



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

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Michael R. Pence
Governor

Carol S. Comer
Commissioner

November 16, 2015

Robert W. Hare
Cleanup Manager
RACER Trust
500 Woodward Avenue
Suite 2650
Detroit, MI 48226

Dear Mr. Hare:

Re: Notice of Corrective Action Complete With
Controls
RACER Trust – Tracts C, D, E, F, and
Crawford Field
2915 Dr. Martin Luther King Junior Boulevard
Anderson, Indiana
Madison County
EPA ID No. IND980700801

The Indiana Department of Environmental Management (IDEM) public noticed a RCRA Corrective Action Program Statement of Basis on September 8, 2015, and no public comments were received. This letter serves as IDEM's Final Decision that RACER Trust has fulfilled its obligations under Indiana's RCRA Corrective Action Program for Tracts C, D, E, F, and Crawford Field, and is hereby issued this Notice of Corrective Action Complete With Controls for the specified parcels. This Decision may be revoked if any information this Decision is based upon is found to be false or incomplete, or if any evidence discovered in the future contradicts the findings presented in the Statement of Basis or this Final Decision.

Thank you for your cooperation in this matter. If you have any questions, please call (800) 451-6027, press 0, and ask for Mr. Robert Marshall at extension 2-4534, or call directly at (317) 232-4534 or marshal@idem.IN.gov.

Sincerely,

Victor P. Windle, Chief
Hazardous Waste Permit Section
Permits Branch
Office of Land Quality

cc: Madison County Health Department (w/ enclosure)

**INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
RCRA CORRECTIVE ACTION PROGRAM**

FINAL DECISION

RACER Trust – Tracts C, D, E, F, and Crawford Field

**Anderson, Indiana
IND980700801**

I. INTRODUCTION

This Final Decision is issued by the Indiana Department of Environmental Management (IDEM), under the Resource Conservation and Recovery Act (RCRA) Corrective Action Program. IDEM public noticed the Statement of Basis for Tracts C, D, E, F, and Crawford Field of the RACER Trust site, 2915 Dr. Martin Luther King Junior Boulevard, Anderson, Indiana 46016, in The Herald Bulletin, on September 8, 2015, requesting comments on the proposed final remedy for this facility. The public comment period ran from September 8, 2015, to October 8, 2015. No comments were received.

II. SUMMARY OF THE PROPOSED REMEDY

RACER Trust proposed and implemented an Environmental Restrictive Covenant (ERC) as the final remedy for Tracts C, D, E, F, and Crawford Field. IDEM approved the remedy and provided justification in the Statement of Basis for issuing a Corrective Action Complete With Controls determination for the specified parcels. "With Controls" implies that an ERC has been recorded on each of the property deeds. The ERCs prohibit using the properties for residential or agricultural purposes, and prohibit use of ground water, except in conjunction with environmental investigation and/or remediation activities.

III. FACILITY BACKGROUND

The RACER Trust site is located in the northwest quarter of Section 23, T19N, R7E, on the southwest side of Anderson, Madison County, Indiana. Formerly, the site comprised approximately 3,000,000 square feet of manufacturing area situated on 234 acres. Martin Luther King Junior (MLK) Boulevard divides the site in a north-south direction. General Motors Corporation (GMC) began operations at the MLK Boulevard facility in 1929. GMC previously conducted automotive parts manufacturing operations in plants on both sides of MLK Boulevard. The former east manufacturing areas (Plants 6 and 9) were bounded by MLK Boulevard on the west, by a railroad on the south, by 29th Street on the north, and by Madison Avenue on the east.

The manufacturing facilities west of MLK Boulevard, referred to as the Main Plant, were bounded on the west, south and southeast by railroad

tracks, and on the north by 25th Street. Facility parking areas were located west of the westernmost railroad, and north of 25th Street. Formerly developed areas of the property were largely covered with asphalt or concrete.

Manufacturing plants were expanded several times, generally proceeding from the north end of the Main Plant southward and eastward. East of MLK Boulevard, Plant 9 construction commenced in 1969, and building additions were performed in 1973, 1977, 1981, 1985, 1986 and 1989. Manufacturing operations on the site ceased in 2006. All facilities west of MLK Boulevard were demolished during the period of late 2007 to early 2009. The demolition included the removal of all concrete building slabs and many areas of pavement around the immediate Main Plant building area. Following demolition, the area was regraded and covered with varying thicknesses of crushed concrete. A soil and vegetative cover was applied during the summer of 2009. The former Main Plant building location is now an open field. The former Plant 6 and 9 properties and a lot east of Madison Avenue were sold soon after related manufacturing operations ceased in 1997. The remaining portions of the property were held by GMC until its bankruptcy in June 2009 and are currently owned by the RACER Trust. Land use surrounding the site varies from residential and commercial on the north and east, residential and recreational on the south, and agricultural on the west. A small public-access park is located in the northwest part of the property. The Meadowbrook Golf Course is located southeast of the site.

Tracts C, D, E, F, and Crawford Field have recently been partitioned into three parcels and an environmental restrictive covenant (ERC) has been recorded on the deed for each parcel. The specific parcel locations, as well as their locations relative to the complete RACER Trust site, are depicted in the following ERCs:

1. Tract C ERC (VFC # 80114978)
2. Tract D and E ERC (VFC # 80085965); and
3. Tract F and Crawford Field ERC (VFC # 80085967).

IV. Final Decision

Based on the administrative record, the Statement of Basis as proposed is hereby adopted as the final remedy. After careful consideration, IDEM has determined that RACER Trust has fulfilled its obligations under Indiana's RCRA Corrective Action Program for Tracts C, D, E, F, and Crawford Field. This Decision may be revoked if any information this Decision is based upon is found to be false or incomplete, or if any evidence discovered in the future contradicts the findings presented in the Statement of Basis or this Final Decision.

V. References

Statement of Basis (VFC # 80115594)