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3.15 PROPERTIES OF ENVIRONMENTAL CONCERN

3.15.1 Introduction and Background

Properties of Environmental Concern have the potential to adversely affect the construction activities of the proposed Mid-States alternatives. Concerns that have been identified include properties which contain or may contain any item or agent (biological, chemical, radiological, and/or physical) which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. Laws and regulations are designed primarily to address sites where hazardous waste is generated, treated, or stored. It is important to consider potential impacts when developing a transportation project. Hazardous material sites can present safety hazards to construction workers and the public and can be more difficult to properly address if not identified early.

Appendix S – Hazardous Materials Appendix includes the *Preliminary Red Flag Investigation* and the *Preliminary Environmental Site Assessment Screening Report* which assess the proposed Alternatives B, C, M, O, and P, along with proposed Local Improvements 1 through 18. The *Preliminary Red Flag Investigation* utilized the INDOT GIS layers to identify “red flags” which may impact the project’s construction activities. It is included in **Appendix S** The *Preliminary Environmental Site Assessment* (ESA) outlines the research conducted and the categorization of the identified sites as Properties of Concern with low, medium, or high levels of concern. It is also included in **Appendix S**.

This document describes the investigations undertaken during Tier 1. As design progresses, hazardous material investigations will be focused on the preferred alternative and Local Improvements. These additional investigations may include Red Flag Investigations, ESA, and/or Limited Site Investigations (LSI).

3.15.2 Methodology

The Indiana Department of Environmental Management (IDEM), Indiana Department of Transportation (INDOT), and United States Environmental Protection Agency (USEPA) maintain multiple publicly available GIS layers which provide a mapped reference to sites within various agency programs or present a database of properties of interest. These GIS layers can be used to identify mapped sites, within various programs, that may represent a concern for the proposed project. Identification details provided in the GIS layers are then used to further evaluate a mapped site using the IDEM Virtual File Cabinet (VFC) and additional publicly available records. Note that while a majority of sites are mapped on the GIS layers, there is the potential for unmapped facilities; aerial imagery was reviewed to identify these additional sites. **Table 3.15-1** describes programs and databases used to conduct this research. The Study Area for the proposed project has been identified as one-half mile from the centerline of each Alternative and Local Improvement Project. However, a distance of 500 feet from the centerline was utilized for Local Improvements 3 and 4 due to the density of the Jasper, Indiana area.



Agency Database or Program Consulted to Identify Potential Impacts		
Agency	Database	Description
IDEM	Brownfield Sites	This program inventories properties where redevelopment must consider previous environmental contamination. This program merged the Brownfield financial and technical review programs.
IDEM	State Cleanup Sites	This program manages sites that are contaminated with hazardous substances or petroleum, but are not included on the National Priorities List of the federal Superfund program. These sites typically are referred by the IDEM State Cleanup Program after a spill or release of toxic materials requires long-term cleanup and oversight.
IDEM	Voluntary Remediation Program	This program encourages environmental cleanups; facilitates the redevelopment, sale, and reuse of commercial and industrial properties; and seeks to reduce risks that contaminants pose to human health and the environment. The program provides a process for property owners, operators, potential purchasers and third parties to voluntarily address property that is or may be contaminated.
IDEM	Properties with Institutional Controls	This GIS layer is managed by the IDEM Office of Land Quality. It employs a risk-based approach to address hazardous substances or petroleum releases after remediation measures have been completed and contamination remains. These approaches may use legal or administrative measures called "institutional controls." This protects human health and the environment by applying land restrictions which might limit activity, use, and/or access to minimize exposure.
IDEM	Solid Waste Permitting and Compliance, Landfills & Waste Disposal Sites	This program inventories sites including disposal facilities and processing facilities, including infectious waste incinerators exceeding 7 tons/day; medical wastes processors; resource recovery systems; shredded, solidification facility, solid waste incinerators exceeding or equal to 10 tons/day; and/or transfer stations.
IDEM	Antique Landfills and Open Dumps	This program compiles lists of antique permitted landfills and open dumps since 1976 and has been expanded by an aerial photographic survey in 1980.
IDEM	RCRA Generator/Transportation, Storage, and Disposal Facilities	This program identifies hazardous waste handlers as defined by the Resource Conservation and Recovery Act of 1976 and Solid Waste Amendments of 1984.
USEPA and IDEM	RCRA Corrective Action Sites	This database includes hazardous waste facilities expected to need corrective action and consists of five key elements: potential source identification; release assessment; release investigation; evaluation and selection of an appropriate remediation technology or technologies; and remediation of the release(s).
IDEM	Manufactured Gas Plants	This proprietary database includes records of coal gas plants. These plants used coal and oil mixtures or petroleum that produced a significant amount of waste.
IDEM	Restrictive Wastes Sites	This program identifies landfills which are built and operated for on-site disposal of non-hazardous wastes generated by a single type of industrial activity. These sites can only receive wastes which are similar in origin or chemical character and are not subject to organic decomposition.
IDEM	Waste Tire Sites	This listing consists of sites which contain tires, either for processing, for storage, or transport. Illegal tire dumps are also included.
IDEM	Confined Feeding Operation sites	This dataset includes agricultural operations that have large enough numbers of animals that IDEM regulates them for environmental concerns as defined by IC 13-18-10.
UPEPA	Superfund Redevelopment Program	The Superfund Redevelopment Program helps communities reclaim and reuse formerly contaminated land.
IDEM	Underground Storage Tanks	This program inventories locations with regulated underground storage tanks and any underground piping connected to the tank that has at least 10% of its combined volume underground. These tanks are/were used to store petroleum or other listed hazardous substances. These systems were regulated systems as of May 8, 1989. This program also performs inspections for compliance.
IDEM	Leaking Underground Storage Tanks	This program inventories facilities reported to have previously leaking or currently leaking underground storage tanks containing petroleum or other listed hazardous substances.
IDEM	Office of Land Quality Program Sites	This program is responsible for enforcing regulations to ensure businesses manage waste in safe ways. It inventories livestock/animal farms and storage tanks. It identifies required contamination cleanup which affects the environment and/or public health.
INDOT	Properties with Notice of Contamination Letters GIS Layer	This GIS layer is currently managed by INDOT SAM and is representation of sites with known contamination that extends into INDOT-owned right-of-way. IDEM typically requests a Notice of Contamination letter be sent to INDOT by the responsible party, which may be part of the site closure process.
USEPA	Toxic Release Inventory Program	This program identifies toxic chemical releases and pollution prevention activities reported by industrial and federal facilities. These toxic chemicals could cause cancer or other chronic human health effects, significant adverse acute human health effects and/or significant adverse environmental effects.

