

**From:** Beggs, Tauren R - DNR  
**Sent:** Tuesday, April 19, 2022 2:27 PM  
**To:** Elizabeth Runge  
**Cc:** Naletta Sanchez; Matt Dahlem; Bridgette Stocks; Byers, Harris; Greg Buckley; Que El-Amin  
**Subject:** RE: West River Loft in Two Rivers Development Project  
**Attachments:** 20220325\_2\_RP\_Ltr.pdf

Hi Elizabeth,

To answer your question posed to me below, DNR can only require the RP to meet the timeframes established in the Wis. Admin. Code ch. NR 700 rule series. The RP letter issued to Newell, which I have attached for reference, has the established timeframes outlined in the letter. DNR needs to ensure a RP complies with the deadlines outlined to them. If the RP does not submit the appropriate documentation by the established deadlines, the general process would be to follow up and establish a new deadline or potentially issue a non-compliance letter depending on the response. Timing, finances, and what each party conducts for work on-site would need to be worked out between the parties.

Regards,

**We are committed to service excellence.**

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**Tauren R. Beggs**

Phone: (920) 510-3472

[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov) (preferred contact method during work at home)

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**From:** Que El-Amin <[que@scott-crawford.com](mailto:que@scott-crawford.com)>  
**Sent:** Tuesday, April 19, 2022 1:22 PM  
**To:** Elizabeth Runge <[elirun@two-rivers.org](mailto:elirun@two-rivers.org)>  
**Cc:** Naletta Sanchez <[naletta.sanchez@wedc.org](mailto:naletta.sanchez@wedc.org)>; Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>; Matt Dahlem <[mdahlem@fehrgraham.com](mailto:mdahlem@fehrgraham.com)>; Bridgette Stocks <[BStocks@fehrgraham.com](mailto:BStocks@fehrgraham.com)>; Byers, Harris <[Harris.Byers@stantec.com](mailto:Harris.Byers@stantec.com)>; Greg Buckley <[grebuc@two-rivers.org](mailto:grebuc@two-rivers.org)>  
**Subject:** Re: West River Loft in Two Rivers Development Project

Good afternoon,

I am happy to discuss when everyone has time.

Thank you,

Que El-Amin  
Principal, Scott Crawford, Inc.  
414-678-1723 | 414-736-9036  
[Scott-Crawford.com](http://Scott-Crawford.com)

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On Apr 19, 2022, at 12:18, Elizabeth Runge <[elirun@two-rivers.org](mailto:elirun@two-rivers.org)> wrote:

Hi Everyone,

Catching up with a few notes and questions:

I did speak with Naletta Sanchez about pursuing a WEDC Idle Sites Grant for the project. She is open to discussing that possibility further. **Naletta** - should we have a group call with Que?

**Tauren** - the Responsible Party piece of this. I understand that Rubbermaid / Nuwel is the RP. I believe they are in this position in other properties. How can we ask for their help financially with some of the costs at this site in a timely way?

**Matt and Bridgette** - The EPA request from the City's Grant consultant Harris Byers of Stantec has been submitted. He is copied on this email and can proceed with some action. Shall I arrange a group call/Zoom meeting to coordinate the first steps?

Thanks and look forward to hearing from you all  
Elizabeth

**From:** Beggs, Tauren R - DNR  
**Sent:** Monday, April 18, 2022 11:04 AM  
**To:** Naletta Sanchez  
**Subject:** RE: Bright Horizon Properties LLC (Former), Two Rivers Development Project

Hi Naletta,

I see Que sent an email regarding the status of the grant eligibility determination this morning. Just following up to see if you still wanted to discuss this further. After further evaluation of the Phase I ESA, Phase II ESA, and the Historical Use and Ownership to Determine Potentially Responsible Parties document that Fehr Graham provided for this site, DNR only ended up issuing a Responsible Party (RP) letter to Newell Operating Company on March 4, 2022. DNR determined Eggers Industries (later acquired by VT Industries, Inc.) never operated on the eastern portion of the site, so no RP letter was issued to them.

