



# INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

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Eric J. Holcomb  
Governor

Bruno L. Pigott  
Commissioner

February 9, 2018

Stu Summers  
City of Valparaiso Redevelopment Commission  
166 Lincolnway  
Valparaiso IN 46383

Re: **Comfort Letter Request**  
Anderson Company  
260 S Campbell St  
Valparaiso, Porter County  
BFD# 4180202

Dear Mr. Summers:

On February 8, 2018, the Indiana Brownfields Program (Program) received your request for a Comfort Letter for the above referenced site (Site). The Program will review the information submitted with the request, in addition to other information regarding the Site available to Program staff, to make a determination regarding your request. Program Counsel reviews all submitted Phase I ESA reports for compliance with the all-appropriate inquiry (AAI) rule prior to a Project Manager initiating review of a request. During the course of our review, additional information or documentation may be requested. Phase II environmental site assessment (ESA) reports and other technical reports/documents will be forwarded to the appropriate IDEM Science Services section for evaluation with a minimum 30 to 45 day turnaround. Please allow a minimum of 120 days from the Program's receipt of *all requested information and documentation* to receive your requested letter.

Please note that if Program-requested information and/or documentation is not timely received, review and processing of the letter will not be initiated by the Project Manager assigned to the request. If the Project Manager does not receive the requested information *within a reasonable timeframe*, your letter request will be deemed inactive and drop out of the queue for issuance. You will receive a written notice affording you a two week grace period before the request status is made inactive. Once a letter request is deemed inactive, a new application to the Program will be required in order to get your project back in line for processing.

Below are some additional important items potentially applicable to your request:

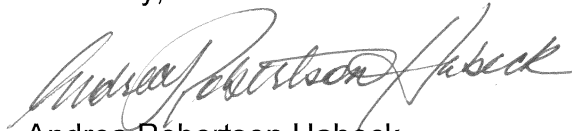
- If contaminant levels on your Site qualify as a release or spill under Indiana's Spill Rule (327 Indiana Administrative Code 2-6.1), the owner/operator of the Site is required to notify the appropriate IDEM program (e.g., the Indiana Emergency

Response Section or the Leaking Underground Storage Tank Section). The above-referenced Brownfields Program Site number is not a substitute for an incident number.

- Recordation of an environmental restrictive covenant (ERC) on the deed for the Site may be required in conjunction with issuance of the letter in order to ensure no Site occupant exposure to contamination.
- Certain components of an ASTM E1527-13 Phase I Environmental Site Assessment (ESA) report cannot be older than 180 days if the report will be used to qualify as a BFPP. If more than 180 days has lapsed since the earliest date report information was collected or site reconnaissance was conducted, certain components of the Phase I ESA report must be updated prior to closing to satisfy requirements.

The Program is pleased to assist with this request. Visit the Program's webpage at [www.in.gov/ifa/brownfields](http://www.in.gov/ifa/brownfields) for frequently asked questions and other valuable information. Should you have any questions or concerns, please contact the Project Manager assigned to the request, Ken Coad, for further assistance. He can be reached directly at (317) 233-8409 or by e-mail at [kcoad@ifa.in.gov](mailto:kcoad@ifa.in.gov).

Sincerely,



Andrea Robertson Habeck  
Technical Staff Coordinator  
Indiana Brownfields Program

cc: Site File (*electronic*)  
Ken Coad, Indiana Brownfields Program (*electronic*)  
Stu Summers, City of Valparaiso, [stusummers@gmail.com](mailto:stusummers@gmail.com)  
Zachary Heine, Amereco Engineering, [zheine@amerecoeng.com](mailto:zheine@amerecoeng.com)  
Patrick Lyp, City of Valparaiso, [plyp@valpo.us](mailto:plyp@valpo.us)