



**GEO TEK ENGINEERING
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October 28, 2019

SD Department of Environment and Natural Resources
Groundwater Quality Program
Joe Foss Building
523 East Capitol
Pierre, South Dakota 57501

Attn: Mr. Nayyer Syed

Subj: Phase I Environmental Site Assessment
Targeted Brownfield Assessment
Vacant Lot
S. Main Ave
Hartford, SD
Latitude N44° 37' 17" Longitude W96° 56' 46"
DENR #2019.183
GeoTek #19-I58

Dear Mr. Syed:

We have completed a Phase I Environmental Site Assessment for the referenced project. We are transmitting one copy of our report. This work was done in accordance with your authorization of the October 9, 2019 Cost Estimate and Work Plan.

Please refer to our conclusions and recommendations for the major findings and recommendations we have made.

If you have questions or concerns regarding the information presented in this report, or if we can be of additional service, please contact our office.

GeoTek Engineering & Testing Services, Inc.

A handwritten signature in black ink, appearing to read "Jerald K. Zutz", is written over the typed name.

Jerald K. Zutz
Senior Project Manager
PE/Remediator #5083

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
TARGETED BROWNFIELD ASSESSMENT
VACANT LOT
S. MAIN AVE
HARTFORD, SOUTH DAKOTA**

GEOTEK #19-I58

SUMMARY

Our Phase I Environmental Site Assessment has revealed the following:

Recognized environmental conditions, historic recognized environmental conditions, or controlled recognized environmental conditions were not identified.

INTRODUCTION

Purpose

This Phase I Environmental Site Assessment was conducted during the period of October 10 to 28, 2019. The purpose of this Phase I Environmental Site Assessment was to evaluate the potential presence of hazardous substances and soil/groundwater contamination due to past/current land use practices at the site, or from nearby off-site operations.

Scope of Services

The scope of services for this assessment was performed in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-13 and included the following tasks:

1. Review of information on the geology and hydrogeology of the site vicinity. Review of available information, if any, regarding previous sampling and analysis of soil, groundwater or surface water conducted at the site.
2. Review of the subject property, records, and interview of individuals associated with the property regarding the present or past existence of suspect asbestos containing materials, environmental permits or licenses, hazardous or potentially hazardous substances, distressed vegetation, stained soil, unusual grade changes, random dumping or on-site disposal, suspect lead containing materials, suspect polychlorinated biphenyls (PCBs), and underground/aboveground storage tanks.
3. Conduct a site vicinity reconnaissance to identify nearby off-site facilities that could potentially impact the subject property.

4. Review of available historical resources such as aerial photographs, fire insurance maps, tax assessor records, recorded land title records, USGS topographic maps, street directories, county atlases, and building department records, to identify, as nearly as possible, past uses of the property.
5. Review of reasonably available regulatory agency information and records. Verbal and/or written communication with federal, state and local environmental regulatory agencies having jurisdiction to determine compliance with regulations concerning the usage, storage, treatment and disposal of hazardous substances.
6. Preparing a report presenting our observations, pertinent documents, opinions, and recommendations.

Significant Assumptions

This report presents the results of our work performed at the referenced site. This work was performed in accordance with our Cost Estimate and Work Plan dated October 9, 2019 (Copy in Appendix F). A copy of the October 8, 2019 Brownfields Application, and October 8, 2019 Consent for Access to Property and Waiver of Liability are also attached in Appendix F.

Limitations and Exceptions

Information contained herein was obtained through a limited work scope by means of interviews, document research, and on-site observations. Conclusions are based on available information. However, this is not to imply that this is all of the information that exists which may be pertinent to the environmental liabilities of the site. The intent of this study was to identify environmental problems that would be evident to an environmental professional and was not intended to represent an exhaustive research of all potential hazards which may exist. Furthermore, certain potential environmental hazards reported in this study may require more comprehensive analysis to fully assess their magnitude and financial impact.

