

# Does Save Maumee want a donated landfill?

Gerald Martin from Martin Inc. / M&M  
Landfill Inc.



# Rose Ave

PLAT 1: 10 acres  
Legal Description:

Frl W10 A Of Frl Se63 A S Of  
Riv Being 2.62ch On Thimler Rd  
Sec 2

\$481.44  
taxes  
due



## Property

### Information

**Tax Year/Pay Year**  
2018 / 2019

**Parcel Number**  
02-13-02-426-001.000-041

**Property Type**  
Real

**Tax Unit / Description**  
41 - New Haven Adams Ptc

**Property Class**  
INDUSTRIAL MINES AND QUARRIES

**Owner of Record**  
M & M Landfill Inc

**Mailing Address**  
Po Box 522  
Fort Wayne, IN 46801

**Mortgage Company**  
no data

**Mtg Company Last Changed**  
no data

**Tif**  
no data

**Provide Electronic Billing?**  
No

**Duplicate Number**  
1936014

**Homestead Credit Filed?**  
No

**Over 65 Circuit Breaker?**  
No

**Homestead**

Rose Ave Landfill Site  
August 27, 2019

**PLAT 2**  
**10 parcel acres**  
**Legal Description:**  
**W 2.63ch Of E 14.10ch S Of Riv Se 1/4 Sec 2**

TAXES DUE: \$442.23



## Property

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### Information

**Tax Year/Pay Year**  
2018 / 2019

**Parcel Number**  
02-13-02-476-012.000-041

**Property Type**  
Real

**Tax Unit / Description**  
41 - New Haven Adams Ptc

**Property Class**  
INDUSTRIAL MINES AND QUARRIES

**Owner of Record**  
M & M Landfill Inc

**Mailing Address**  
Po Box 522  
Fort Wayne, IN 46801

**Mortgage Company**  
no data

**Mtg Company Last Changed**  
no data

**Tif**  
no data

**Provide Electronic Billing?**  
No

**Duplicate Number**  
1936050

**Homestead Credit Filed?**  
No

**Over 65 Circuit Breaker?**  
No

**Homestead**  
no data

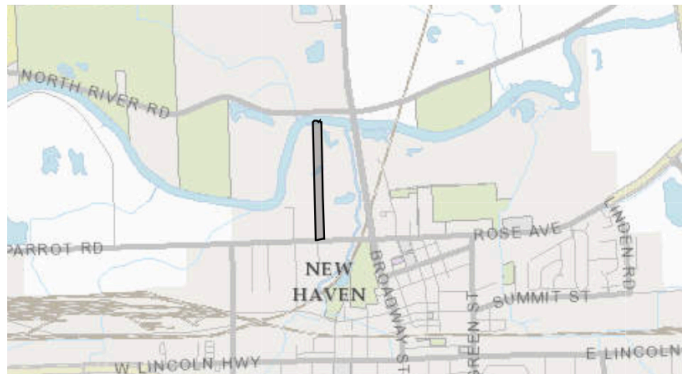
**PTRC Bus / Res**  
0 / 0

**PLAT 3:**

9.5 Parcel Acres

Legal description: W 2.47ch Of E 11.46ch S Of Riv Se 1/4 Sec 2

Taxes due: \$429.99



## Property

### Information

**Tax Year/Pay Year**

2018 / 2019

**Parcel Number**

02-13-02-476-013.000-041

**Property Type**

Real

**Tax Unit / Description**

41 - New Haven Adams Ptc

**Property Class**

INDUSTRIAL MINES AND QUARRIES

**Owner of Record**

M & M Landfill Inc

**Mailing Address**

Po Box 522  
Fort Wayne, IN 46801

**Mortgage Company**

no data

**Mtg Company Last Changed**

no data

**Tif**

no data

**Provide Electronic Billing?**

No

**Duplicate Number**

1936051

**Homestead Credit Filed?**

No

**Over 65 Circuit Breaker?**

No

**Homestead**

no data

**PTRC Bus / Res**

0 / 0

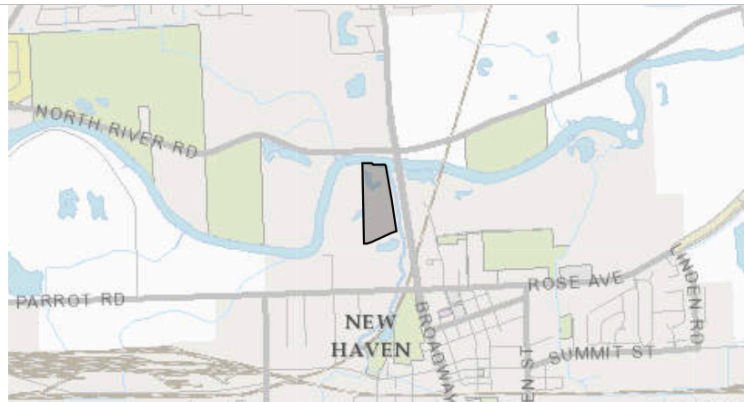
**PLAT 4**

**Legal Description:**

E 575.16 Of Frl N 1670 Ft S Ofriv Se1/4 Sec 2 & Adj Frl W 150 Ft Sw1/4 Sec 1

21.93 Parcel acres

TAX AMOUNT DUE: \$1,177.19



## Property

### Information

**Tax Year/Pay Year**

2018 / 2019

**Parcel Number**

02-13-02-426-002.000-041

**Property Type**

Real

**Tax Unit / Description**

41 - New Haven Adams Ptc

**Property Class**

INDUSTRIAL MINES AND QUARRIES

**Owner of Record**

M & M Landfill Inc

**Mailing Address**

C/O Martin Real Estate

Po Box 522

Fort Wayne, IN 46801

**Mortgage Company**

no data

**Mtg Company Last Changed**

no data

**Tif**

no data

**Provide Electronic Billing?**

No

**Duplicate Number**

1936015

**Homestead Credit Filed?**

No

