

Information Item 23-0321: Update on 222 N. Oneida Street

Appleton Redevelopment Authority

Wed, Apr 12, 2023 9:00AM

Marissa Downs (ARA Chairperson) 09:12

So, let's go on to information item 23-0321 Matt's update on 222 North Oneida Street.

Matt Rehbein (Economic Development Specialist) 09:20

Yes. Thank you.

Marissa Downs (ARA Chairperson) 09:21

What number are you?

Matt Rehbein (Economic Development Specialist) 09:23

We're sharing. So, as you'll recall, we accepted an offer from Valley Transit for the purchase of 222 North Oneida back in November of 2022. And as part of that the purchase price is \$150,000. And they set aside \$50,000 in a segregated account to complete the environmental cleanup.

Matt Rehbein (Economic Development Specialist) 09:50

Going back a little bit further, as you all recall, we had started the remediation on that site, got to a certain point where they said, you know, "To explore this further, we're going to have to go beyond the boundaries of the parcel itself." And we said, "Let's use the local government unit status and put the brakes on this and see when the need comes to investigate." Well, that need has come. And we have the funding from transit. So as part of that offer to actually close on it, they need the DNR case closed, or they need the environmental closure on that.

Matt Rehbein (Economic Development Specialist) 10:22

So, in working with the engineers, the next step that the DNR wanted was to drill another well just northwest of the parcel, in the right of way. That well was drilled. The well was sampled, and it came back contaminated a little bit higher than we had actually anticipated. There can be multiple reasons for that. It might be from our site. It might be from a previous utility line or trench that had been there. It could be coming from a different site entirely. So that's what needs to be found out in that.

Matt Rehbein (Economic Development Specialist) 10:57

So, what the DNR has asked for is for another sampling of that well. They like to see that done intervals of quarterly, so that sampling would probably happen in May. We might be able to push that up just to kind of keep the timeline moving. But right now, we're projecting that that second sampling would be completed in May. Of the \$50,000 we've—at the time this memo was written, we had approved invoices totaling just under \$1,700. So, there's still plenty of funds available from what transit had provided to continue with this work. So, with that, I'll field any questions.

Marissa Downs (ARA Chairperson) 11:35

I do have one question. I'm just curious. Since it's in the right of way, let's say it keeps coming back contaminated. What do they expect the city to do? Tear up the right-of-way and excavate?

Matt Rehbein (Economic Development Specialist) 11:46

Well, they want to fig—the reason for the additional sampling is to see if it's worsening or if it's better, and where this may be coming from. So, it could be our site. It could be another site. My suspicion is if they want to continue investigation, they would probably say, "Let's try a couple other wells in the right of way." And, you know, if we start seeing, oh, it's really high over here, or it's, you know, higher over there, or to figure out if a, you know, contamination had been traveling in a former utility line.

Marissa Downs (ARA Chairperson) 12:19

And they're still going to continue to sample on the site as well with the wells?

Matt Rehbein (Economic Development Specialist) 12:23

They are.

Marissa Downs (ARA Chairperson) 12:24

Okay. So, if that remains clean, though, and there's truly no impact to the site itself. At what point is it not something that this particular user can really—and I know the city still owns it, but like, ultimately, what can you do about something that's clean—your site clean?

Matt Rehbein (Economic Development Specialist) 12:41

There is a possibility, and we don't know if this is feasible yet, because we need the second sampling event to happen. But there is the possibility based on the work that we've done to say, "Let's separate these." Close this account, or close this case on 222 North Oneida, open a new one in the right of way.

Marissa Downs (ARA Chairperson) 13:02

And deal with that?

Matt Rehbein (Economic Development Specialist) 13:03

And then deal with that.

Marissa Downs (ARA Chairperson) 13:04

Okay, that makes sense.

Matt Rehbein (Economic Development Specialist) 13:06

That may be a possibility. I—in talking to our engineers, I don't know that that's been discussed with the DNR to date.

Marissa Downs (ARA Chairperson) 13:13

Okay.

Matt Rehbein (Economic Development Specialist) 13:14

So really, we're waiting on that second sampling, see where it comes in. Best case, it's either the same or reduced from the previous sampling, in which case, you know, they would probably try to proceed with closing, if the DNR would allow it.

Marissa Downs (ARA Chairperson) 13:30

And I can't recall, what did—what was negotiated if the 50,000 is exhausted?

Matt Rehbein (Economic Development Specialist) 13:38

In that case, transit would probably put more funding in. But certainly, work would then cease again, until we have additional funding to do it, or if we chose to do something with it, for some reason. But yeah, it would either cease or transit would put further funding in.

Marissa Downs (ARA Chairperson) 13:56

Okay. Any other questions for Matt?

Todd Brokl (ARA Member) 13:59

I got a question. I can't remember or recall the conversations that we had on this this property, but—and it's green space right now. Was there any remediation of the soils of the of that cleanup? Or was it just monitoring wells that we had on this property? Just the site itself?

Matt Rehbein (Economic Development Specialist) 14:16

The—that still needs to be done?

Todd Brokl (ARA Member) 14:19

Correct.

Matt Rehbein (Economic Development Specialist) 14:19

At this point, we're just monitoring.

Todd Brokl (ARA Member) 14:22

Sure.

Matt Rehbein (Economic Development Specialist) 14:22

Yeah. We believe we've remediated everything on site that had to be taken away.

Todd Brokl (ARA Member) 14:28

Okay. To the DNR's specifications or...?

Matt Rehbein (Economic Development Specialist) 14:30

Right.

Todd Brokl (ARA Member) 14:31

Okay.

Marissa Downs (ARA Chairperson) 14:34

Any other questions? No?