This report is representative of present conditions only. Situations or activities which occur subsequent to this report and which result in adverse environmental impacts are not relevant to this study. Phase I reports are generally considered valid for up to 180 days after completion. Reports over 180 days old but less than one year old can be used if updated.

Special Terms and Conditions

The scope of our services did not include collecting or analyzing physical evidence for the presence or lack of contaminants such as urea formaldehyde, mold, petroleum, PCBs, nitrates, herbicides, pesticides or insecticides, or radon gas unless stated above.

Similarly, an assessment of wetlands, mineral rights investigation, drinking water testing, indoor air quality, or environmental audits of operations, environmental practices or management was also not included in the scope of work.

With respect to our review of recorded land title records, we have not provided an opinion as to marketability of title and have not otherwise warranted as to condition of title.

User Reliance

No individual, corporation, or interest other than SD Department of Environment and Natural Resources may rely on this report without prior authorization from GeoTek Engineering & Testing Services, Inc.

SITE DESCRIPTION

Location and Legal Description

The subject property consists of one vacant lot in the central part of Hartford, SD. The lot is approximately 70-82' north-south by 150' east-west. The approximate legal description is Lot 6, Railway Addition to the City of Hartford, Minnehaha County, SD. The current owner is the City of Hartford.

Consideration is being given to transfer of the property to the Hartford Area Development Foundation. The Hartford Area Development Foundation has applied to the Targeted Brownfield Financial Assistance Program of the South Dakota Department of Environment and Natural Resources for assessment of the project site.

A 2017 aerial photo of the area with approximate site boundaries is attached in Appendix A.

Site and Vicinity General Characteristics

The site and vicinity is an area of mostly commercial development.

Current Use of the Property

The property is currently occupied by the City of Hartford.

Description of Improvements

The subject property has gravel surfacing without other improvements.

Current Uses of Adjoining Properties

Adjacent to the north is the South Bar. Adjacent to the east is Main Ave, and a storage yard. Adjacent to the south is Menth St and a metal building (no signage). Adjacent to the west is an alley, and a city building.

A drive-by survey of the immediate site vicinity (approximately 500') revealed the following items of apparent significance such as suspect UST locations, potential hazardous waste generators, industrial properties, etc.:

1. Two tote containers were observed at Buffalo Ridge Brewing approximately 200' northeast.
2. Two ASTs, and six ASTs on trailers, were observed at Hartford Farmers Elevator approximately 250' west.
3. Two ASTs were observed at Hartford Farmers Elevator approximately 300' east.
4. Hartford's Best Paint & Body is located approximately 300' southeast. Body shops are suspected to store, use, and dispose of hazardous materials.
5. An emergency electrical generator and hazardous material placard were observed at Golden West Telecom approximately 350' northeast.
6. One AST and several tote containers were observed by a quonset building of Hartford Farmers Elevator approximately 500' east.
7. A tanker trailer was observed about 500' south.

USER PROVIDED INFORMATION

The user of this report may conduct certain tasks to assist in identifying possible recognized environmental conditions of the site.

The October 9, 2019 Brownfields Application to the SD DENR stated that the site has been used for a parking lot and snow storage since 1983. A copy of the application is attached in Appendix F.

We have not been informed of environmental liens, activity or land use limitations, or a value reduction of the subject property due to environmental reasons.

We are not aware of previous environmental reports such as asbestos or lead based paint inspections, storage tank testing, contamination assessments, etc. Previous Phase I Environmental Site Assessments are not known to exist for the site.

The reason this Phase I Environmental Site Assessment was performed was to attempt to identify significant environmental risks, if present, for future use of the property.

RECORDS REVIEW

Copies of regulatory lists reviewed or databases searched are attached in Appendix E.

National Priority List

The U.S. Environmental Protection Agency (EPA) National Priority List (NPL) was reviewed for facilities within an approximate one mile radius of the subject property. The NPL is a list of federal superfund sites of known releases or threatened releases of hazardous substances, pollutants or contaminants throughout the United States. The NPL serves to identify sites which appear to warrant remedial actions or investigations.

