Message

From: Brad Gentry [bgentry@iwmconsult.com]
Sent: 7/10/2018 5:38:07 PM
To: Bury, Carolyn [bury.carolyn@epa.gov]
CC: Joe Bianchi (jbian@amphenol-aao.com) [jbian@amphenol-aao.com]
Subject: FW: Franklin Power Products/Amphenol - IND 044 587 848
Attachments: Parcel Map #3_Amphenol_Feb 2018.pdf; Parcel Map #2_Amphenol_Feb 2018.pdf; Parcel Map #1_Amphenol_Feb 2018.pdf

Carolyn

Good afternoon. Thank you for speaking with me earlier today. Please see the attached parcel maps and earlier correspondence that Joe had with Juan regarding the above referenced site back in February 2018. I will also work on determining what areas of the building are currently occupied and try to send that information to you before the conference call next week. It is my understanding that the land associated with Parcel Map #2 has officially been sold and the redevelopment activities are occurring. I believe the new structure will be constructed on the northern portion of the property, north of the Former Franklin Power Products building.

Sincerely,

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From: Joe Bianchi <jbian@amphenol-aao.com>
Sent: Monday, February 12, 2018 11:19 AM
To: Brad Gentry <bgentry@iwmconsult.com>
Subject: FW: Franklin Power Products/Amphenol - IND 044 587 848

From: Thomas, Juan [mailto:thomas.juan@epa.gov]
Sent: Monday, February 12, 2018 11:08 AM
To: Joe Bianchi
Cc: Celia Spence
Subject: Re: Franklin Power Products/Amphenol - IND 044 587 848

Thanks, the maps really help! I don't recall receiving anything from FPP regarding the sell of the property? Would you know if anything was ever provided to EPA regarding the transactions?

Thanks.

From: Joe Bianchi <jbian@amphenol-aao.com>
Sent: Monday, February 12, 2018 9:26 AM
To: Thomas, Juan
Cc: Celia Spence
Subject: RE: Franklin Power Products/Amphenol - IND 044 587 848

Unfortunately, we do not know the exact date that Franklin Power Products ceased operations at the site. The property was sold to Dave Dowden (Lancer Leasing LLC), who still owns the site (with the building). The existing occupants are only leasing the property from Dave Dowden. Lancer Leasing LLC acquired the site from Franklin Power Products in January 2007 and has owned it since January 2007.

Lancer Park LLC owns the land west of the building and has owned it since January 2007. Hamilton Avenue LLC owns the land south of the building and has also owned that property since January 2007. All of these LLCs are owned by Dave Dowden. Attached are parcel maps that display the layout for your quick reference. Parcel 1 pertains to the land/building, Parcel 2 pertains to the land west of the building, and Parcel 3 pertains to the land south of the building (which is where the treatment system and majority of our wells are located).

We do know that Mr. Dowden is in the process of selling Parcel 2 to a separate entity.

From: Thomas, Juan [mailto:thomas.juan@epa.gov]
Sent: Monday, February 12, 2018 9:21 AM
To: Joe Bianchi
Cc: Celia Spence
Subject: Re: Franklin Power Products/Amphenol - IND 044 587 848

Mr. Bianchi,

Thanks for responding and providing me the updated information. One quick question, when did Franklin Power Products (FPP) cease operations and did the Miller Chemical Tech and Management Company, Inc., acquire the building/site from FPP?

Juan Thomas

From: Joe Bianchi <jbian@amphenol-aao.com>
Sent: Monday, February 12, 2018 6:46 AM
To: Thomas, Juan
Cc: Celia Spence
Subject: RE: Franklin Power Products/Amphenol - IND 044 587 848

Mr. Thomas - Ms. Spence is out of the country on company business at this time. I work directly with Ms. Spence (and previously with Mr. Waldo) on this project. Please see the response to your inquiries below. Feel free to contact me at any time if you have any further questions.

Next Scheduled Monitoring Activities - The site continues to be sampled semi-annually in April and October. The next sampling event is scheduled for April of this year. If you need to know the exact date, I can provide it once a schedule has been supplied.

Active Operations at the Site - Franklin Power Products does not currently operate at the facility. A portion of the building is currently occupied by Miller Chemical Tech and Management Inc. and they have been there approximately 5 years. They occupy the northern 13,000-square feet and have about 7-10 employees. The remaining portion (31,000-square feet) of the building is leased to Grayson Thermal Insulation Inc. and they have been there about 3 years. They have about 5 employees at this facility and reportedly use the space for shipping/handling. We have not been inside the building since they started operations so we do not know exactly what they do or the layout of their operations.

However, here is a brief description of Miller Chemical Tech & Mgmt that was available on the internet:

Miller Chemical Technology & Management, which also operates under the name Miller Chemical Tech & MGT, is located in Franklin, Indiana. This organization primarily operates in the Chemical Preparations, nec business / industry within the Chemicals and Allied Products sector. This organization has been operating for approximately 27 years. Miller Chemical Technology & Management is estimated to generate $2 million in annual revenues, and employs approximately 7 people at this single location. This organization is engaged in manufacturing activities at this facility. Anthony McCollugh is the owner/president.

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