Table 3.15-1: Agency Databases and Programs



After the investigation of the identified programs and databases, properties were identified within and adjacent to the Study Area. The identified properties were classified as having low, medium, or high levels of concern.

3.15.2.1 Properties with Low Level of Concern

Properties with low levels of concern are unlikely to present a concern which could negatively impact construction activities. These properties may have previous environmental problems which have been resolved, have received upgraded containment and leak detection systems, and/or have no indication of environmental impacts.

3.15.2.2 Properties with Medium Level of Concern

Properties with medium levels of concern present concerns that could negatively impact construction activities. These properties currently are under environmental investigation, have past recorded violations, have older hazardous material containment systems, and/or require additional investigation to determine the presence or extent of contamination. These sites are mapped on **Figure 3.15-1** below and described in Section 3.15.3.

3.15.2.3 Properties with High Level of Concern

Properties with high levels of concern are likely to present a concern that could negatively impact construction activities. This could include properties that have known contaminant concentrations or evidence that the presence of contamination is highly likely but not yet verified. This includes sites where contamination is known to extended into the Study Area. These sites are mapped on **Figure 3.15-1** below and described in Section 3.15.3.

3.15.3 Analysis

Properties of Concern were identified within and adjacent to the Study Area and were then classified as having low, medium, or high levels of concern. This evaluation included five Alternatives and eighteen Local Improvements projects which are being evaluated as part of the Mid-States Corridor alternatives. These Local Improvements consist mostly of added travel lanes that are intended to provide added safety benefit and reduce congestion and improve the performance of the existing roadways during and after the construction of the Mid-States Corridor project. For more information on the individual local improvements, refer to **Chapter 2 – Alternatives**.

Table 3.15-2 shows the number of properties which may impact each alternative and the associated Local Improvements.

Note that in Tier 2 studies, hazardous material investigations will be conducted within the preferred alternative and any Local Improvements which may be undertaken. The following sections describe each Alternative and the potentially impacted properties. See **Figure 3.15-1** for the location of the properties with medium and high levels of concern. See **Appendix S** for additional information regarding details of the Properties with medium and high levels of concern, only general information is included below.

3.15.3.1 Alternative B, Local Improvements 10, 11, and 12:

Properties with low level of concern

- Site 21 – Jay Armes Armes Grain & Livestock (6345 S CR 400 E, Montgomery, IN)
- Site 66 – Kyle Hochgesang (903 S CR 450 W, Jasper, IN)
- Site 69 – Jasper City Landfill (1103 S 350 W, Jasper, IN)
- Site 72 – OFS Brands Incorporated Plant 1 (110 West 10th Street, Huntingburg, IN)
- Site 75 - L H L Properties, I-64 & US 231, Huntingburg, IN



