

The subject parcel is believed to be a portion of the Site (depicted as Tract E and Tract G one of the attachments) on which the Main Building was located and now sits over a contaminated ground water plume that looks to contain three of the source areas (Chemical Storage Building (CSB or Former Hazardous Materials Building), the former Solvent Tank Area (STA), the former Metal Plating Area (MPA)) for the contamination detected on the DOA-owned parcel and the balance of the VRP site.

General Electric Company (GE) entered the entire 50-acre Sherman Park property in the IDEM VRP (site #6020801) in 2003.

A Remediation Work Plan (RWP) was approved by IDEM in 2010.

Chlorinated volatile organic compounds (CVOCs) are present in groundwater in the upper water bearing unit (UWBU) near the west side of the former main building as a result of the historical usage of chemicals near the former Chemical Storage Building (CSB), the former Solvent Tank Area (STA), the former Metal Plating Area (MPA) and the former 1,1,1-Trichloroethane Still Area (TSA). The CSB, STA, MPA and TSA are each collectively referred to as the “on-site source areas”.

A summary of the investigation and remediation activities completed at the Site since approval of the RWP include:

- Baseline Groundwater Monitoring completed between 2009 and 2010 (during preparation of the RWP)
- Asphalt Cap Installed as an engineering control (November 13 to 22, 2010)
- Injection Well Installation in and around on-Site source areas (January 10 to February 20, 2011)
- First Round of Bioenhancement Injections (May 19 to June 20, 2011)
- Bioaugmentation Injections (August 15-18, 2011)
- Performance Groundwater Monitoring Post-injection completed between 2011 and 2013
- Supplemental Injection Well Installation (May 13 to 17, 2013)

- Second Round of Bioenhancement Injections (July 17 to August 6, 2013)
- Performance Groundwater Monitoring post-injection completed between 2013 and 2015
- Supplemental Injection Well Installation (August 17 to 19, 2015)
- Third Round of Bioenhancement Injections (September 17 to October 6, 2015)
- Performance Groundwater Monitoring post-injection completed between 2015 and 2017
- Limited Bioenhancement Injections (September 20 and 21, 2017)
- Methane Assessment (November 7 to 9, 2017)
- Performance Groundwater Monitoring post-injection completed between 2018 and 2022
- Supplemental amendment injection activities (October 2022 and April 2023)
- Performance Groundwater Monitoring Ongoing, post-injection completed on a quarterly basis since completion of the injection efforts in April 2023, including throughout 2024

Groundwater monitoring is currently performed quarterly, semi-annually, and annually (depending on the monitoring well and screened water bearing unit) while methane monitoring via soil vapor probes is performed quarterly along the southern property boundary.

The 2024 Annual Progress Report (Document #83761793) may be viewed electronically by searching online by the noted document number in IDEM's VFC accessible through IDEM's website: <https://www.in.gov/idem/legal/public-records/virtual-file-cabinet/>

Performance groundwater monitoring and soil gas monitoring events have been and will be conducted in February, April, July, and October 2025.

IDOA acquired a 7.5-acre portion of State parcel #49-10-05-178-007.000-101.

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Attached (Sherman Park Parcel H 4071115.pdf) is the 2012 Brownfields ERC for Parcel H which covers the portion of the Site acquired by IDOA (A202400104312_Coverage.JPG). Also attached is a map depicting the portion of the Site acquired by IDOA in addition to maps depicting the on-Site source areas (VRP RWP Site Plan.pdf and VRP 2024 Site Plan.pdf), monitoring wells, soil cap area, and soil management area of which portions are located on the IDOA owned property. Attached also is the 2014 GE VRP ERC (SP 2014 ERC Full.pdf) and a figure depicting its coverage (201400062348 – approx. layout1.JPG).

The owner of the subject parcel should reasonably cooperate with and not impede any third party's undertaking of any response actions required by IDEM's VRP including prohibiting any activity at their property that interferes with any ongoing response activities, long-term groundwater monitoring, or measures necessary to assure the effectiveness and integrity of any response action or engineering control, or component thereof, implemented at their property.

Brownfields and VRP have been working with GE and the City for several years to fix the issues with the 2012 Brownfields ERCs and 2014 GE VRP ERC in order to more accurately reflect current Site conditions and ownership and facilitate redevelopment activities on various areas of the Site more accurately. Any owner of the subject parcel will need to be involved in the discussions.

City of Indianapolis Update 5/22/25:

Attached is the covenant that GE sent to us last August (Sherman Park Campus East Draft ERC 8.16.2024 – with redlines(1632155.1).docx). Both the red and blue edits were included by GE and their counsel. I.e., the re-insertion of language in Sec. 2(8) that is in the existing 2014 ERC for the site relating to indemnification, holding harmless GE, and paying for their legal defense, is something the city is prohibited from agreeing to. GE is insisting on this language being in any new ERC proposed to replace the two existing ERC layers, and that has mired the discussion down to the point of no further progression on this issue.

Any owner of the subject parcel that is part of the Sherman Park site would need to review and agree to record any new ERC that affects its portion of the site.

City of Indianapolis Update 5/29/25:

Both Indiana Brownfields Program and IDEM Voluntary Remediation Program have been involved in the discussions regarding the 2012 and 2014 ERC layers, which has been a complicated process. IBP issued the 2012 layer and has been accepting of proposed changes to the ERCs. IDEM VRP approved the 2014 layer that includes GE in the decision-making process, and which contains the unacceptable language they are trying to get included in any new replacement layer of ERCs.

The best contacts for IDEM VRP for this section are Bill Holland and Claire Fredin. April Lashbrook is the attorney on the IDEM side has been in those conversations as well.

IDEM Update 8/28/25:

IDEM completed its review of the Request for Termination of Environmental Restrictive Covenants and Recordation of New Environmental Restrictive Covenant (October 15, 2024) and Institutional Controls Environmental Restrictive Covenant/Deed Notice Modification or Termination Request State Form 56082 (December 6, 2024) submitted by Heartland for the Sherman Park Facility (formerly Thompson Consumer Electronics) VRP site. See the letter titled Request for termination of ERCs GE Sherman Park.pdf in the [google drive](#) for IDEM's comments.

IDEM requested to schedule a meeting to discuss project status with all parties. To allow for adequate review of IDEM's comment letter and for conversations between GE and the City to come to an appropriate stopping point/conclusion, the meeting was targeted for October.