



# Memorandum

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**To:** Mayor Nelson and Members of the City Council

**From:** Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

**Date:** August 26, 2024

**Subject:** Phase 2 ESA Quote

The City of Spring Lake Park has a purchase agreement with the owner of the Guang Zhou property located at 8478/8476 Highway 65 NE. As part of our due diligence, a Phase I Environmental Site Assessment (ESA) was conducted, which identified a recognized environmental condition (REC) due to the historical use of an adjacent property as a dry-cleaning facility. The REC warrants further investigation through a Phase II Environmental Site Assessment.

Stantec Consulting Services Inc. has submitted a proposal to conduct a Phase II ESA at the subject property. The scope of work includes:

- Conducting environmental soil borings and assessing soil and groundwater conditions.
- Collecting and analyzing soil and groundwater samples for volatile organic compounds (VOCs).
- Performing vapor intrusion assessments, including sub-slab and soil gas sampling.
- Preparing a comprehensive report detailing findings and recommendations.

The estimated cost for this assessment is \$11,360, billed on a time and materials basis. This cost includes the drilling, sampling, and reporting but does not include potential costs for waste disposal or participation in the MPCA Voluntary Brownfield Program.

Staff recommends that the City Council approve the quote from Stantec Consulting Services Inc. for the Phase II Environmental Site Assessment at 8478/8476 Highway 65 Northeast in the amount of \$11,360. This assessment is critical to ensuring that the property is environmentally sound for future redevelopment and to mitigate any potential environmental liabilities.

If you have any questions, please do not hesitate to contact me at 763-784-6491.