



Nellesen, Shelly <shelly.nellesen@dnr.iowa.gov>

Re: Flexsteel and the Standing Buildings

1 message

Nellesen, Shelly <shelly.nellesen@dnr.iowa.gov>
To: Emily Smart <esmart@impact7g.com>

Thu, Feb 22, 2024 at 9:14 AM

Yes, I agree buildings 41 and 42 can stay with no change to the drafted EC. I'll send you the latest EC draft.

Thanks,

SHELLY NELLESEN

Environmental Specialist Senior

Solid Waste & Contaminated Sites

Iowa Department of Natural Resources

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On Thu, Feb 22, 2024 at 9:09 AM Emily Smart <esmart@impact7g.com> wrote:

Thanks Shelly!

I did not see the final draft, can I take it that you agree that the buildings can stay?

-Emily

Emily Smart, CGP, LG

Senior Project Manager

Office: 515.473.6256 • **Mobile:** 319.331.1577

From: Nellesen, Shelly <shelly.nellesen@dnr.iowa.gov>
Sent: Thursday, February 22, 2024 9:06 AM
To: Emily Smart <esmart@impact7g.com>
Subject: Re: Flexsteel and the Standing Buildings

Thanks Emily. I took a closer look at the soil and groundwater VOC concentrations around these buildings (including MS-1, MS-3, TM-1, TM-2, TM-3, TM-4, SB-5 and SB-6). I believe the draft EC can continue as written (including requirements that all new construction have a vapor barrier and contamination be considered during construction activities by way of an acceptable management plan).

As far as I know, we are awaiting a DNR Legal review for the draft EC. I will send another request for review today.

Thanks,

SHELLY NELLESEN

Environmental Specialist Senior

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On Thu, Feb 15, 2024 at 11:18 AM Emily Smart <esmart@impact7g.com> wrote:

Hi Shelly,

I thought that I had hit send here and I had not – crazy times starting a new job!!

Check out the Site Assessment Report – Pages 31, 32, 39, 130, 131 show the GW exceedances and detections for TM-1 and MS-1 metals only, no volatiles.

To answer your questions below – only MS-1, TM-1, and TM-2 yielded GW in that area 😊

Emily Smart, CGP, LG

Senior Project Manager

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From: Nellesen, Shelly <shelly.nellesen@dnr.iowa.gov>

Sent: Friday, February 2, 2024 12:32 PM

To: Emily Smart <esmart@impact7g.com>

Subject: Fwd: Flexsteel and the Standing Buildings

FYI

SHELLY NELLESEN

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----- Forwarded message -----

From: **Nellesen, Shelly** <shelly.nellesen@dnr.iowa.gov>

Date: Mon, Jan 29, 2024 at 10:55 AM

Subject: Re: Flexsteel and the Standing Buildings

To: Emily Smart <esmart@blackstone-env.com>

Emily,

I'm looking through the RE/RA, trying to identify the groundwater concentrations in the Bldg 41/42 area. It looks like Bldg 41 has MS-3 right next and MS-1, 2, and 7 nearby. I found MS-1 in the GW data table but couldn't find the others. Were they renamed something else later on? Same with TM-1 and TM-4 near Bld 42?

Thanks!

SHELLY NELLESEN**Environmental Specialist Senior**

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shelly.nellesen@dnr.iowa.govwww.iowadnr.govOn Wed, Jan 24, 2024 at 12:14 PM Emily Smart <esmart@blackstone-env.com> wrote:

Hi Shelly,

It seems that the intent is no longer to demolish the two remaining buildings. Groundwater results and JE forward calculations for indoor air impacts did not indicate a vapor issue. Is it possible to remove the demo of these buildings as a condition for NFA?

Thanks!

Emily Smart, CGP, PG | Senior Project Manager

319.331.1577

Iowa City, IA

Blackstone Environmental, Inc.