There were no listed sites within the radius reviewed.

CERCLIS List

The U.S. E.P.A. CERCLIS (Comprehensive Environmental Cleanup Liability Information System) list was reviewed for facilities within an approximate one-half mile radius of the subject property. The CERCLIS list is an automated inventory system used by the EPA to keep record of hazardous sites or potential uncontrolled hazardous sites which may require cleanup based upon state investigation efforts and upon notifications received as provided by the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA or "Superfund"). It does not necessarily imply that an environmental problem exists at any particular site listed. Delisted NPL sites are also included. The sites are in various stages of investigation.

There were no listed sites within the radius reviewed.

Archive CERCLIS List

The U.S. E.P.A. CERCLIS (Comprehensive Environmental Cleanup Liability Information System) list of NFRAP (no further remedial action planned) sites was reviewed for facilities within an approximate one-half mile radius of the subject property.

There were no listed sites within the radius reviewed.

RCRIS List

The U.S. E.P.A. Resource Conservation and Recovery Information System (RCRIS) list was reviewed for facilities within an approximate one-fourth mile radius of the subject property (one mile radius for treatment, storage, and disposal facilities, and facilities subject to corrective action). The RCRIS site list is a printout of permitted generators and transporters of hazardous waste, and hazardous waste treatment, storage or disposal facilities regulated by the RCRA Act of 1976.

LQG = large quantity generator, over 1000 kilograms (about 2200 lbs)/month of hazardous waste.

SQG = small quantity generator, 100-1000 kg (about 220-2200 lbs)/month of hazardous waste.

CESQG = conditionally exempt small quantity generator, less than 100 kg (about 220 lbs)/month of hazardous waste.

Listed sites within the radius reviewed were:

1. City of Hartford, 201 S. Main Ave, CESQG
2. Hartford Farmers Elevator, 112 S. Main Ave, CESQG
3. Hartfords Best Paint & Body Shop, S. Main Ave, SQG

Federal Brownfields Sites

A brownfield site is real property for which the expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Mine scarred lands may also be considered a brownfield site. EPA grants are available for assessment, cleanup, revolving loans funds and job training. The intent of the grants is to promote assessment, cleanup and reuse of brownfields. The list was reviewed for facilities within an approximate one-half mile radius.

There were no listed sites within the radius reviewed.

Federal Institutional Control/Engineering Control Registry

Institutional controls are a legal or administrative restriction on the use of or access to a site to reduce or eliminate potential exposure to hazardous substances or petroleum in soil or groundwater, or to prevent activities that interfere with a response action. Engineering controls are physical modifications to a site to reduce or eliminate potential exposure to hazardous substances or petroleum in soil or groundwater. A search was made for such facilities within an approximate one-fourth mile radius.

As there were no NPL or CERCLIS sites within a 1/4th mile radius, there are no institutional control or engineering control sites within a 1/4th mile radius.

Emergency Response Notification System

This EPA database of reported spills was reviewed for facilities within an approximate one-fourth mile radius of the subject property.

There were no listed sites within the radius reviewed.

South Dakota Department of Environment and Natural Resources (DENR)

A. Open or pending investigations involving a spill, leakage, or contamination of soil and water in the immediate vicinity of the subject property were:

1. 2019.183 Brownfields Project – Lot 6, Railway Addition, 132 S. Main Ave (Subject Property). This listing is for this Phase I Environmental Site Assessment report.

