

## **NEWS RELEASE**

### **Reid files response concerning former property contamination**

Reid Hospital's detailed response to a request for information about contamination at its former 1401 Chester Boulevard property has been submitted to the Indiana Department of Environmental Management (IDEM). And hospital officials again affirmed if it is determined that Reid has some responsibility, it will be dealt with – though that cannot be verified without more site testing.

Meanwhile, hospital officials made it clear that Reid bears no responsibility for the dilapidated and dangerous conditions inside the buildings that IDEM has said could be of more concern, noting that the Reid team left them "in move-in condition" when the facility relocated to the new campus at 1100 Reid Parkway in 2008.

The condition of the former Reid campus at 1401 Chester Boulevard is saddening and frustrating to the entire community, but perhaps even more so to people like Donna Allen, Reid's longest-serving team member who worked on the former campus for almost 38 years. "I know our employees took really great care of the campus and the buildings," said Allen, who works in Human Resources.

Craig Kinyon, Reid President/CEO, said Allen is just one of hundreds of team members who fully expected the former hospital buildings would have long ago been developed and used by new owners. "Of course, now nine years since we sold the campus in good faith, the property has become an eyesore after being abandoned and left to deteriorate by the most recent owners. We on the Reid team share the frustration over what has become of a place that holds many great memories for us."

When the sale was announced in 2006, Whitewater Living Center, LLC, indicated immediate plans to develop the campus for a mixed use of retail, restaurant, office and residential use. Ideas mentioned included senior apartments, assisted living units, student apartments or other residential uses. Kinyon noted that Reid administration at the time was elated, confident that the new buyers would be able to successfully develop the property. When the new owners ran into challenges to their development plans, the campus was sold to Rose City Development in 2008, which became Spring Grove Development LLC in 2009. Those owners have since

abandoned the property, much to the disappointment of Kinyon and the hundreds of Reid team members he represents.

“We and those who came before us at Reid were always good stewards of that property on behalf of the community, including up to and even after we moved out,” Kinyon said. “We also left behind more than 3,000 furniture and equipment items, including a fully functional kitchen and laundry, ready for use in other ways to help the city economy.”

Allen recalls that job applicants frequently mentioned how well-kept things were in her days at the 1401 address. “Anyone that’s been around our campuses for any length of time knows that when our building and grounds team are involved, you can bet it’s going to be clean, well-landscaped and in good working order,” she said.

Reid officials are also confident that current and past team members always complied with all current-at-the-time environmental laws during their 103 years of ownership and management, Kinyon said.

Reid, city and county officials have been working diligently with IDEM to determine potential issues with possible ground contamination on the site. IDEM also has major concerns with conditions inside the buildings caused by vandalism where building materials were ripped out and apparently sold as salvage; and the shutting off of power to the campus that led to flooding, mold and other issues in formerly pristine buildings.

“We have and will continue to work with IDEM to determine any issues in the grounds, and will of course deal with anything that turns out to be our responsibility,” he said. “Clearly, however, the concerns on the conditions inside the buildings are a separate issue, because we left behind buildings that were safe and ready to use,” Kinyon said.

Reid Hospital left the Chester Boulevard campus on Sept. 10, 2008, when the replacement campus fully opened on Reid Parkway. Seeing the facility empty was bittersweet for many team members at the time, with no one expecting it would not be soon re-purposed for other use. “I was born there,” recalls Kathy Clopper, a 17-year team member who works in Reid’s Community Relations Department. “My daughter was born there. I know many others who were born at Reid, or their children were born there. I also know we left it ready to be used, and we fully expected that to happen.”

Jeff Cook, whose role as Engineering Director involves overseeing care of Reid buildings, said his team was frequently complimented for how well the former campus building and grounds were maintained. "It's really hard to look at that property today, knowing what it was like when we moved out," Cook said. Clopper said she and other Reid team members truly grieve over what's become of their former work home. "My department is now housed in a building directly across the street from that campus," she said. "I have to admit that it angers me when I look at it every morning, knowing what it was like when we completed our move and turned it over to new owners."

The Indiana Department of Environmental Management sent all former and current owners of the campus a letter in May with questions aimed at determining the status of the property and potential liability for environmental concerns at the site.

Kinyon noted:

- Reid continues to cooperate and meet with IDEM and city officials to understand the nature and extent of any contamination in the soil and groundwater at the site to determine its source.
- Reid is retaining an environmental consultant who will help develop a plan for further testing; that plan will need IDEM approval before any work can begin. All parties realize more testing must be done on site before we can determine next steps.
- It has not been determined what chemicals represent contamination and what might represent naturally occurring elements such as radon.
- Reid is confident that we were always in compliance with environmental requirements that were current at the time, though clearly those laws have changed over the years.
- Reid will work with the city and IDEM as more tests are done to determine contamination and deal with it accordingly, taking responsibility for any contamination for which we are responsible.
- Recent concerns about asbestos in buildings on the campus clearly relates to damage done to the property long after Reid no longer owned it