



MEMORANDUM

TO: Appleton Redevelopment Authority

FROM: Matt Rehbein, Economic Development Specialist

DATE: May 16, 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 of findings of exceedances for PAH and 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). To date, \$26,214 has been spent (project cost breakdown 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. The exceedance came in at 6.3 parts per billion (ppb), and the limit is 5.0 parts per billion. OMNNI suggests obtaining one more round of groundwater samples in the second quarter to see if benzene is still present in the well. There has not been a benzene issue at the site previously, nor has it been identified in the other wells previously. OMNNI is verifying this approach is acceptable to the DNR.

The results of the next round of sampling will dictate the next steps to be taken. If the benzene comes in below the 5.0 ppb, the request for closure can be submitted. If the benzene results are in excess of the 5.0 ppb, the DNR would require further investigation. If that is the case, ARA may want to take advantage of the LGU Status to let the site sit for a bit (year or so) and resample in the future unless immediate plans for re-use are identified.