B. Closed, inactive, or no further action status investigations involving a spill, leakage, or contamination of soil and water in the immediate vicinity of the subject property were:

1. 91.313 Tammen Oil Company Bulk, 304 W. 2nd
2. 91.359 West Central School District, 115 N. Main
3. 97.294 Former Young Trucking – Tank Removal, 306 W. Second St
4. 2000.301 Former Township Hall site – Tank Removal, NE at 3rd St & Oaks Ave

C. Registered USTs or ASTs in the immediate vicinity of the subject property were:

1. #01-00198 West Central School Dist #49-7, 115 N. Main St, 2 removed USTs
2. #0100002 City of Hartford Maintenance Shop, 101 S. Menth St, 1 current AST
3. #0100008 Minnehaha County Hwy Dept Hartford Shop, RR1, 305 W. 3rd, 1 removed AST
4. #01-00200 Hartford Farmers Elevator, 112 Main St, 1 removed UST
5. #01-00202 City of Hartford Wastewater Treatment Plant, no street listed, 1 removed UST

D. Closed or completed investigations involving an event with no soil and/or water contamination in the immediate vicinity of the subject property:

1. 2001404.000 Clean ATP – Gabbert Property, was Minnehaha County Shop, 204 Western Ave
2. 2006014.000 Clean ATP – West Central School District, 115 Main Ave
3. 9999.199 Withdrawn ATP – West Central School, 101 Eastern (Eastern & 2nd)

E. State Brownfields Sites

A brownfield site is real property for which the expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Mine scarred lands may also be considered a brownfield site. SD DENR assistance is available for targeted assessment and perhaps cleanup. There are also revolving loans funds. The intent of the program is to promote assessment, cleanup and reuse of brownfields. The list was reviewed for facilities in the immediate vicinity of the subject property.

1. 2019.183 Brownfields Project – Lot 6, Railway Addition, 132 S. Main Ave (Subject Property). This listing is for this Phase I Environmental Site Assessment report.

F. State Institutional Control/Engineering Control Registry

Institutional controls are a legal or administrative restriction on the use of or access to a site to reduce or eliminate potential exposure to hazardous substances or petroleum in soil or groundwater, or to prevent activities that interfere with a response action. Engineering controls are physical modifications to a site to reduce or eliminate potential exposure to hazardous substances or petroleum in soil or groundwater. At this time, we are not aware of a state registry or list of such facilities.

G. Permitted Solid Waste Facilities

This state list identifies active and closed landfills, rubble sites, ash monofill, sludge monofill, transfer stations, petroleum contaminated soil landfarms and similar facilities. It was reviewed for facilities within an approximate one-half mile radius of the subject property.

There were no listed sites within the radius reviewed.

H. DENR administers federal regulations (40 CFR 122-123) for storm water discharges from industrial facilities, or construction activities involving over one acre of earthwork or land disturbance. If over one acre of land will be disturbed, a notice of intent to be covered under the state's general permit should be submitted to DENR at least 15 days prior to conducting work. As part of the permit, a pollution prevention plan must be developed and implemented.

SD also has a general permit for temporary dewatering and temporary water use. If temporary or long term dewatering is conducted, the appropriate notice of intent to be covered under the state's general permit for those activities should be submitted to DENR at least 15 days prior to conducting the work.

I. DENR has a database of SARA Title III Tier II reporting facilities. Those within an approximate ½ mile radius were:

1. MN0322 Golden West-Hartford, 116 N. Main Ave, sulfuric acid

HISTORICAL RESOURCES REVIEW

Aerial Photograph Review

A review was conducted of available historical aerial photographs from various sources. Photographs from the years 1953, 1958, 1962, 1968, 1976, 1981, 1991, 2004, 2005, 2006, 2007, 2010, 2014, and 2017 were reviewed. The following pertinent information about the site and vicinity was obtained from the review. The photo source is listed. Photos are attached in Appendix D.

- * 1953 – EROS Data Center (Scale 1" = 5800')

This photo is very small scale. The site appears to be mostly vacant, with perhaps a street or drive running east-west. There appears to be development on parcels adjacent to the north and south. There is a rail line nearby to the south.

- * 1958 – USDA SCS (Scale 1" = 1667')

The site and adjacent parcels appear as previously seen.

- * 1962 – USDA (Scale 1" = 1940')

The site and adjacent parcels appear as previously seen.

