

From: Schultz, Josie M - DNR
Sent: Thursday, February 8, 2024 1:17 PM
To: Ej Dombrowski
Subject: RE: Property ownership of One Hour Martinizing, 1233 Military Ave

Hi EJ – I'm not familiar with the blower fan at all, but believe it was installed by A-1 Radon in town. You may want to try contacting them for guidance on the blower operation.

[A1 Vacuum & Radon - A-1 Vacuum and Radon \(a1vacuumcenter.com\)](http://a1vacuumcenter.com)

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Josie Schultz

Cell Phone: (920) 366-5685

Josie.Schultz@Wisconsin.gov

From: Ej Dombrowski <EJ@jimsmusiconline.com>
Sent: Thursday, February 8, 2024 12:39 PM
To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>
Subject: Re: Property ownership of One Hour Martinizing, 1233 Military Ave

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Happy to do that, Do you have any idea how it turns on? I cannot figure it out.. It has power to the outlets but it isn't running I was told it was set on a timer to run at night? I have no idea if this is true?

EJ Dombrowski

Vice President

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W.920.455.0000 C: 920.550.1031



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On Thu, Feb 8, 2024 at 12:07 PM Schultz, Josie M - DNR <josie.schultz@wisconsin.gov> wrote:

Hi EJ –

We would like to see the blower running as much as possible, but understand it may be loud and disruptive to the homes nearby. We would like to see it running, at a minimum, while people are in the building ; preferably 7am-7pm.

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Josie Schultz

Cell Phone: (920) 366-5685

Josie.Schultz@Wisconsin.gov

From: EJ Dombrowski <EJ@jimsmusiconline.com>
Sent: Thursday, February 8, 2024 8:45 AM
To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>
Subject: Re: Property ownership of One Hour Martinizing, 1233 Military Ave

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Josie

Are you able to confirm for me that the outside large blower is supposed to be off during the day? I just wanted to make sure the air systems are on are running I know the fans off the back of the buildings are running

EJ Dombrowski
Vice President
p.920.496.3710 | c.920.550.1031

EJ@jimsmusiconline.com

Sent from a cell phone I am responsible for the concept of this message. Unfortunately, autocorrect is responsible for the content. ૐ_ଐ

On Thu, Feb 8, 2024, 8:26 AM Schultz, Josie M - DNR <josie.schultz@wisconsin.gov> wrote:

Hi EJ,

Getting rid of the perc machine would be helpful, however there will still be logistical issues of needing to perform additional investigation and remediation in the area beneath the dry cleaner, which will likely require shutting down their operation for some time depending. Another item that would need to be investigated and/or addressed is that there may also be PCE (another name for perc, perchloroethylene) that has permeated into the walls and floor of the drycleaner, and can continue to off-gas into the indoor air and may require removal (worst case scenario) or sealing of these surfaces, which will be much easier to accomplish when the space is unoccupied.

It is hard to say what the minimum will be for testing the indoor air as it is dependent on future air sampling results. As you know, the indoor air in Jim's Music has remained above action levels, and has required *temporary* air purification units to address these levels. The end goal is to reduce the vapors and have the vapor mitigation system work effectively so that these temporary units are no longer required.

I also wanted to pass along that the Austin Air Healthmate Plus units that have been placed in the building will need the filters replaced in the near future. These filters are designed to last for 5 years under normal residential use, but unfortunately the levels in the air here are not normal residential levels and are projected to last only 6 months to a year. Filters can be purchased at the link below. There may be additional places you can buy these filters, but be sure it is this particular **Austin Air Healthmate *Plus*** filter as it has the adequate filtration for this contamination

[Austin Air Healthmate Plus Filter, FR450 \(theairpurifierstore.com\)](https://theairpurifierstore.com)

I can set up a call for us next week, if that works for you. We can also set up a Teams call if it would be helpful to look at figures and/or data.

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Josie Schultz

Cell Phone: (920) 366-5685

Josie.Schultz@Wisconsin.gov

From: Ej Dombrowski <EJ@jimsmusiconline.com>
Sent: Wednesday, February 7, 2024 9:32 AM
To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>
Subject: Re: Property ownership of One Hour Martinizing, 1233 Military Ave

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Hi Josie

The purchase did go through! Sorry for the late reply, I am backlogged on emails like crazy, I did get the agent agreement, and I am trying to get the previous owner to sign it. I am hoping at somepoint we can do a call just to see the next steps on getting the phase 3 closed.

