



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590**

DATE: June 23, 2016

SUBJECT: Site Eligibility Determination for Mirro #9 Building at 1512 Washington

TO: **Cooperative Agreement File (BF00E01529)
City of Manitowoc 2015 Community-Wide Assessment Grant**

FROM: Jon W. Peterson, Project Officer
Brownfields & NPL Reuse Section

The City of Manitowoc, Wisconsin, submitted their Eligibility Determination and an executed access agreement for the Mirro #9 Property located at 1512 Washington pursuant to Term and Condition B.1. of Cooperative Agreement (BF00E01529) which requires the City of Manitowoc to provide information on site-specific work prior to incurring any costs for sites that were not included in the approved work plan for this cooperative agreement. The EPA On-Scene Coordinator on USEPA Removal Actions at the property, Kathy Halbur, has provided me with additional information regarding the Removal Actions, including the Pollution Reports (POLREPs) and the transitioning of the Phase II Removal Action to oversight by the WDNR. The WDNR, Tauren Beggs, has provided additional information regarding the scoping of the activities required for completing the 2nd phase of the Removal Action and the continuing obligations on this property.

I have reviewed the attached documents. The attached documents appear to support the City of Manitowoc's determination that the property listed below is a brownfield site as defined in Section 104(k) of CERCLA and that the City of Manitowoc is not a potentially responsible party under Section 107 of CERCLA. I accept the City of Manitowoc's determination of eligibility for using the USEPA Brownfields Assessment hazardous substance funds, based on the information provided at this time, for the following property in Manitowoc, WI:

Parcel No: 052.000.246.000.00
Address: 1512 Washington
Acreage: 3.72 acres.

This acceptance does not bind the Agency to accepting the CERCLA liability defense in any other context outside of this cooperative agreement. Please update the eligibility determinations after the Phase I and Phase II ESAs are complete, if there are any changes. I'll need to approve a sampling plan and have a copy of a site-specific Health and Safety Plan (HASP) prior to any Phase II investigation or building material sampling.

NOTE: The shelf life of a Phase I ESA for purposes of AAI is 180 days. If the purpose of this Phase I is to support All Appropriate Inquiry for an acquisition, please keep that 180 days in mind. Please contact me if anything changes or if you have any questions. Also, in accordance with the Terms and Conditions of your Cooperative Agreement, please prepare Property Profile Forms for the ACRES database when the Phase I and Phase II reports are complete.