



DRAKE Consulting Group, LLC

February 15th, 2023

Wisconsin Department of Natural Resources
Remediation & Redevelopment Program
1027 West St Paul Ave
Milwaukee, WI 53233

RE: Monthly Update for the Former Meta Mold/ Amcast North, Amcast Central & Amcast South Brownfield Redevelopment Sites - City of Cedarburg, Ozaukee County, Wisconsin.
U.S. EPA Superfund Site ID: WIN 000510210 (Amcast Industrial Site)
DNR BRRS Numbers: 07-46-581557, 02-46-583162, 02-46-583163, and 02-46-583164

Dear Sir or Madam:

This letter is being submitted to the Wisconsin Department of Natural Resources (WDNR) on behalf of our client, Oliver Fiontar, LLC to provide a monthly update to the WDNR & U.S. EPA in fulfillment of Oliver Fiontar, LLC's obligations under the Wis. Stat. 75.106 Agreement between the WDNR and Oliver Fiontar, LLC dated August 2, 2018.

In an effort to provide clarity as to the activities and actions taken place at the subject property, Drake is providing a detailed description of the completed response actions as required and outlined in Addendum D of the Agreement.

1. *Mitigate and halt the migration of PCB contamination beyond the boundaries of the Properties, per Wis. Stat. §292.11(3).*
 - a. *Schedule: Immediate and ongoing.*

Continued efforts to prevent, mitigate and/or halt the migration of contamination beyond the boundaries of the lands it owns, especially as regards the Department's concern with potential releases from the on-site sewer system by performing such tasks as re-routing downspouts away from areas of concern, checking on previously placed open manhole cover barrier materials (3.5 mil plastic sheeting which was emplaced in an effort to prevent or reduce the amount of water entering the on-site sewer system) and completing visual checks of observable site features to assess any potential threats of contaminant intrusion. Documentation of this activity and Drake's plan for abandonment of select on-site utilities will be submitted to the WDNR under separate cover.

2. *Notify the Department in writing of the intended use of the Properties, industrial or non-industrial.*
 - a. *Schedule: No later than 30 days after acquiring title to the Properties*

Drake notified the Department of the intended use of the properties as “non-industrial” via email correspondence on October 16, 2018.

3. *Submit to the Department a sufficiently detailed redevelopment plan for the Properties, to inform the Department’s regulatory decision-making process.*
 - a. *Schedule: No later than 60 days after acquiring title to the Properties.*

Drake provided the Department with Oliver Fiontar’s conceptual Redevelopment Plan via email on November 21, 2018.

4. *Submit the following documents to the Department, along with a request for technical assistance and the appropriate fee, using Department Form 4400-237, and take no related response actions at the Properties until receiving Department approval of the documents submitted. These documents should also be submitted to EPA for their review and approval.*
 - a. *A site investigation work plan for the Properties that meets Wis. Admin. Code ch. NR 716 requirements. The work plan may include references to the EPA’s Superfund Remedial Investigation (RI) Report if the RI satisfies parts or all of the ch. NR 716 site investigation requirements.*
 - i. *Schedule: No later than 60 days after acquiring title to the Properties.*

Drake submitted the WDNR-requested Amcast Redevelopment Site Work Plan to the WDNR and U.S. EPA on April 19, 2019. The WDNR provided a response on August 27, 2019 requesting additional information. The addendum to the Work Plan was submitted under separate cover on October 16, 2020.

- b. *No pre-activity approval from the Department is required for the following activities on the Properties:*
 - i. *Immediate or emergency response actions per Wis. Admin. Code §NR 708.05;*

No immediate or emergency response actions have taken place at the subject property.

- ii. *Groundwater sampling conducted at monitoring wells that exist on the Properties when legal title is acquired by the Company;*

As the Department is aware, Drake completed two (2) rounds of groundwater monitoring at the subject property from 2018 to 2019. The results of the groundwater sampling were previously provided to the Department in the “Groundwater Sample Results Notification” letters dated April 15, 2019 and February 26, 2020. A third groundwater monitoring event

was completed on November 16, 2020. A summary of the data was submitted to the DNR's RR Portal on December 16, 2020.