Properties with medium level of concern

None

Properties with high level of concern

None

3.15.3.2 Alternative C, Local Improvements 1, 2, 3, 4, and 5

Properties with low level of concern

- Site 20 – For Him Farms (6228 S CR 1000 E, Cannelburg, IN)
- Site 22 – MPG (NE of Sherman and S 3rd Streets, Loogootee, IN)
- Site 30 – Lottes Forms, Inc., 3104 E 950 S, Loogootee, IN
- Site 33 - Gibson Corporation, 495 W Haysville Road, Jasper, IN
- Site 34 – Dubois County Bank Plaza, 1 DCB Plaza, Jasper, IN
- Site 40 – HAAS Marathon, 3606 Newton Street, Jasper, IN
- Site 43 - Kiel Bros Oil Newton St Marathon, 2511 Newton Street, Jasper, IN
- Site 44 – Indiana State Police – Jasper Post, 2209 Newton Street, Jasper, IN
- Site 45 – Breidenbaughs Transportation, 2218 Newton Street, Jasper, IN
- Site 46 – Newton, 2133 Newton Street, Jasper, IN
- Site 47 – Brescher’s Wheel Stop, 2124 Newton Street, Jasper, IN
- Site 48 – Enterprise Rent A Car, 1925 Newton Street, Jasper, IN
- Site 52 – Jasper Standard Service Center, 1112 Newton Street, Jasper, IN
- Site 54 – Chuckles #20, 620 W 6th Street, Jasper, IN
- Site 55 – Cars R Us, 707 W 6th Street, Jasper, IN
- Site 56 – Former Brescher Rentals, 610 Newton Street, Jasper, IN
- Site 57 – Shell Food Mart, 617 W 6th Street, Jasper, IN
- Site 58 – GTE Telephone Operations, 505 Newton Street, Jasper, IN
- Site 59 – Buehlers Buy Low 450, 750 2nd Street, Jasper, IN
- Site 60 – Jasper Rubber Products Inc., 1010 1st Avenue, Jasper, IN
- Site 61 – Jasper Municipal Waste Water Treatment Plant, 110 US 231, Jasper, IN
- Site 70 – J H Rudolph Plant, 801 E 230 S, Jasper, IN
- Site 73 – MLDD Incorporated, CR 400 W & CR 750 S, Huntingburg, IN
- Site 74 - Kimball International Incorporated Airport Hanger, 2715 W 900 S, Huntingburg, IN
- Site 75 - L H L Properties, I-64 & US 231, Huntingburg, IN



Properties with medium level of concern

- Site 35 – Circle A 115 (AI ID 2167), 7136 N US 231, Jasper, IN: This facility currently operates as a gasoline station with UST tanks that were installed in 1979. IDEM violations were found in the VFC, it is unknown if the facility has since returned to compliance. This site was given a medium level of concern based on the longevity that USTs have operated and the potential for undocumented releases.
- Site 42 – Northside Citgo (AI ID 1941), 2707 Newton Street, Jasper, IN: This facility currently operates two USTs which were installed in 1984. The VFC included a violation letter and a return to compliance letter. However, this facility was given a medium level of concern based on the age and construction details of the UST system and the likelihood of undocumented releases.
- Site 50 – Veterans of Foreign Wars Post 673 (AI ID 2624), 1907 Newton Street, Jasper, IN: This facility previously operated a heating oil UST; however conflicting information was found on VFC. The site was given a medium level of concern based on the likely age and construction of the UST system, the presence of differing information and lack of additional information regarding the UST system, and the likelihood of undocumented releases.
- Site 51 – Circle A Food Mart (AI ID 6524), 1402 N Newton Street, Jasper, IN: This site is a currently operating gas station with USTs that were installed in 1988. Two USTs were previously installed in 1955 and were closed in-place in 1988. IDEM violation letters were found in the VFC. This site was given a medium level of concern based on the age of the current UST system, general longevity that UST systems have been operated at the property, and the likelihood of undocumented releases from the current or previous UST systems.
- Site 53 – Bonhert Shell (AI ID 4609), 902 Newton Street, Jasper, IN: This address contained a UST system which was removed in 2011. Remediation activities occurred and IDEM issued a No Further Action letter. An Environmental Restrictive Covenant (ERC) was placed on the property to limit exposure to contaminated groundwater which was left in place. The site was given a medium level of concern based on the likely presence of low-level groundwater contamination.
- Site 62 – Guarantee Auto (AI ID 3640), 34 Wernsing Street, Jasper, IN: The site previously operated a used oil UST which had been installed in 1984. No additional information was found on the VFC. The site was given a medium level of concern based on the lack of information regarding the property and potential for petroleum contaminants.
- Site 63 – Ruxer Ford Lincoln Mercury (AI ID 879), 123 Place Road, Jasper, IN: This facility previously operated a UST system which had been installed in approximately 1980. According to a UST notification form, the USTs were removed in 1988; however, no additional information was found. In addition, this site is identified as a small quantity generator of hazardous waste in 2002 and violations were noted. The site was given a medium level of concern based on the lack of information regarding the UST removals, lack of information associated with the facility's hazardous waste generation, and the potential for hazardous or petroleum contaminants from current or historic operations at the property.
- Site 64 – Jasper Engine Exchange Inc. (AI ID 15692), 815 Wernsing Road, Jasper, IN: The facility previously operated a UST system which was removed in 1990. A new UST system was installed in 1988 and then removed in 2016. Contamination was discovered during the 1988 removal event. The site is also listed as a small quantity generator of hazardous waste (chromium contaminated waste). Mitigation efforts were undertaken in 1982. The site was given a medium level of concern based on the longevity that hazardous and non-hazardous waste has been generated at the property and the potential for undocumented releases.
- Site 65 – Sternberg Inc. (AI ID 1547), 1781 S US 231, Jasper, IN: This facility currently operates a UST system which includes six USTs installed in 2005 and four USTs installed in 1986. An IDEM violation letter was found.



The site was given a medium level of concern based on the quantity of USTs present at the property, the longevity that USTs have operated at the property, and the potential for undocumented releases.