- * 1968 – USDA SCS (Scale 1" = 1690')

The site appears to be mostly vacant, with an east-west street or drive running through it. There is a vehicle or shed size object adjacent to the north. There are buildings on parcels adjacent to the north, east, and southeast.

- * 1976 – USDA (Scale: 1" = 1320')

The east part of the site has a light colored surface (i.e. gravel). The west part of the site appears to have a grass surface. The vicinity appears as previously seen.

- * 1981 – Minnehaha County (Scale = varies)

The site appears vacant, with an east-west street running through it. There appears to be 5 ASTs or similar size objects about ½ block southwest.

- * 1991 – Google Earth (Scale = varies)

The site appears essentially as previously seen. There are commercial type buildings adjacent to the north, south and west. There are grain bins to the southeast.

- * 2004 – Google Earth (Scale = varies)

The photo is in color. The site appears as previously described. The previously seen ASTs to the southwest are no longer present.

- * 2005 – Google Earth (Scale = varies)

The photo is in color. The site and vicinity appear as previously described.

- * 2006 – Google Earth (Scale = varies)

The photo is in color. The site and vicinity appear as previously described.

- * 2007 – Minnehaha County (Scale = varies)

These are vertical and oblique aerial photos in color. The site appears as a vacant lot. The central and east part has a gravel surface. There is a fire truck parked on the south central part of the site. Menth Street is present to the south. The South Bar building is present to the north. To the east is Main Avenue and a storage yard. To the south is a metal building. To the west is a metal building.

- * 2010 – Google Earth (Scale = varies)

The color photo is quite clear. The site and vicinity appear as previously described.

- * 2014 – Minnehaha County (Scale = varies)

These are vertical and oblique aerial photos in color. There are two vehicles parked on the west part of the site. The site and vicinity appears essentially as previously seen.

- * 2017 – Minnehaha County (Scale = varies)

These are vertical and oblique aerial photos in color. There is a trailer parked near the northwest part of the site. Otherwise, the site appears essentially as previously seen. The building to the south now has a west addition.

City Building Official

The City of Hartford maintains a building permit file for properties within the city, but there were no building permits on-file for the subject property.

City Directories

Polk's City Directories were reviewed for the site and adjacent addresses for the years 1995 to 2019 at 5 years intervals. Listings for the City of Hartford were included in the Sioux Falls area city directory beginning in about 2000. The site addresses are approximately 109 S. Main Ave & 100 W. Menth St. There were no apparent listings for the site for the years reviewed.

S. Main Ave (100s and 200s)

1995 street not listed

103	2000	First Bank
	2005-2019	US Bank
104	2000	J & R Auto used car dealers
	2000	United Protective Groups ins
	2010	Auto Den auto dlrs-used cars
	2015	Tucson Motors auto dlrs-new cars
105	2000	Coast to Coast hardware
	2005	Central Valley Community Center
107	2000	Soft Bar
	2005-2019	South Bar
112	2000-2019	Hartford Farmers Elevator
201	2010-2015	Hartford City Shop
204	2000-2019	Hartford's Best Paint & Body
207	2005-2019	Imagination Station child care serv

W. Menth St (100s)
1995-2010 street not listed
2015-2019 no listings in 100s

County Director of Equalization

County Director of Equalization assessment records were reviewed to provide basic information about the property.

Legal Description: Lot 6, Railway Addition, City of Hartford, Minnehaha County, SD
Owner: City of Hartford
Address: not listed
Improvements: none listed
Year Built: 0000
Land Area: 11,539 sq ft
Assessed Value: \$0 (City-owned)
Building Permits: none listed
Last Deed: not listed

County Atlases/History Books

1. Standard Atlas of Minnehaha County, South Dakota, 1903, by Geo. A. Ogle & Co.

On the township map, the site is located in the SW1/4, Section 22 of Hartford Township. The site is within a shaded city area, without buildings, lots, blocks, streets, ownership detailed. A rail line is shown nearby or adjacent to the south. On the city map, the site is part of railroad right of way land. Otherwise, streets and blocks in the area appear similar to today. The map shows prominent buildings, but none are shown on-site. Adjacent to the south is a depot building and two rail lines, with (grain) elevators adjacent to the east and west.

