



MEMORANDUM

TO: Appleton Redevelopment Authority

FROM: Matt Rehbein, Economic Development Specialist

DATE: October 3, 2019

RE: Update on Site Investigation and Remedial Activities at 222 N. Oneida Street
Appleton, WI

The Appleton Redevelopment Authority (ARA) acquired the property located at 222 N. Oneida Street in Appleton, WI on December 21, 2017. As part of the due diligence, a Phase I and Phase II environmental report was completed by OMNNI Associates. As required by law, OMNNI notified the Wisconsin Department of Natural Resources (DNR) of findings of exceedances for polycyclic aromatic hydrocarbon (PAH) and volatile organic compound (VOC) levels in the soils. ARA received a "Responsible Party" letter from the DNR on January 24, 2018 outlining the responsibilities as owner of a contaminated parcel. ARA approved a contract with OMNNI Associates authorizing spending up to \$25,260.40 on March 14, 2018 (memo and contract attached), and authorized spending up to an additional \$14,835 in a contract amendment approved December 7, 2018 (memo and contract attached). As of October 3, 2019, \$12,525 remains of those approved amounts (cost estimate attached).

Per the amended contract, three (3) additional test wells were established to identify end points of the contamination (map attached). Delineation of the extent of the 1,2-DCE (dichloroethane) was identified, which is the objective we were going for. However, in sampling the furthest north well (the back of curb on E. Franklin Street) an enforcement standard exceedance for benzene was identified. A second round of sampling was completed July 1, 2019 which indicated increased levels of benzene in monitoring wells (MW) 2 and 4 and increased levels of 1,2-DCE in MW4 with exceedances identified in MW4.

In speaking with OMNNI, there are three (3) scenarios that the DNR would likely find acceptable:

- 1) Exercise our rights under local government unit (LGU) status and cease further activities until we have a better sense of the future for this property. This provides ARA with an exemption from additional testing. There would be no cost implications for this approach; however, we would have to take future action whenever we have an intended use for this site.

- 2) Continue with quarterly monitoring of the wells to better define the extent of the benzene and 1,2-DCE impacts at the site. Cost for this approach would be approximately \$2,000 per event, or roughly \$8,000 per year. Because we have not yet identified the source of the contaminants, we do not know if the concentrations are likely to go down over time.
- 3) Putting a monitoring well in the right-of-way, north of the site, with the objective of identifying the northern boundary of the contaminants. Once northern boundary is established, we can apply for "site closure" from the DNR. Cost to establish the well and complete one round of sampling would be approximately \$7,000. If contaminants are still detected, more wells may be called for. This would also involve another entity as we would be going beyond the boundary of the parcel owned by ARA.

Of these three options, staff has determined exercising our rights under the LGU status (Option 1) is the best at this time. Once we have a clearer picture of how this land will be developed, we can take the appropriate steps to continue monitoring and/or establish endpoints. This option also contains costs for ARA.