

**From:** Schultz, Josie M - DNR  
**Sent:** Thursday, October 6, 2022 11:58 AM  
**To:** Mike Nass  
**Subject:** RE: Status of One Hour Martinizing, BRRTS # 02-05-217270

Mike,

AECOM did not release the results to DNR because payments were not up to date and AECOM did not receive authorization from you to release the results, as documented in this [email](#).

The property is still eligible for DERF, however revenue has drastically declined and there is currently over \$3 million worth of claims in line to be reimbursed with a projected wait time of more than 10 years for payment (i.e. past DERP's sunset in 2032). DNR sent a [letter outlining the status of DERF](#) to the current responsible party (RP) on October 27, 2020. You can also visit the [DERF webpage](#) and click on the *Fund Stats* tab to see additional information on program statistics. Because DERF is no longer a viable funding source, bids and cost reimbursements are rarely submitted to the DNR, so DNR is unaware of how much the current RP has spent on investigation and mitigation.

The State issued a [notice of intent to incur costs](#) for the state-funded response, however the current RP has not been billed to pay for this work. The report documenting the State lead work can be found [here](#).

DNR is not aware of any action being taken by the current RP since DNR sent the notice of non-compliance (NON), and DNR plans to issue a notice of violation (NOV).

Sincerely,  
Josie

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**Josie Schultz**

Cell Phone: (920) 366-5685

[Josie.Schultz@Wisconsin.gov](mailto:Josie.Schultz@Wisconsin.gov)



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**From:** Mike Nass <[mnass@indirasalonspa.com](mailto:mnass@indirasalonspa.com)>  
**Sent:** Thursday, October 6, 2022 1:07 AM  
**To:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>  
**Subject:** Re: Status of One Hour Martinizing, BRRTS # 02-05-217270

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Thanks, I have not owned the property since 2015. Can I ask why the results from 2015 took 4 years for the DNR to act upon?

Is this property still eligible for DERF?

Can you forward any correspondence regarding this matter to me. Also any remediation or items that were paid for by the State, and if you are aware, paid for by the current owner.

I did use the link below and did see the non-compliance letter. Do you know if any action has been taken by the owner to remedy the non-compliance?

On Wed, Oct 5, 2022 at 2:23 PM Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)> wrote:

Hi Mike,

In July of 2019, DNR received the June 2015 vapor data from AECOM, and that's when DNR became aware that there were vapor risk screening level (VRSL) exceedances in the basement sumps of Jim's Music. DNR was able to contact the new property owner, Qefli Neziri of Innovative Properties Group LLC, and presented him with the responsible party letter during an in-person meeting on September 9, 2019. During this meeting, it was discussed that an immediate action was required to further investigate vapors.

Vapor sampling was completed in early 2020, and the pandemic subsequently hindered progress to further investigate the expansive vapor issue within the building. To expedite the vapor investigation, DNR performed state-funded response in 2020 and discovered a large vapor issue.

In May of 2020, a vapor mitigation system was installed, however it was not shown to effectively reduce vapors. EPA performed indoor air sampling in March of 2021, and confirmed vapor action levels (VALs) were still exceeded in indoor air, so alterations to the mitigation system were performed in October of 2021. Wisconsin Dept of Health Services (DHS), DNR, and Brown County Health Dept (BCHD) performed passive indoor air sampling in Jim's Music in January of this year, and results showed no decrease in vapor concentrations.

To date, the mitigation system has not reduced vapor concentrations in indoor air, and requires further modification and a remedial action to address the source of vapors. Additional site investigation activities besides vapor sampling are also required, however the vapor is our greatest concern at the moment.

You can visit [WDNR EM/RR BOTW \(wi.gov\)](http://www.wisconsin.gov/WDNR/EM/RR/BOTW) to see site activity, and recent submittals/updates since I became project manager in 2019.

Feel free to give me a call when you're back in the United States.

Thanks,

Josie

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**Josie Schultz**

Cell Phone: (920) 366-5685

[Josie.Schultz@Wisconsin.gov](mailto:Josie.Schultz@Wisconsin.gov)



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**From:** Mike Nass <[mnass@indirasalonspa.com](mailto:mnass@indirasalonspa.com)>

**Sent:** Tuesday, October 4, 2022 11:35 PM

**To:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>

**Subject:** Re: Synergy Investors

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HI I am currently traveling outside the country for 2 weeks.

Can you provide me a brief of what the status of the Military Avenue site?

I received a demand letter from the current owner regarding mitigation costs that was not aware was happening.

On Tue, Oct 4, 2022 at 8:50 AM Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)> wrote:

Hi Mike – I was out of the office Friday and Monday, but feel free to give me a call at your earliest convenience at 920-366-5685.

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**Josie Schultz**

Cell Phone: (920) 366-5685

[Josie.Schultz@Wisconsin.gov](mailto:Josie.Schultz@Wisconsin.gov)



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**From:** DuFresne, Kristin I - DNR <[Kristin.DuFresne@wisconsin.gov](mailto:Kristin.DuFresne@wisconsin.gov)>

**Sent:** Friday, September 30, 2022 9:12 AM

**To:** Mike Nass <[mnass@indirasalonspa.com](mailto:mnass@indirasalonspa.com)>

**Cc:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>; DuFresne, Kristin I - DNR <[Kristin.DuFresne@wisconsin.gov](mailto:Kristin.DuFresne@wisconsin.gov)>

**Subject:** RE: Synergy Investors

Hi Mike. I no longer work in the Remediation and Redevelopment program or on this particular site. From what I can tell, Josie Schultz is the new project manager for the One Hour Martinizing

(BRRTS # 02-05-217270) site. You can reach Josie by phone at 920-366-5685 or by email at [josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov). I also copied Josie on this email.

Let me know if I can be of further assistance.

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**Kristin DuFresne**

Phone: 920-662-5128

Cell Phone: 920-492-8362

[Kristin.dufresne@wisconsin.gov](mailto:Kristin.dufresne@wisconsin.gov)

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**From:** Mike Nass <[mnass@indirasalonspa.com](mailto:mnass@indirasalonspa.com)>

**Sent:** Friday, September 30, 2022 8:23 AM

**To:** DuFresne, Kristin I - DNR <[Kristin.DuFresne@wisconsin.gov](mailto:Kristin.DuFresne@wisconsin.gov)>

**Subject:** Synergy Investors

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Hi Kristin - are you still involved with the Dry Cleaner clean up issues. I sold a property on Military Avenue in 2015 - apparently after we sold it there the DNR took action with remediation? Trying to future out where things stand?

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Michael Nass

INDIRA Salons Spas

920.217.7567

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Michael Nass

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