2. Illustrated Historical Atlas of South Dakota, 1904 by E. Frank Peterson.

The site is located in Section 22 of Hartford Township. The site is within a shaded city area, without buildings, lots, blocks, streets, ownership detailed. A rail line is shown nearby or adjacent to the south. There is no city map.

3. Atlas and Plat Book of Minnehaha County, South Dakota, 1913 by Getty & Wagner

On the township map, the site is within a shaded city area, without buildings, lots, blocks, streets, ownership detailed. A rail line is shown nearby or adjacent to the south. On the city map, the site is part of railroad right of way land. This map does not show buildings.

4. Atlas and Farmers Directory of Minnehaha County, South Dakota, 1917 by the Farmer

The site is within a shaded city area, without buildings, lots, blocks, streets, ownership detailed. A rail line is shown nearby or adjacent to the south. There is no city map.

5. Atlas Minnehaha County 1920 by Canedy's Camera Shop

The site is within a shaded city area, without buildings, lots, blocks, streets, ownership detailed. A rail line is shown nearby or adjacent to the south. There is no city map.

6. Smiths Atlas of Minnehaha County, South Dakota, 1926 by Percy T. Smith

On the township map, the site is within a shaded city area, without buildings, lots, blocks, ownership detailed. A rail line is shown nearby or adjacent to the south. A major street is adjacent to the east. On the city map, the site is part of railroad right of way land. This map does not show buildings.

7. Atlas and Farmers' Directory of Minnehaha County, South Dakota, 1929 by The Farmer

The site is within a city area. Blocks and streets are shown in the area, and the rail line is shown to the south. There is no city map.

8. Official County Plat Book and Farmers' Directory of Minnehaha County, South Dakota, 1954 by Farm Plat Book Publishing Co.

The site is within a shaded city area, without buildings, lots, blocks, streets, ownership detailed. A rail line is shown nearby or adjacent to the south. There is no city map.

9. Atlas of Minnehaha County, South Dakota, 1957 by Thomas O. Nelson Co.

The site is within a shaded city area, without buildings, lots, blocks, streets, ownership detailed. A rail line is shown nearby or adjacent to the south. There is no city map.

10. Atlas of Minnehaha County, South Dakota, 1965 by Thomas O. Nelson Co.

The site is within a shaded city area, without buildings, lots, blocks, streets, ownership detailed. A rail line is shown nearby or adjacent to the south. There is no city map.

11. Atlas of Minnehaha County, South Dakota, 1975 by Midland Atlas Co.

On the township map, the site is shown in the central business district. Blocks and streets are shown, but not buildings or ownership. The rail line is nearby or adjacent to the south. On the city map, Railroad Street appears to cross the site. There is a siding line and two other rail lines nearby or adjacent to the south. There are a few off-site prominent buildings shown.

12. Atlas of Minnehaha County, South Dakota, 1980 by Midland Atlas Co.

On the township map, the site is shown adjacent to the south of the central business district. Blocks and streets are shown, but not buildings or ownership. Two rail lines are shown adjacent to the south. On the city map, there is a street where the site is today, and adjacent to the south are three rail lines. A few prominent buildings are shown nearby to the north and elsewhere in town.

13. Atlas of Minnehaha County, South Dakota, 1984 by Title Atlas Company

The site is within a shaded city area, without buildings, lots, blocks, streets, ownership detailed. A rail line is shown nearby or adjacent to the south. There is no city map.

14. Atlas of Minnehaha County, South Dakota, 1989 by Midland Atlas Company (+ R of D)

The site is shown adjacent to the south of the central business district. Blocks and streets are shown, but not buildings or ownership. Two or three rail lines are shown adjacent to the south. There is no city map.

