

DATE: February 22, 2024

FILE REF: Amcast Ind Corp (SF NPL)

TO: Site Files

FROM: Kevin McKnight

SUBJECT: February 20, 2024 Amcast Meeting, Cedarburg City Hall

Attendees:

DNR: Christine Sieger, Mike Thompson, Judy Fassbender, and Kevin McKnight. Mike Szabo and Craig Sparks on zoom.

EPA: Zack Sasnow, Susan Prout, and Phil Gurley. Leslie Blake and Jennifer Elkins on zoom.

City: Mayor O'Keefe, Patricia Thome, Mikko Hilvo, and Mike Herbrand. Ken Wein on zoom.

Developer: DJ Burns, Libby Burns, and Jacque Condon

The attached agenda has meeting notes, speaking points and references discussed at this meeting.

Amcast Industrial Corporation Superfund Site, U.S. EPA ID: WIN000510210

Meeting -- Tuesday, February 20, 2024, 2:00 pm
Cedarburg City Hall
W63N645 Washington Avenue, Cedarburg, Wisconsin

1. Introductions.
2. EPA Status update.
 - EPA contracting with US Army Corps of Engineers (USACE) for remedial design work. Expect to have remedial design completed by end of 2025.
 - After remedial design complete site funding will be requested. Site is required to go to a prioritization panel which will affect timing of remedial action.
 - Remedial action planning will occur after prioritization panel approval.
3. WDNR Site Investigation Work Plan status.
 - 2020 work plan not approved- no further work plans submitted.
 - NR 700 Case Closure Required -Overall Responsibility: Per the 75.106 agreement - property owner is expected to meet NR700 requirements for site investigation, remedial action, and case closure. This requirement is independent of any action taken by EPA. Development on the property may require sampling and evaluation beyond what has currently been collected by EPA.
 - Issues in the 2020/2021 Notice of Violation (NOV) documents are related to (Site Investigation Report) SIR responsibilities assumed by property owner at time of 75.106 agreement.
 - Specific issues:
 - The monthly reports from October 2019 to April 2021 include the statement “Documentation of this activity and Drake’s plan for abandonment of select on-site utilities will be submitted to the WDNR under separate cover.” To-date, the department has not received any documentation (inspection logs, photographic documentation, or other evidence) that any work has been completed.
 - Stormwater runoff complaints
 - (Minimum for development) A development plan with materials management plan is required.
 - Refer to [RR-060](#) Guidance for management of Contaminated Soil and Other Solid Wastes and [RR-103](#) Exempt Soil Management.
 - Current data may not be sufficient and additional soil sampling by developer may be required.
 - All work must be approved by DNR and EPA prior to implementation.
 - DNR emphasized need for written plans/proposals. The legal and technical issues at this site are complicated and vague/hypothetical questions do not allow for definitive answers. DNR emphasized our desire to see development and our ability to be flexible in how we approach NR 700 requirements.
4. Demolition and disposal of building materials and disposal and management of soil for work done to date
 - a. Compliant with all codes and regulations?
 - Unknown, Asbestos reports submitted to DNR. No further documentation (lead paint, disposal docs) in DNR files. Responsibility to determine waste management is based on a generator’s determination. Property owner noted that demolition debris (concrete) is stockpiled on-site.

5. Possible Demolition of remaining structure on northern parcel
 - What code compliance is required?
 - Potential Contamination issues.
 - Asbestos, lead paint, and PCBs need to be mitigated/managed.
 - Sealing of utilities, capping of exposed soils etc. This should be part of development/demolition plan.
 - Resources provided to City by DNR:
 - [Air Permit Options | | Wisconsin DNR](#)
 - [How to Apply for Air Permits | | Wisconsin DNR](#)
 - [Construction and demolition | | Wisconsin DNR](#)
 - [Demo | Wisconsin DNR](#)
 - [Asbestos Removal and Notification | | Wisconsin DNR.](#)
6. State of WI Superfund remediation funding.
 - State 10% cost share request submitted to DNR administration for next state budget.
 - City requested copy of request to share with stakeholders. Christine Sieger to follow-up with legal on request.
 - Chapter NR 730 cost sharing discussed. Future evaluation and discussion will be needed during the Superfund State Contract process.
 - DNR noted that assistance in obtaining funding for the project is encouraged.
7. Redevelopment of the site(s) – What are the requirements?
 - Before EPA Clean up
 - i. Availability of grant money for pre-EPA clean-up?
 - NPL sites not eligible for Federal Brownfields Funds (WAM, RFR)
 - WEDC may have non-Federal Funds.
 - DNR provided City with WEDC contact information.
 - After EPA Clean up
8. Final questions/issues.
9. Next meeting date.
 - No future meeting date set. May be considered after EPA remedial design contracting or if development plans move forward.
10. Adjourn.