Prior to the next sampling event, Drake will conduct an evaluation of groundwater impacts observed at the site and will likely reduce the parameters and locations to be sampled during future monitoring events.

iii. Abandoned container contents assessment;

Drake has completed the preliminary hazardous waste/non-hazardous waste characterization and disposal activities and abandoned container contents assessment for the subject property. All hazardous/non-hazardous waste has been disposed of in accordance with applicable regulations.

Asbestos containing building materials (ACBM) were removed and hauled off-site by a licensed contractor (Balestrieri Group) of Elkhorn, Wisconsin and disposed of in accordance with applicable regulations.

iv. Waste disposal at a licensed facility.

As discussed above, all regulated waste (and construction and demolition waste) generated during the pre-demolition and demolition activities has been disposed of at licensed facilities. If regulated waste is discovered Drake will properly analyze, store and remove said waste from the subject property in accordance with applicable regulations.

c. Pre-activity approval from the Department is required, and must be requested at least 45 days prior to the proposed activity, for all environmental assessment, investigation, and remedial action activities on the Properties not identified in sub. "b" above, which include, but are not limited to, the following:

- i. Soil probe and/or boring installation;*
- ii. Monitoring well construction;*
- iii. Interim actions under Wis. Admin. Code § NR708.11.*

No soil penetration activities, earth-moving work or site grading work has been conducted, nor is it intended to be until after proper notice is provided to WDNR and U.S. EPA.

d. A soil sampling and materials management plan per Wis. Admin. Code ch. NR 718.

- i. Schedule: At least 45 days prior to beginning the work if material will be managed at a location other than a licensed disposal facility.*

A soil sampling and materials management plan will be provided to the Department upon approval of the Redevelopment Site Work Plan.

- e. A remedial actions options report per Wis. Admin. Code chs. NR 722 and 724. This report should also include the following:*
 - i. A remedial design report per Wis. Admin. Code ch. NR724.*
 - ii. A report identifying how compliance with the relevant Wis. Admin. Code ch. NR 720 soil standards will be attained.*
 - iii. A report identifying how the Company will comply with federal TSCA requirements for PCBs and other waste materials.*
 - 1. Schedule: No later than 60 days after submittal of the site investigation report.*

A Remedial Actions Options and Design Report will be submitted to the Department after completion of the Redevelopment Site Investigation Report.

- 5. Notify the Department of all hazardous substance discharges at the Properties that are discovered or otherwise identified, per Wis. Stat. § 292.11(2) and Wis. Admin. Code ch. NR706.*
 - a. Schedule: Immediate and ongoing*

Drake continues to assess the integrity of the prevention measures put in place at the subject property for potential new releases from areas of concern. No known new releases have occurred during Oliver Fiontar's ownership of the property.

- 6. Comply with Wis. Admin. Code chs. NR 700 – 754 until the Department approves case closure per Wis. Admin. Code ch. NR 726.*
 - a. Schedule: Immediate and ongoing.*

Drake recognizes that compliance with Wis. Admin. Code is a required element of this Agreement.

- 7. Comply will all continuing obligations in effect at the Properties, per Wis. Stat. § 292.12, before and after case closure is granted per Wis. Admin. Code ch. NR726.*
 - a. Schedule: As necessary.*

Drake recognizes that compliance with Wis. Stat. § 292.12 is a required element of this Agreement.

- 8. Prepare the necessary response action documents and submit the information to*

the Department for case closure upon being notified by the Department that all necessary response actions have been taken at the Properties.

A complete case closure request will be submitted to the Department at the appropriate time.

If you have any questions regarding this monthly update, please contact D.J. Burns, President/Project Director of Drake. His office telephone number is (262) 241-0005 and his cell phone number is (414) 881-0003.

Sincerely,

Drake Consulting Group, LLC

A handwritten signature in black ink, appearing to read 'D.J. Burns', written over a faint dotted rectangular area.

D.J. Burns
President/Project Director

Attachments

cc: Oliver Fiontar, LLC
Attorney Jacques Condon