- Site 67 – Dubois County Collection Container System (AI ID 6262), 1701 N Van Buren Street, Jasper, IN: This facility operates three USTs which were installed in 1991. Violation letters from IDEM were found. The site was given a medium level of concern based on the longevity that USTs have operated at the property and the potential for undocumented releases.
- Site 68 – Circle A 111 (AI ID 4701), 1921 S Lube Way, Jasper, IN: This facility operates six USTs which were installed in 2001 and one UST which was installed in 2006. IDEM violation letters were found, including a violation for water and fuel in the tank put sumps. This site was given a medium level of concern based on the quantity of USTs present, the longevity that USTs have operated at the property, and the potential for undocumented releases.
- Site 71 – Dubois County Concrete Products Incorporated (AI ID 9085), 1701 N Van Buren Street, Jasper, IN: This site previously operated one UST which was installed in 1974 and one UST which was installed in 1963. These USTs were removed in 1988; however, no sampling occurred. Additionally, this facility was reported as a small quantity generator of hazardous waste in 2008. This site was given a medium level of concern based on the lack of information regarding the UST removals, lack of information regarding the facility's hazardous and non-hazardous waste generation, and the potential for hazardous or petroleum contaminants from historic operations.

Properties with high level of concern

- Site 41 – Jasper Corporation (AI ID 669), 2704 N Newton Street, Jasper, IN: This site previously operated two USTs; one installed in 1958, and the other installed in 1963. Both USTs were removed in 1987. There is no information regarding sampling during the removal event. The facility also operated as a large quantity and small quantity hazardous waste generator until 2002. This site was given a high level of concern due to the lack of information associated with the removal of the USTs, the longevity of hazardous and petroleum USTs, the longevity that large and small quantities of hazardous waste was generated at the property, and the likelihood for undocumented releases of hazardous and/or petroleum products.
- Site 49 – Marathon (Tobacco Road 96) (AI ID 5446), 1908 N Newton Street, Jasper, IN: The facility currently operates three USTs which were installed in 2016. Previously, three USTs were in operation on the site which were closed in place. Petroleum contaminated soil and groundwater was found in 2016. Investigation and mitigation activities have occurred since that time. This site was given a high level of concern based on the known presence of shallow petroleum contamination.

3.15.3.3 Alternative M, Local Improvements 1, 2, 3, 4, 5, 6, 7, 13, and 14

Properties with low level of concern

- Site 2 – Kmart #9132 (3100 16th Street, Bedford, IN)
- Site 3 – INDOT Bedford Unit 3 (1415 Bundy Lane, Bedford, IN)
- Site 4 – Phillips 66 (3520 W 16th Street, Bedford, IN)
- Site 15 – Winkles, Inc, 1440 US 50, Loogootee, IN
- Site 16 – Rudy Wagler Farm, 11987 E CR 100 S, Loogootee, IN
- Site 17 – Pleasant View Farm, 793 Nolley Lane, Loogootee, IN



- Site 23 – Zach Taylor, 3870 Ziegler Road, Loogootee, IN
- Site 26 – Kopp’s Turkey Sales, Inc. – Caleb Ridge, Ziegler Road & CR 800 S, Loogootee, IN
- Site 27 – Farbest Farms Brooder Hub 2, 3212 US 231, Loogootee, IN
- Site 28 – NSL Farms Incorporated, 1449 Webb Road, Loogootee, IN
- Site 30 – Lottes Forms, Inc., 3104 E 950 S, Loogootee, IN
- Site 33 - Gibson Corporation, 495 W Haysville Road, Jasper, IN
- Site 34 – Dubois County Bank Plaza, 1 DCB Plaza, Jasper, IN
- Site 40 – HAAS Marathon, 3606 Newton Street, Jasper, IN
- Site 43 - Kiel Bros Oil Newton St Marathon, 2511 Newton Street, Jasper, IN
- Site 44 – Indiana State Police – Jasper Post, 2209 Newton Street, Jasper, IN
- Site 45 – Breidenbaughs Transportation, 2218 Newton Street, Jasper, IN
- Site 46 – Newton, 2133 Newton Street, Jasper, IN
- Site 47 – Brescher’s Wheel Stop, 2124 Newton Street, Jasper, IN
- Site 48 – Enterprise Rent A Car, 1925 Newton Street, Jasper, IN
- Site 52 – Jasper Standard Service Center, 1112 Newton Street, Jasper, IN
- Site 54 – Chuckles #20, 620 W 6th Street, Jasper, IN
- Site 55 – Cars R Us, 707 W 6th Street, Jasper, IN
- Site 56 – Former Brescher Rentals, 610 Newton Street, Jasper, IN
- Site 57 – Shell Food Mart, 617 W 6th Street, Jasper, IN
- Site 58 – GTE Telephone Operations, 505 Newton Street, Jasper, IN
- Site 59 – Buehlers Buy Low 450, 750 2nd Street, Jasper, IN
- Site 60 – Jasper Rubber Products Inc., 1010 1st Avenue, Jasper, IN
- Site 61 – Jasper Municipal Waste Water Treatment Plant, 110 US 231, Jasper, IN
- Site 70 – J H Rudolph Plant, 801 E 230 S, Jasper, IN
- Site 73 – MLDD Incorporated, CR 400 W & CR 750 S, Huntingburg, IN
- Site 74 - Kimball International Incorporated Airport Hanger, 2715 W 900 S, Huntingburg, IN
- Site 75 - L H L Properties, I-64 & US 231, Huntingburg, IN

