



June 21, 2005

Iowa Department of Natural Resources
Contaminated Sites Section
Land Quality Bureau
Wallace State Office Building
502 East 9th Street
Des Moines, Iowa 50319-0034

Terracon Consultants, Inc.
870 40th Avenue
Bettendorf, Iowa 52722
Phone 563.355.0702
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Attention: Mr. Hylton Jackson

Re: Request for Comfort Letter - Stealth Race Cars Property
Parcel No. 1025235003
Port of Dubuque Brownfields Redevelopment Project
Brownfields Assessment Demonstration Pilot Grant
Dubuque, Iowa
Terracon Project No. 07037005
Cooperative Agreement No. BP-98719701-0

Dear Mr. Jackson:

Terracon, on behalf of the City of Dubuque (City), is requesting a "comfort letter" from the Iowa Department of Natural Resources (IDNR) for the site referenced above (the subject site).

The City of Dubuque (City) was previously awarded a United States Environmental Protection Agency Region 7 (USEPA7) Brownfields Assessment Demonstration Pilot Grant (Pilot Grant) to evaluate properties in the Port of Dubuque Redevelopment Area. As part of the Pilot Grant activities, Terracon has conducted Phase I and Phase II Environmental Site Assessments (ESAs) on the subject site. Terracon has attached copies of these reports for your review.

The ESAs identified affected areas consisting of the following.

- Arsenic in soil/fills
- Polynuclear aromatic hydrocarbons (PNAs) in soil/fills
- Metals in groundwater

The City is currently evaluating redevelopment of the subject site. Land use associated with the proposed redevelopment will consist primarily of commercial activity, although some residential redevelopment cannot be ruled out at this time.

In support of an IDNR "comfort letter," the City is proposing to implement land use restrictions, such as an environmental covenant or City ordinance that prohibits the construction or use of drinking or non-drinking water wells within the larger Port of Dubuque study area, which includes the subject site. The City also proposes that the "comfort letter"

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be contingent upon limiting future residential redevelopment to areas of the site not impacted by chemicals above Statewide Standards.

Thank you for your consideration. If you have any questions, please contact Terracon at (563) 355-0702.

Sincerely,
Terracon

John F. Brimeyer, PE, CGP
Environmental Manager

Brian Porter, PE
Environmental Engineer

Attachments: Phase I Environmental Site Assessment - Stealth Race Cars - Project No. 07037005 - March 4, 2005
Phase II Environmental Site Assessment - Stealth Race Cars - Project No. 07037005 - June 21, 2005

cc: Pam Myhre, City of Dubuque

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