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March 19, 2020

Dave McGinty
SICK
6900 110th St W
Minneapolis MN 55438



RE: Approval of Response Action Plan
SICK Technology Campus, 2501 American Blvd E, Bloomington
MPCA Site ID: BF0001418
Billing ID: 22396
PINs: 0102724130003, 0102724130007, 0102724130009, and 0102724130013

Dear Dave McGinty:

The Minnesota Pollution Control Agency (MPCA) Brownfield staff in the Petroleum Brownfield (PB) and Voluntary Investigation and Cleanup (VIC) Programs have reviewed the Response Action Plan (RAP) and Environmental Construction Contingency Plan (CCP) (together the RAP/CCP) submitted for the SICK Technology Campus site, located at the address referenced above (the Site). The RAP and CCP, both dated February, 2020, were prepared and submitted on your behalf by Landmark Environmental LLC.

The Site consists of four parcels totaling 14.53-acres. The Site was developed for agricultural use by at least 1937. The first Site building was constructed by 1966, and other buildings were constructed by 1967, 1971, and 1979. All four buildings were razed in the fall of 2018.

Environmental investigations were completed at the Site between 2011 and 2019. Polynuclear aromatic hydrocarbons (PAHs) expressed as the benzo(a)pyrene (BaP) equivalent were detected in one soil sample at a concentration exceeding the MPCA's residential soil reference value (SRV). Resource Conservation and Recovery Act (RCRA) metals were detected within the range of typical background concentrations. Volatile Organic Compounds (VOCs) were not detected in the soil samples. No groundwater samples were collected. Diesel range organics (DRO) were detected in one soil sample at concentrations greater than the MPCA's unregulated fill criteria. Soil vapor samples were collected and analyzed for VOCs. Only 1,3-butadiene was detected in soil vapor at a concentration greater than the MPCA commercial intrusion screening value (ISV) but less than the MPCA action level of thirty-three times (33X) the commercial ISV.

Phase 1 of the proposed redevelopment consists of constructing a 134,000 ft² slab-on-grade industrial/office building in the east-central portion of the Site. A paved surface parking lot will be constructed west of the proposed building and loading docks and paved driveways will be constructed along the north side of the building. Subsequent redevelopment (Phase 2 – 4) is planned for the southern portion of the Site including a three story, 108,000 ft² office building, a 144,000 ft² office building and two parking ramps that will be located in the southwestern portion of the Site.

As part of redevelopment, excavation within the proposed building footprint will be conducted. Excavated soil will be stockpiled on site and/or taken off-site for approved disposal at the appropriate landfill. The RAP is approved, subject to the following conditions:

1. Petroleum-contaminated soils encountered at the site, at or greater than 200 parts per million (PPM) as measured by a photoionization detector (PID), should be excavated and properly managed at an MPCA approved off-site treatment/disposal facility.
2. Petroleum-contaminated soils less than 200 PPM (PID) may be thin spread on-site under paved surfaces.
3. A minimum four-foot buffer of clean soil should exist in all "green space" areas, along with a vegetative cover.
4. Petroleum-contaminated soils at or greater than 10 PPM (PID) encountered during the installation of underground utilities should be removed and properly managed as part of the RAP. If contamination remains at or above 10 PPM a vapor barrier is required.
5. Imported soil and excess fill targeted for off-site reuse shall be from a native source and/or meet the MPCA's criteria for unregulated fill. Soils that do not meet unregulated fill criteria may not be used at the discretion of the contractor or other project personnel.
6. Any contaminated soils removed from the site must be treated or disposed of in a method approved by the MPCA. Contaminated soils transported to an approved landfill must be in compliance with all state and local permits. The applicant must notify MPCA staff when contaminated soils are initially transported and where soils will be disposed of prior to disposal. Please include all transportation and handling manifests for such soils within the final implementation report.
7. This RAP approval is contingent on the applicant obtaining all other required state, federal, and local government permits.
8. MPCA Brownfield Program staff does not provide review or approval of the discharge and/or treatment of groundwater, stormwater, or any other dewatering action.

An implementation report describing the completed response action activities, sampling results, soil management and disposal, and imported soils shall be prepared and submitted to the MPCA. If the implementation report will not be submitted within one year of the date of this letter, please notify the MPCA project staff of the status of the development. Approval of this plan does not suggest that any of the costs incurred will be eligible for reimbursement from the Petro Board.

This letter is subject to the disclaimers found in Attachment A. If you have any questions about this letter, please contact Mark Koplitz, PB Project Manager, at 651-757-2502 by email at mark.koplitz@state.mn.us or Andrew Nichols, VIC Project Manager, at 651-757-2612 by email at andrew.nichols@state.mn.us.

Sincerely,

Mark E. Koplitz

This document has been electronically signed.

Mark E. Koplitz
Project Manager
Remediation Division

Andrew Nichols

This document has been electronically signed.

Andrew Nichols
Project Manager
Remediation Division

MEK/AN:ah

Enclosure

cc: Janet Lewis, City of Bloomington
John Evans, Hennepin County
Calista Timmerman, Landmark Environmental LLC

Disclaimers
SICK Technology Campus
MPCA Site ID: BF0001418

1. Reservation of authorities

The Minnesota Pollution Control Agency (MPCA) Commissioner reserves the authority to take any appropriate actions with respect to any release, threatened release, or other conditions at the Site. The MPCA Commissioner also reserves the authority to take such actions if the voluntary party does not proceed in the manner described in this letter or if actions taken or omitted by the voluntary party with respect to the Site contribute to any release or threatened release, or create an imminent and substantial danger to public health and welfare.

2. No MPCA assumption of liability

The MPCA, its Commissioner, and staff do not assume any liability for any release, threatened release or other conditions at the Site or for any actions taken or omitted by the voluntary party with regard to the release, threatened release, or other conditions at the Site, whether the actions taken or omitted are in accordance with this letter or otherwise.

3. Letter based on current information

All statements, conclusions, and representations in this letter are based upon information known to the MPCA Commissioner and staff at the time this letter was issued. The MPCA Commissioner and staff reserve the authority to modify or rescind any such statement, conclusion or representation and to take any appropriate action under his authority if the MPCA Commissioner or staff acquires information after issuance of this letter that provides a basis for such modification or action.

4. Disclaimer regarding use or development of the property

The MPCA, its Commissioner, and staff do not warrant that the Site is suitable or appropriate for any particular use.

5. Disclaimer regarding investigative or response action at the property

Nothing in this letter is intended to authorize any response action under Minn. Stat. § 115B.17, subd. 12.

6. This approval does not supplant any applicable state or local stormwater permits, ordinances, or other regulatory documents.