Properties with medium level of concern

- Site 35 – Circle A 115 (AI ID 2167), 7136 N US 231, Jasper, IN: See details in Alternative C
- Site 50 – Veterans of Foreign Wars Post 673 (AI ID 2624), 1907 Newton Street, Jasper, IN: See details in Alternative C
- Site 51 – Circle A Food Mart (AI ID 6524), 1402 N Newton Street, Jasper, IN: See details in Alternative C
- Site 53 – Bonhert Shell (AI ID 4609), 902 Newton Street, Jasper, IN: See details in Alternative C



- Site 62 – Guarantee Auto (AI ID 3640), 34 Wernsing Street, Jasper, IN: See details in Alternative C
- Site 63 – Ruxer Ford Lincoln Mercury (AI ID 879), 123 Place Road, Jasper, IN: See details in Alternative C
- Site 64 – Jasper Engine Exchange Inc. (AI ID 15692), 815 Wernsing Road, Jasper, IN: See details in Alternative C
- Site 65 – Sternberg Inc. (AI ID 1547), 1781 S US 231, Jasper, IN: See details in Alternative C
- Site 67 – Dubois County Collection Container System (AI ID 6262), 1701 N Van Buren Street, Jasper, IN: See details in Alternative C
- Site 68 – Circle A 111 (AI ID 4701), 1921 S Lube Way, Jasper, IN: See details in Alternative C
- Site 71 – Dubois County Concrete Products Incorporated (AI ID 9085), 1701 N Van Buren Street, Jasper, IN: See details in Alternative C

Properties with high level of concern

- Site 41 – Jasper Corporation (AI ID 669), 2704 N Newton Street, Jasper, IN: See details in Alternative C
- Site 49 – Marathon (Tobacco Road 96) (AI ID 5446), 1908 N Newton Street, Jasper, IN: See details in Alternative C

3.15.3.4 Alternative O, Local Improvements 1, 2, 3, 4, 15, 16, 17, 18

Properties with Low Level of Concern

- Site 5 – Hancock Construction (3983 IN-37, Mitchell, IN)
- Site 6 – Gasoline Alley #4 (3966 SR 37, Mitchell, IN)
- Site 8 – Curtis Coach & Equipment LLC (1500 W Main Street, Mitchell, IN)
- Site 9 – 4 Points 76 Service (320 W Main Street, Mitchell, IN)
- Site 12 – Bedford Recycling Incorporated (1201 Orchard Street, Mitchell, IN)
- Site 18 – Former Osborn Rapid Transport Inc. (US HWY 150 & SR 56, West Baden Springs, IN)
- Site 24 – Springs Valley Community Schools District (356 S Larry Bird Blvd, French Lick, IN)
- Site 25 – Lindseys Lumber 59000508A (9028 S Arnold F Habig Blvd, French Lick, IN)
- Site 29 – Texas Eastern Transmission (11409 IN 56, French Lick, IN)
- Site 31 – Wabash Valley Produce Incorporated Oak Ridge (7997 N CR 575 E, Dubois, IN)
- Site 32 – Kevin Kalb Farms (7345 N Hickory Grove Road, Dubois, IN)
- Site 36 – Hickory Hill (SR 56 & N Hickory Grove Road, Dubois, IN)
- Site 38 – MP 620.60 Dubois Co. (CR 445 E, Dubois, IN)
- Site 39 – M Cave Farms Incorporated (6161 N CR 325 E, Jasper, IN)
- Site 40 – HAAS Marathon, 3606 Newton Street, Jasper, IN
- Site 43 – Kiel Bros Oil Newton St Marathon, 2511 Newton Street, Jasper, IN
- Site 44 – Indiana State Police – Jasper Post, 2209 Newton Street, Jasper, IN



- Site 45 – Breidenbaughs Transportation, 2218 Newton Street, Jasper, IN
- Site 46 – Newton, 2133 Newton Street, Jasper, IN
- Site 47 – Brescher’s Wheel Stop, 2124 Newton Street, Jasper, IN
- Site 48 – Enterprise Rent A Car, 1925 Newton Street, Jasper, IN
- Site 52 – Jasper Standard Service Center, 1112 Newton Street, Jasper, IN
- Site 54 – Chuckles #20, 620 W 6th Street, Jasper, IN
- Site 55 – Cars R Us, 707 W 6th Street, Jasper, IN
- Site 56 – Former Brescher Rentals, 610 Newton Street, Jasper, IN
- Site 57 – Shell Food Mart, 617 W 6th Street, Jasper, IN
- Site 58 – GTE Telephone Operations, 505 Newton Street, Jasper, IN
- Site 59 – Buehlers Buy Low 450, 750 2nd Street, Jasper, IN
- Site 60 – Jasper Rubber Products Inc., 1010 1st Avenue, Jasper, IN
- Site 61 – Jasper Municipal Waste Water Treatment Plant, 110 US 231, Jasper, IN
- Site 70 – J H Rudolph Plant, 801 E 230 S, Jasper, IN
- Site 73 – MLDD Incorporated, CR 400 W & CR 750 S, Huntingburg, IN
- Site 74 – Kimball International Incorporated Airport Hanger, 2715 W 900 S, Huntingburg, IN
- Site 75 – L H L Properties, I-64 & US 231, Huntingburg, IN