After talking to the Dry cleaner, he had asked me to reach out and ask if it would make any difference if they got rid of there PERC? Machine? He is looking at selling the business and the lifespan on his machine is almost up. I know the air Mitigation is the biggest issue we are running into.

Also a question, what is the mandatory minimum to test the airquality? I am curious I would like to minimize my costs of course with the property at least until I wrap my arms around all the issues? I am trying to figure out the minimum costs I am going to be looking at.

My POC info is

EJ Dombrowski

If you can email me otherwise for Mailing,

1219 Military Ave, Green Bay, WI 54304

Phone 9205501031

Email

EJ@tmcproperties.co or ej@jimsmusiconline.com

EJ Dombrowski

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On Tue, Jan 23, 2024 at 1:30 PM Schultz, Josie M - DNR <josie.schultz@wisconsin.gov> wrote:

Hi EJ – I'm following up to my email below.

Has the purchase of the property gone through? If so, would you be able to provide me with the new owner's contact information?

Please feel free to call me at 920-366-5685 if you would like to discuss anything over the phone.

Thank you,

Josie

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Josie Schultz

Cell Phone: (920) 366-5685

Josie.Schultz@Wisconsin.gov

From: Schultz, Josie M - DNR
Sent: Thursday, January 4, 2024 2:41 PM
To: Ej Dombrowski <EJ@jimsmusiconline.com>
Subject: RE: Environmental

Hi EJ,

I heard through the grapevine that you had a conversation with Brian Kappen of Terracon about the remedial action recommendations and that the sale went through for the property. Please let me know if you have any additional questions or concerns about the January 14th deadline, or if an extension is needed.

There are a few things that will need to happen now that you are owner of the property. We will be sending you a responsible party letter, which will indicate your responsibilities as owner of the property; this is a standard letter that is sent to all sites. **Please provide me with owner name if different from yourself (i.e. business entity), phone number, mailing address, and email (if it's different than this email).**

As previously discussed, the Drycleaner Environmental Response Program isn't promising at the moment, but I would strongly recommend that you enter into the program in case an alternative funding source becomes available in the future. **In order to enter into DERF, you will need to sign an agent agreement with the original DERF applicant, Mike Nass.** I have attached the agent agreement signed between previous owners Qefli Neziri and Mike Nass for reference.

Please feel free to give me a call at 920-366-5685 if you would like to discuss anything over the phone.

Thank you,

Josie

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Josie Schultz

Cell Phone: (920) 366-5685

Josie.Schultz@Wisconsin.gov

From: Ej Dombrowski <EJ@jimsmusiconline.com>
Sent: Wednesday, December 20, 2023 3:48 PM
To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>
Subject: Fwd: Environmental

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Josie,

Just wanted to reach out and get your thoughts on this, Is this something I could get from the DNR? a General clarification letter on this site? Would it be helpful? Our lender is asking about it. <https://widnr.widen.net/s/k5xpmvdtfj/rr619>

Also I noticed

at. <https://apps.dnr.wi.gov/botw/GetActivityDetail.do?dsn=217270&siteId=1227000&crumb=1>

That Something has to be done by Jan 14th, Hoping you can clarify it for me, I am taking over the property December 29th.

Thanks,

EJ

Connect with us ***EJ Dombrowski***

Vice President

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----- Forwarded message -----

From: **Eric M Kucharczyk** <ekucharczyk@rangebank.com>

Date: Wed, Dec 20, 2023 at 3:02 PM

Subject: Environmental

To: Ej Dombrowski <EJ@jimsmusiconline.com>

Hi EJ,

I was digging out on the WI DNR site and found the below information. Not sure how quick they can turn this around but it might be good info for both you and us to get an outline of what they are requiring in writing. Then you would also have in writing exactly what they will require of you.

<https://widnr.widen.net/s/k5xpmvdtfj/rr619>

It also looks like they are waiting on a response on the next steps from the current owner and that it needs to be submitted very soon. You might want to look into that as well and see if the current owner has done anything about what they are requesting. Looks like if the RAP is not submitted soon, the DNR could take further action. Don't want you to get caught up in something you shouldn't.

<https://apps.dnr.wi.gov/botw/GetActivityDetail.do?dsn=217270&siteId=1227000&crumb=1>

The environmental is the biggest concern with this property and what it might cost you in the future.

Eric Kucharczyk
VP – Business Banking

NMLS #634082

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100 N Front St, Marquette, MI 49855

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