



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

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Michael R. Pence
Governor

Thomas W. Easterly
Commissioner

May 19, 2015

Mr. Robert W. Hare
Cleanup Manager
RACER Trust
500 Woodward Avenue
Suite 1510
Detroit, MI 48226

RECEIVED MAY 22 2015

Dear Mr. Hare:

Re: Parking Lots 5 and 6 Summary of Investigations
Environmental Restrictive Covenant
Former Manual Transmissions of Muncie Facility
Muncie, Delaware County
IND006066286

IDEM reviewed the Parking Lots 5 and 6 Summary of Investigations (VFC #80041453) and the Environmental Restrictive Covenant (VFC # 80041451), submitted on April 10, 2015. IDEM agrees with your conclusion that the parking lots are useable for recreational, commercial, or industrial purposes, and approves your proposed ERC. Please proceed with recording the ERC and, once done, submitting verification to this office.

If you have any questions, please contact Donald Stilz at (317) 232-3409.

Sincerely,

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

cc: Shannon Richardson, Conestoga-Rovers & Associates



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

FINAL DECISION

RACER Trust – Tract B (North) Area

**Anderson, Indiana
IND980700801**

RECEIVED MAY 22 2015

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 the Tract B (North) Area of the RACER Trust site, 2915 Dr. Martin Luther King Junior Boulevard, Anderson, Indiana 46016, in The Herald Bulletin, on April 14, 2015, requesting comments on the proposed final remedy for this facility. The public comment period ran from April 14, 2015, to May 14, 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 the Tract B (North) Area. IDEM approved the remedy and provided justification in the Statement of Basis for issuing a Corrective Action Complete With Controls determination for the Tract B (North) Area. "With Controls" implies that an ERC has been recorded on the property deed. The ERC limits the property to industrial use and limits use of ground water.

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.

The northern portion of the Main Plant parcel has recently been partitioned as the Tract B (North) Area. This parcel consists of approximately 34.4 acres. The location of the Tract B (North) Area, as well as its location relative to the remaining RACER Trust parcels, is depicted in the Tract B (North) Area ERC (VFC # 80021513).

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's Tract B (North) Area has fulfilled its obligations under Indiana's RCRA Corrective Action Program. 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 # 80023798)