Properties with Medium Level of Concern

- Site 10 – Fast Max Sunoco 36 (AI ID 31375) 3614 IN 37, Mitchell, IN: This site is a currently operating gasoline station whose USTs were installed in 1981. The facility has been issued a violation letter from IDEM and there is no documentation that the facility has returned to compliance. This property was identified as a medium level of concern based on the age of the UST system, previously noted violations, lack of UST system upgrades, and the likelihood of undocumented releases.
- Site 11 – Priscilla Cessna Property, 3527 SR 37, Mitchell, IN: Based on a review of historical aerial photographs, this property appears to have been used as a dump site since at least 2005. This property was given a medium level of concern based on the lack of information regarding the property and the potential for automotive related contaminants to have been released at the site.
- Site 13 – 60s Eastside (AI ID 33519), 282 SR 60, Mitchell, IN: This site is an active gasoline station with USTs installed in 1989. IDEM violations were found in the VFC; however, the site has returned to compliance. This site was given a medium level of concern due to the age of the UST system and the potential for undocumented releases.
- Site 19 – Historical Land Marks (AI ID 52204), SR 56 and Poplar Street, West Baden, IN: This address has a previously operating UST system associated with it. Soil and groundwater contamination have been discovered, mitigation actions have been undertaken, and multiple investigations have been conducted. This site has an Environmental Restrictive Covenant (ERC) which attempts to limit exposure to the contaminated groundwater which exists on the property. This site was given a medium level of concern based on the likely presence of low-level petroleum groundwater contamination.



- Site 42 – Northside Citgo (AI ID 1941), 2707 Newton Street, Jasper, IN: See details in Alternative C
- Site 50 – Veterans of Foreign Wars Post 673 (AI ID 2624), 1907 Newton Street, Jasper, IN: See details in Alternative C
- Site 51 – Circle A Food Mart (AI ID 6524), 1402 N Newton Street, Jasper, IN: See details in Alternative C
- Site 53 – Bonhert Shell (AI ID 4609), 902 Newton Street, Jasper, IN: See details in Alternative C
- Site 62 – Guarantee Auto (AI ID 3640), 34 Wernsing Street, Jasper, IN: See details in Alternative C
- Site 63 – Ruxer Ford Lincoln Mercury (AI ID 879), 123 Place Road, Jasper, IN: See details in Alternative C
- Site 64 – Jasper Engine Exchange Inc. (AI ID 15692), 815 Wernsing Road, Jasper, IN: See details in Alternative C
- Site 65 – Sternberg Inc. (AI ID 1547), 1781 S US 231, Jasper, IN: See details in Alternative C
- Site 67 – Dubois County Collection Container System (AI ID 6262), 1701 N Van Buren Street, Jasper, IN: See details in Alternative C
- Site 68 – Circle A 111 (AI ID 4701), 1921 S Lube Way, Jasper, IN: See details in Alternative C
- Site 71 – Dubois County Concrete Products Incorporated (AI ID 9085), 1701 N Van Buren Street, Jasper, IN: See details in Alternative C

Properties with High Level of Concern

- Site 37 – Kalb Crossroads Service Station (AI ID 1536), 5130 SR 56, Dubois, IN: This facility currently operates a UST system which was installed in 1994. The site has a Leaking Underground Storage Tank (LUST) incident associated with it. Delineation and mitigation activities have occurred, and contaminated groundwater was discovered beneath the SR 56 and SR 545 intersection. The site should continue to undergo monitoring activities. This site was given a high level of concern based on the known presence of subsurface contaminants.
- Site 41 – Jasper Corporation (AI ID 669), 2704 N Newton Street, Jasper, IN: See details in Alternative C
- Site 49 – Marathon (Tobacco Road 96) (AI ID 5446), 1908 N Newton Street, Jasper, IN: See details in Alternative C

3.15.3.5 Alternative P, Local Improvements 1, 2, 3, 4, 5, 6, 7, 8, and 9

Properties with Low Level of Concern

- Site 1 – White River Coop Junction, 1172 E SR 58, Bloomfield, IN
- Site 14 – Nathaniel Graber & Lester Wagler K&T Gobblers, CR 250 N & CR 1150 E, Bloomfield, IN
- Site 15 – Winkles, Inc, 1440 US 50, Loogootee, IN
- Site 16 – Rudy Wagler Farm, 11987 E CR 100 S, Loogootee, IN
- Site 17 – Pleasant View Farm, 793 Nolley Lane, Loogootee, IN
- Site 23 – Zach Taylor, 3870 Ziegler Road, Loogootee, IN
- Site 26 – Kopp's Turkey Sales, Inc. – Caleb Ridge, Ziegler Road & CR 800 S, Loogootee, IN
- Site 27 – Farbest Farms Brooder Hub 2, 3212 US 231, Loogootee, IN



