remediation of TCE impacts to groundwater and soil at the property and invited public comment through March 17, 2021. On June 28, 2021, EPA released its Final Decision and Response to Comments (FD/RC), which included a final cleanup selection for RACER to implement. This plan includes: In-situ solidification and stabilization with monitored natural attenuation (MNA) for groundwater and soil; institutional controls (recording an environmental restrictive covenant [ERC] on groundwater, recording an ERC on land use, and establishment of a well restriction overlay district); and long-term care and stewardship.

RACER Trust is working with EPA Region 5 to prepare the detailed plan for implementing the selected remedy. Remediation is expected to be completed in 2023. Deed restrictions will be placed on the property and a well restriction overlay district will be requested from the city of Kokomo by 2022. Long-term groundwater monitoring will be a component in this detailed plan.

*Information on the site and past environmental tests can be viewed at the RACER website at www.racertrust.org. An information repository has been established where final project-related documents are available for public review:
Kokomo Public Library • 220 North Union Street • Kokomo, IN 46901 • (765) 457-3242*

For More Information

RACER: Robert Hare • 855-RACER-411 • rhare@racertrust.org
EPA Region 5: Michelle Kaysen • 312-886-4253