Regards,

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**Tauren R. Beggs**

Phone: (920) 510-3472

[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov) (preferred contact method during work at home)

**From:** Que El-Amin <que@scott-crawford.com>  
**Sent:** Monday, April 18, 2022 6:16 AM  
**To:** Naletta Sanchez  
**Cc:** Beggs, Tauren R - DNR; Elizabeth Runge; Matt Dahlem; Bridgette Stocks  
**Subject:** Re: Bright Horizon Properties LLC (Former), Two Rivers Development Project

Good morning,

Following up on the grant eligibility to see if there has been a determination.

Thank you,

Que El-Amin  
Principal, Scott Crawford, Inc.  
414-678-1723 | 414-736-9036  
[Scott-Crawford.com](http://Scott-Crawford.com)

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On Mar 17, 2022, at 14:30, Que El-Amin <[que@scott-crawford.com](mailto:que@scott-crawford.com)> wrote:

Good afternoon,

Thank you, I appreciate everyone's efforts.

Que El-Amin  
Principal, Scott Crawford, Inc.  
414-678-1723 | 414-736-9036  
[Scott-Crawford.com](http://Scott-Crawford.com)

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On Mar 15, 2022, at 13:45, Naletta Sanchez  
<[naletta.sanchez@wedc.org](mailto:naletta.sanchez@wedc.org)> wrote:

Thanks for the insight!

Naletta

608-210-6830

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**From:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>  
**Sent:** Tuesday, March 15, 2022 10:59 AM  
**To:** Elizabeth Runge <[elirun@two-rivers.org](mailto:elirun@two-rivers.org)>  
**Cc:** Naletta Sanchez <[naletta.sanchez@wedc.org](mailto:naletta.sanchez@wedc.org)>; Matt Dahlem <[mdahlem@fehrgraham.com](mailto:mdahlem@fehrgraham.com)>; Bridgette Stocks <[BStocks@fehrgraham.com](mailto:BStocks@fehrgraham.com)>; Que El-Amin <[que@scott-crawford.com](mailto:que@scott-crawford.com)>  
**Subject:** RE: Bright Horizon Properties LLC (Former), Two Rivers Development Project

Hi Elizabeth,

I went through Fehr Graham's Historical Use and Ownership Assessment with other DNR staff yesterday, and it was determined that causer responsible party letters will need to be issued to the two parties: Newell Brands/Newell Operating Company (acquired Mirro Aluminum Company) and VT Industries Inc. (acquired Eggers Industries) to address point source discharges at the site. Non-point source contamination related to fill materials will not be able to be tied back to a responsible party. I can work with Naletta in regards to grant eligibility.

Regards,

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Tauren R. Beggs**

Phone: (920) 510-3472

[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov) (preferred contact method during work at home)

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**From:** Elizabeth Runge <[elirun@two-rivers.org](mailto:elirun@two-rivers.org)>  
**Sent:** Monday, March 14, 2022 10:08 AM  
**To:** Que El-Amin <[que@scott-crawford.com](mailto:que@scott-crawford.com)>  
**Cc:** Naletta Sanchez <[naletta.sanchez@wedc.org](mailto:naletta.sanchez@wedc.org)>; Matt Dahlem <[mdahlem@fehrgraham.com](mailto:mdahlem@fehrgraham.com)>; Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>; Bridgette Stocks <[BStocks@fehrgraham.com](mailto:BStocks@fehrgraham.com)>  
**Subject:** Re: Bright Horizon Properties LLC (Former), Two Rivers Development Project

Morning -

Thank you for this summary Matt. Once we have a determination of the level/and extent of testing required before construction can begin, I can connect Matt with the City's EPA Coalition representatives (Stantec) to prepare a request to fund the tests with the City's grant dollars.

Naletta and Tauren - once the viable causer status is determined you will let us know if a Brownfield grant will be possible? We can look to hear about that I believe?

Thanks again-  
Elizabeth

On Fri, Mar 11, 2022 at 4:28 PM Que El-Amin <[que@scott-crawford.com](mailto:que@scott-crawford.com)> wrote:

Good afternoon,

Following our meeting, attached is the Historical Use and Ownership Assessment for 1621 14th Street, Two Rivers, WI. Please let us know next steps.

Thank you,

Que El-Amin  
Principal, Scott Crawford, Inc.  
414-678-1723 | 414-736-9036  
[Scott-Crawford.com](http://Scott-Crawford.com)

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