- Site 28 – NSL Farms Incorporated, 1449 Webb Road, Loogootee, IN
- Site 30 – Lottes Forms, Inc., 3104 E 950 S, Loogootee, IN
- Site 33 – Gibson Corporation, 495 W Haysville Road, Jasper, IN
- Site 34 – Dubois County Bank Plaza, 1 DCB Plaza, Jasper, IN
- Site 40 – HAAS Marathon, 3606 Newton Street, Jasper, IN
- Site 43 – Kiel Bros Oil Newton St Marathon, 2511 Newton Street, Jasper, IN
- Site 44 – Indiana State Police – Jasper Post, 2209 Newton Street, Jasper, IN
- Site 45 – Breidenbaughs Transportation, 2218 Newton Street, Jasper, IN
- Site 46 – Newton, 2133 Newton Street, Jasper, IN
- Site 47 – Brescher’s Wheel Stop, 2124 Newton Street, Jasper, IN
- Site 48 – Enterprise Rent A Car, 1925 Newton Street, Jasper, IN
- Site 52 – Jasper Standard Service Center, 1112 Newton Street, Jasper, IN
- Site 54 – Chuckles #20, 620 W 6th Street, Jasper, IN
- Site 55 – Cars R Us, 707 W 6th Street, Jasper, IN
- Site 56 – Former Brescher Rentals, 610 Newton Street, Jasper, IN
- Site 57 – Shell Food Mart, 617 W 6th Street, Jasper, IN
- Site 58 – GTE Telephone Operations, 505 Newton Street, Jasper, IN
- Site 59 – Buehlers Buy Low 450, 750 2nd Street, Jasper, IN
- Site 60 – Jasper Rubber Products Inc., 1010 1st Avenue, Jasper, IN
- Site 61 – Jasper Municipal Waste Water Treatment Plant, 110 US 231, Jasper, IN
- Site 70 – J H Rudolph Plant, 801 E 230 S, Jasper, IN
- Site 73 – MLDD Incorporated, CR 400 W & CR 750 S, Huntingburg, IN
- Site 74, Kimball International Incorporated Airport Hanger, 2715 W 900 S, Huntingburg, IN
- Site 75 – L H L Properties, I-64 & US 231, Huntingburg, IN

Properties with Medium Level of Concern

- Site 35 – Circle A 115 (AI ID 2167), 7136 N US 231, Jasper, IN: See details in Alternative C
- Site 42 – Northside Citgo (AI ID 1941), 2707 Newton Street, Jasper, IN: See details in Alternative C
- Site 50 – Veterans of Foreign Wars Post 673 (AI ID 2624), 1907 Newton Street, Jasper, IN: See details in Alternative C
- Site 51 – Circle A Food Mart (AI ID 6524), 1402 N Newton Street, Jasper, IN: See details in Alternative C
- Site 53 – Bonhert Shell (AI ID 4609), 902 Newton Street, Jasper, IN: See details in Alternative C
- Site 62 – Guarantee Auto (AI ID 3640), 34 Wernsing Street, Jasper, IN: See details in Alternative C
- Site 63 – Ruxer Ford Lincoln Mercury (AI ID 879), 123 Place Road, Jasper, IN: See details in Alternative C



- Site 64 – Jasper Engine Exchange Inc. (AI ID 15692), 815 Wernsing Road, Jasper, IN: See details in Alternative C
- Site 65 – Sternberg Inc. (AI ID 1547), 1781 S US 231, Jasper, IN: See details in Alternative C
- Site 67 – Dubois County Collection Container System (AI ID 6262), 1701 N Van Buren Street, Jasper, IN: See details in Alternative C
- Site 68 – Circle A 111 (AI ID 4701), 1921 S Lube Way, Jasper, IN: See details in Alternative C
- Site 71 – Dubois County Concrete Products Incorporated (AI ID 9085), 1701 N Van Buren Street, Jasper, IN: See details in Alternative C

Properties with High Level of Concern

- Site 7 – Alfordsville Gas Station aka The Bobber Shop (AI ID 35390), 16272 US 231, Loogootee, IN: This facility previously operated a UST system which was installed in 1999. Operations ended in 2018 and has remained abandoned since that time. The UST system was removed in 2021, sampling revealed contamination present in the groundwater. The site is currently under an active investigation. This property was given a high level of concern based on the known presence of groundwater contamination.
- Site 41 – Jasper Corporation (AI ID 669), 2704 N Newton Street, Jasper, IN: See details in Alternative C
- Site 49 – Marathon (Tobacco Road 96) (AI ID 5446), 1908 N Newton Street, Jasper, IN: See details in Alternative C

Properties of Environmental Concern Impacts					
Alternative	High Concern (count)	Medium Concern (count)	Low Concern (count)	Total (count)	Site Number(s)
B			5	5	21, 66, 69, 72, 75
Local Improvements				0	
C		2	7	9	20, 22, 30, 33, 34, 35, 67, 70, 75
Local Improvements	2	10	18	30	40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 68, 71, 73, 74
M		2	14	16	2, 3, 4, 15, 17, 23, 26, 27, 28, 30, 33, 34, 35, 67, 70, 75
Local Improvements	2	10	19	31	16, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 68, 71, 73, 74
O		4	9	13	5, 6, 8, 9, 10, 11, 12, 13, 29, 31, 67, 70, 75
Local Improvements	3	11	25	39	18, 19, 24, 25, 32, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 68, 71, 73, 74
P	1	2	12	15	14, 15, 17, 23, 26, 27, 28, 30, 33, 34, 35, 67, 70, 75
Local Improvements	2	10	20	32	1, 7, 16, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 68, 71, 73, 74

