



MEMORANDUM

TO: Appleton Redevelopment Authority (ARA)

FROM: Matt Rehbein, Economic Development Specialist

DATE: April 12, 2023

RE: 222 N. Oneida Street Sale to Valley Transit Update

The Appleton Redevelopment Authority (ARA) acquired the property at 222 N. Oneida Street in December 2017. Subsequently, ARA proceeded to raze the structure and began remediation of environmental concerns. Utilizing the Local Governmental Unit (LGU) status, ARA "paused" work on continued remediation in October 2019 with the intent to revisit once a potential development is identified.

ARA and Valley Transit entered into a purchase contract on November 17, 2022, for a sale price of \$150,000. Valley Transit's funding source requires a letter of closure with respect to any environmental issues prior to closing on the property. To accommodate this, Valley Transit has put \$50,000 into a segregated account to be spent on environmental remediation to bring this site to closure. To date, invoices totaling \$1,684 of the \$50,000 allocated have been authorized for payment.

Work to bring the site to closure has commenced, and the Department of Natural Resources (DNR) suggested another monitoring well (MW7) be drilled in the right-of-way just northwest of the site to identify the boundary of the contamination (see attached map). The newly installed monitoring well (MW7) was anticipated to be an upgradient well and show slight-to-no impacts based on the previous investigation; however, field evidence and laboratory results are showing some of the highest impacts at that location so far. This could be due to a couple of different factors or from an entirely different release somewhere nearby. The DNR would like us to collect an additional round of groundwater samples from all of the monitoring wells. If the results indicate no significant changes from previous rounds, we should be done with the investigation and can finalize the reports. The DNR prefers to see groundwater sampling conducted quarterly, so the next sampling event would be in May.