**Over 65 Circuit Breaker?**

No

**Homestead**

no data

**PTRC Bus / Res**

0 / 0

August 27, 2019

After I met with Gerald Martin 486-2485 regarding another property he owned, he offered Save Maumee "to take this property off his hands at no cost". He called it the landfill on Rose Avenue and it was about 53 acres...and it was capped years ago. Mr. Martin said he used to put demolition house material in it like wood. Mr. Martin said if we want it to call him and he will have his attorney draw up the paperwork. His attorney's name is John Schinkle. I told him we need to talk to an attorney.

<https://www.allencounty.us/assessors-office>

After looking at the property lines, there are 4 total properties that equate to 51.43 parcel acres (10+10+9.5+21.93) on the Allen County Assessor site.

#### Concerns:

- Taxes are currently owed (and will be owed 2X per year) in the amount of \$2,530.85 (481.44+442.23+429.99+1,177.19)
- Requirements for clean up? Now? Eventually? Move anything?
- How contaminated is it? Where to find more information on capped landfills and what are requirements now/future?

#### Pros:

- It is ON the Maumee River
- It is within Save Maumee's purpose and mission
- It falls in BOTH the Trier and Bullerman HUC12 subwatershed

<https://ecm.idem.in.gov/cs/idcplg?>

[IdcService=GET\\_FILE&dID=80057265&dDocName=80057585&Rendition=web&allowInterrupt=1&noSaveAs=1](https://ecm.idem.in.gov/cs/idcplg?IdcService=GET_FILE&dID=80057265&dDocName=80057585&Rendition=web&allowInterrupt=1&noSaveAs=1) IDEM INFO REGARDING THIS SITE



**Content ID: (Required:) 80057585**

**Program: SW Facility**

**IDEM Document Type: Institutional Control**

**Document Date: (Required:) 5/12/2015 12:00 AM**

**Security Group: (Required:) Public**

**Account: (Required:) IDEM/OLQ/PER/SW**

**AI Id #: 4309**

**SW Program ID:**

**(Required:) 02-10**

**IC Type:**

**(Required:) Deed Notice**

**County: Allen**

**Cross Reference ID:**

Additional fields

[ [Show](#) ]

**Checked Out By:**

**Status: Released**

Spoke to Tom Lewandowski - he said to check with Cheryl Hitzemann, former city attorney Carl Miller, and former Mayor Lynn Shaw. Leroy Jackson former Laborers' Union business manager would likely know what was put in there, but asbestos shingles & building materials are a definite.

David Van Gilder said to do "due diligence" 1)call an expert to see what is on the land exactly. 2)Security is something to consider(no fencing to keep people out, 3)future leaching or breaks and consequences, 4) land upkeep 5)nonprofit has to fill out paperwork to claim land is not bringing in an income to qualify for tax exemption, it is not automatic. But, Definitely get a Phase I and probably a Phase II environmental assessment from Arcadis 260-424-0401 and SES Environmental 260-497-7645: Need env. assessment in New Haven - 52 parcel acres being offered, ask cost and what the phase work includes.

Research for 127 Rose Ave

## **ENVIRONMENTAL ASSESSMENT:**

Spoke to Mark Fisher Kelmer - Arcadis Indy Office: 317-236-2804

[mark.fisherkelmer@arcadis.com](mailto:mark.fisherkelmer@arcadis.com) and he said according to the IDEM record there is a cap in place and it was accepted.