Table 3.15-2: Potential Impacts to Properties of Concern

Draft Environmental Impact Statement



**MID-STATES
CORRIDOR**

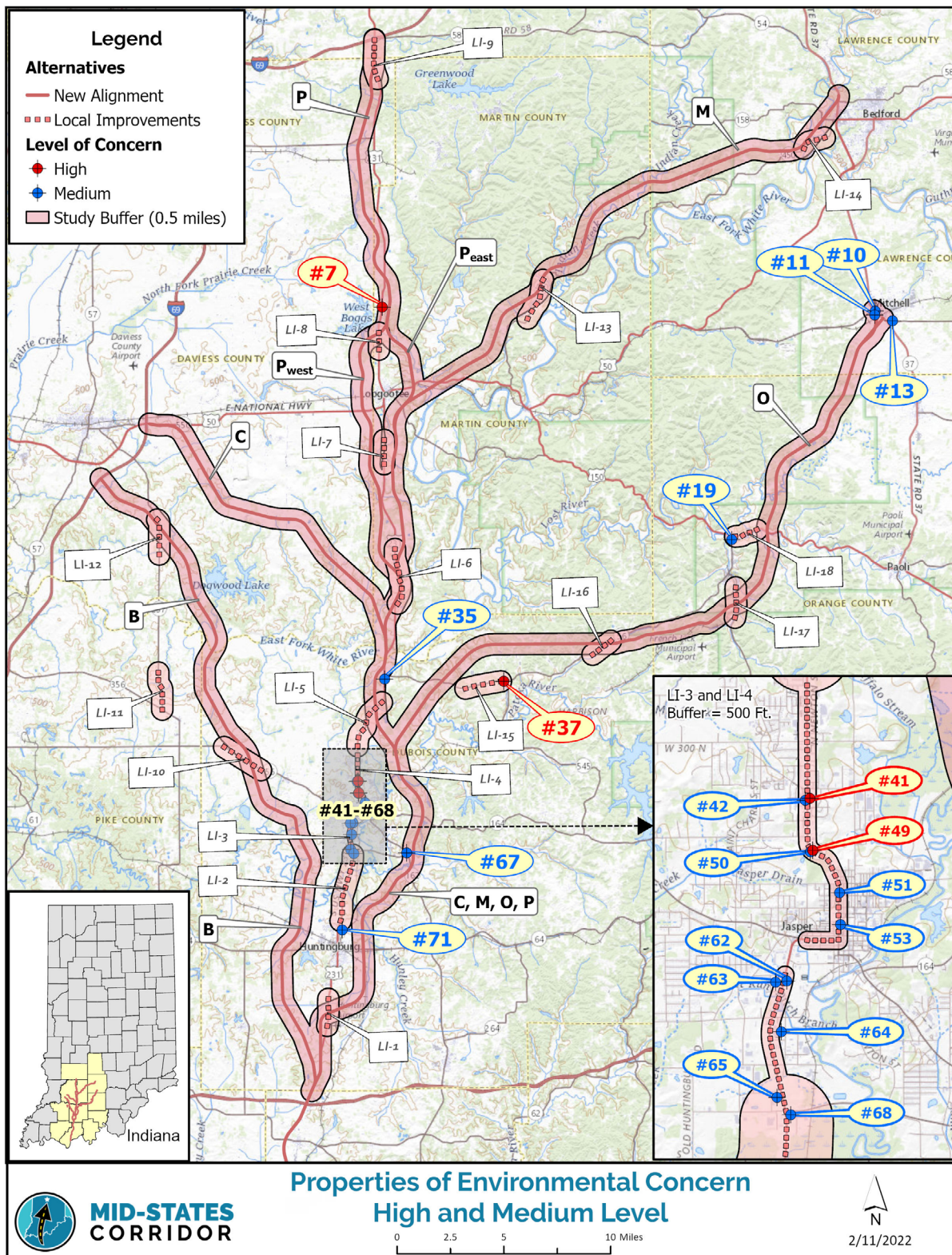


Figure 3.15-1: Properties of Concern Potentially Impacted



3.15.4 Mitigation

Mitigation recommendations will be site-specific and will be determined during Tier 2 studies. Additional investigations will be undertaken for the preferred alternative and any Local Improvements during Tier 2 of the project; these investigations may include Red Flag Investigations, ESAs, and/or Limited Site Investigations. Potential hazardous material impact mitigation may include soil and/or groundwater testing at identified properties, appropriate removal, transport, disposal of contaminated soil and/or groundwater and/or avoidance of certain properties.

3.15.5 Summary

Alternatives B, C, M, O, and P all have the potential to be impacted by Properties of Concern. Alternative O may be impacted by up to 13 properties, if all proposed Local Improvements associated with Alternative O are undertaken, those construction activities may be impacted by up to 39 Properties of Concern. Alternative M may be impacted by up to 16 Properties of Environmental Concern, if all proposed Local Improvements associated with Alternative M are undertaken, the construction may be impacted by up to 31 Properties of Concern. Alternative P may be impacted by up to 15 properties, and if all proposed Local Improvements are undertaken, the construction may be impacted by up to 32 Properties of Concern. Alternative C may be impacted by up to 9 properties, if all Local Improvements associated with Alternative C are undertaken, the construction activities may be impacted by up to 30 properties. Finally, Alternative B may be impacted by up to 5 properties, there are no Properties of Concern which might impact the Local Improvement projects associated with Alternative B. The preferred Alternative P (and associated Local Improvements) has comparable impacts to the other alternatives with the exception of Alternative B (and associated Local Improvements). While Alternative B has fewer potential impacts from Properties of Concern, it provides substantially lower performance on project goals.

No Properties of Concern would be impacted by the No-Build alternative.

