

CORRESPONDENCE/MEMORANDUM

DATE: December 19, 2016

TO: RR Case Files
Former One Hour Martinizing
(BRRTS # 06-05-576806)

One Hour Martinizing - Main
(BRRTS # 02-05-217276)

FROM: Kristin DuFresne – NER RR Program

SUBJECT: Summary of December 1, 2016 NER VPLE Committee Meeting
and Follow-up Discussions

NER VPLE COMMITTEE: Roxanne Chronert – NER RR Team Supervisor
Keld Lauridsen – NER Closure Committee Member
Kevin McKnight – NER Closure Committee Member
Tauren Beggs – NER Land Recycling Team Representative
Kristin DuFresne – NER RR Hydrogeologist

On December 1, 2016, the NER VPLE Committee met to discuss the One Hour Martinizing property located at 1923 Main Street, Green Bay, Wisconsin.

The following background information was provided:

- The One Hour Martinizing (BRRTS # 02-05-217276) ERP/DERF case is associated with a former dry cleaner that was located in a former strip mall.
 - The original property has officially been split into three parcels (Lots 1, 2 and 3).
 - Question: Who (Floss Daily LLC - developer/property owner and/or lessee/occupant) should receive the modified RP letter?
 - Two different consultants continue to work on the site.
 - VPLE - General Engineering Company (GEC)
 - ERP/DERF – Fehr Graham
 - Redevelopment activities on the VPLE property (BRRTS # 06-05-576806, Lot 3) are believed to be complete.
 - The developer, and now property owner, is seeking approval of GEC's September 26, 2016 submittal titled *VPLE Site Investigation Update and Construction Documentation Report*.
 - Question: Has there been adequate sampling of the imported soil?
 - Question: Has there been adequate vapor sampling?
 - ERP/DERF post remediation groundwater monitoring has been initiated. Next round of monitoring is anticipated to take place in December 2016.
 - PM is in the process of creating NAR cases for Lots 1 and 2.

The NER VPLE Committee made the following recommendations:

- DuFresne should talk to Jennifer Borski, based on past experience, regarding who the modified RP letter should be sent to.
 - DuFresne spoke with Borski on December 8, 2016. Typically, the RP/modified RP letter would be sent to the registered agent on file with the Department of Financial Institutions and to the individual/company listed on the County Land Records website. In this particular situation, Borski agrees with not sending a

modified RP letter because:

- The RP associated with the DERF/ERP site is moving forward.
 - The developer/property owner/DFI registered agent is moving forward with the VPLE activities.
 - Enforcement does not appear to be necessary.
 - The site is likely to be submitted for closure within the next year.
 - A modified RP letter can be sent in the future (if needed).
- DuFresne should coordinate with Raquel Sanchez to complete a search of Sarah Frederick's emails. The purpose of the search is to locate a DNR response to Brian Youngwirth's May 26, 2016 3:00 p.m. email regarding "clean" imported fill.
 - DuFresne spoke with Sanchez on December 1, 2016. No DNR response could be found in Frederick's email backup. No DNR response could be found in the NER e-files folder.
 - DuFresne should report the findings of the email search to Beggs and at that point a determination will be made regarding whether or not to require PAH sampling in the areas of the site that received "clean" imported fill.
 - DuFresne and Beggs spoke with DNR Central Office staff (Michael Prager, Paul Grittner and Judy Fassbender) on December 19, 2016.
 - GEC conducted a waste determination and performed adequate sampling based on their interpretation of the source property, historical use, and potential threats.
 - The "clean" imported fill is placed in an area of commercial use with residential use nearby.
 - A fence and berm separate the site from residential property.
 - At the time of case closure, a cap will be required for the residual chlorinated solvent contamination.
 - No sampling of the "clean" imported fill will be required.
 - Collect an additional round of vapor samples. Conduct the next round of vapor sampling in January or February.