Phase I Investigation includes investigation of property, install a few soil borings and do some test kitting of the hill (capped landfill) itself and the groundwater analysis around the hill to see if the landfill is contributing to any groundwater contamination. IF there is groundwater contamination, Arcadis should report those impacts to IDEM and owner could be liable to fix those. Landfills are designated under the federal government regulatory body and sometimes require operation and maintenance, surveys, and groundwater monitoring wells.

IDEM may require the owner to get rid of burrowing critters and trees that may approach the landfill structure (hill) and harm the integrity of the hill. You may have to get rid of rodents or trees on and around the hill because there are to be no deep rooting around the cap so as not to compromise. I asked about fencing for liability, he replied that fencing is a good idea because you have to keep everyone off the hill and people out of the property.

NEED TO ASK Jerry Martin if there are 1) routine - ongoing - maintenance times to keep compliant, 2) Do you currently have reporting requirements? Mark said sometimes the owner will not approve because if we find something, they may have to pay for remediation. (SIDE NOTE: current taxes due on property are

Phase II would be more borings if preliminary borings showed contamination, subsurface investigation, snapshot of what lies there.

**COST:** Up to \$10,000 depending on what was found and how far the analysis had to go.

Phase I - \$3,000 to \$4,000

Phase II - \$5,000 to \$8,000

Estimates are rough because we would have to be vetted as a potential client.



**Email from IDEM** after requesting more information:

Rose Ave Landfill Site

I received your request for information regarding M&M Construction Demolition Site. August 27, 2019

I'm attaching a screenshot of the VFC screen with the necessary fields filled in to access the public files.

Across the top bar, highlight "Document Search"

In the Alternate Field, scroll to "Agency Interest (AI) ID"

In field to the right, enter "4309" .

Follow the Recaptcha and it will take you to the agency files related to M&M Construction Demolition Site.

Another resource may be IDEM's Office of Records Management.

They may be contacted directly at 317-232-8603 or through their web page <https://www.in.gov/idem/legal/2336.htm>.

If the current property owner is interested in transferring ownership of the M&M Construction Demolition site to Save Maumee Grassroots Organization Inc., I would recommend discussing a Comfort Letter under the Bona Fide Prospective Purchaser exemption with your attorney. Your organization may qualify and this may be a consideration in your decision making process.

I'm attaching the Indiana Brownfields Program website for your review.

<https://www.in.gov/ifa/brownfields/2364.htm>

Andrea Robertson Habeck is the Section Chief and you'll find her an excellent resource.

Her contact information is [AROBERTS@ifa.IN.gov](mailto:AROBERTS@ifa.IN.gov).

Ms. Robertson Habeck will be able to answer any questions and help determine if the Brownfields Program would be able to assist in this matter.

Best,

**Lynette Schrowe**

Technical Environmental Specialist I  
Remediation Services Branch | Office of Land Quality  
Indiana Department of Environmental Management  
(317) 234-8622 | [lschrowe1@idem.IN.gov](mailto:lschrowe1@idem.IN.gov)

INSTRUCTIONS TO SEE MORE INFO:

click: <https://www.in.gov/idem/legal/2336.htm>

click public files

Across the top bar, highlight "Document Search"

In the Alternate Field, scroll to "Agency Interest (AI) ID"

In field to the right, enter "4309" .

Follow the Recaptcha and it will take you to the agency files related to M&M Construction Demolition Site.

Research for 127 Rose Ave

IT LOOKS LIKE THIS: IDEM Virtual File Cabinet has 9 pages to search

**IDEM**data  
MAPS • APPS • REPORTS

Virtual File CabinetDocument SearchFacility SearchMore InfoSurvey

Search By Document #Go

### Document Search Virtual File Cabinet

Document Dates:MM/DD/YYYYTo:MM/DD/YYYY

Program:

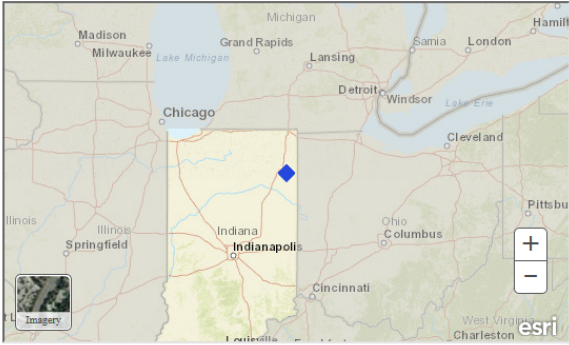
Document Type:

Full TextSearch:

Alternate Field:Agency Interest (AI) ID4309

ResetSearch

For **Construction Stormwater Searches** use the following link:  
<https://stormwater.idem.in.gov/nsite>



Map results may be limited

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August 27, 2019

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