15. Atlas of Minnehaha County, South Dakota, 1991 by Title Atlas Company (+ at SVGS, R of D)

The site is within a shaded city area, without buildings, lots, blocks, streets, ownership detailed. The rail line is not shown in the area. There is no city map.

16. Atlas of Minnehaha County, South Dakota, 1997 by Midland Atlas Co.

On the township map, the site is shown in the central business district. Blocks and streets are shown, but not buildings or ownership. There is no city map.

17. Hartford, SD Centennial 1881-1981

The railroad line came through the area and a depot was established in 1879. The first blocks of the town were platted on 6-29-1881. On 8-1-1896, the "Town of Hartford" was established. In 1892, a grain elevator was built.

County Museum

The museum has old County Director of Equalization photos available. A photo or prior assessment cards of the subject property was not found. A photo from an adjacent property (112 S. Main Ave) was viewed; in an oblique aerial photo (color, undated) the site appeared as a gravel surfaced vacant lot, and properties to the north and northwest appear similar as today.

A black and white, undated photo of Main Street was available. It showed Main Avenue, looking north from the south side of the rail line. The apparent railroad depot building is partially seen. There may be horses and a wagon on the east part of the subject property. The photo is attached in Appendix D.

Fire Insurance Maps

A review was conducted of available fire insurance maps from either the SD State Archives or EDR Inc. Sanborn Map Company maps were available for the years 1893, 1899, 1904, 1909, 1917, and 1928. Copies of the maps are attached in Appendix D.

* 1893 – The site appears to be vacant land. There is a granary building adjacent to the north. There is a grain elevator across Main Street to the east. There are two rail lines and a railroad depot building adjacent to the south. There are a vacant building, a coal shed and a grain elevator adjacent to the west. The block numbers in the area are different than today.

* 1899 – A coal shed is partially on the southwest corner of the site. There is now an implement warehouse building to the north. The elevator to the west, and one nearby to the east, now each have a gasoline underground storage tank.

* 1904- The site appears as previously seen. Another elevator to the east now has a gasoline underground storage tank. There is now an electric light and telephone company building nearby to the north that has a gasoline engine. There is now a millinery (may use mercury) nearby to the northeast. There is an additional rail line nearby to the south.

* 1909 – A farm implement warehouse and perhaps a canopy are shown partially on the north edge of the site, and there is a 60 gallon gasoline tank and barrels of oil nearby (but off-site). The previously seen coal shed is no longer present. The area appears mostly as previously seen.

* 1917 – There is now part of an additional building on-site (use is implement warehouse). There is now a 175 gallon gasoline underground tank adjacent to the north. There is a garage with an underground gasoline tank about 1 block southeast, and the Hartford Light & Power Co. about 1 block south.

* 1928 – There is a farm implement building on the north edge of the site (and off-site to the north). There is a gas tank nearly adjacent to the northeast. There is a filling station with two gas tanks about 1-1/2 blocks northeast.

National Pipeline Mapping System

This National Pipeline Mapping System public map viewer was searched on October 22, 2019 for pipelines within an approximate one mile radius of the site. A gas transmission pipeline was noted approximately 1 mile northeast of the site, trending northwest-southeast. A copy of the map is attached in Appendix D.

Recorded Land Title Records

An abstract or chain of title documents were not provided/available for review.

On May 20, 1983, Mr. Dean Ahrendt, Trustee transferred the site and other land to the City of Hartford (deed filed July 14, 1983). The plat map of the subject property and other land was signed on January 24, 2003 (filed March 12, 2003). A copy of the deed and plat map are attached in Appendix B.

Topographic Maps

A review was conducted of available historical topographic maps from various sources. A topographic map from 1962, photorevised in 1971, was available (Figure 1). The following pertinent information regarding the subject property and vicinity was observed.

* 1962/1971 – USGS Hartford South, South Dakota, 7.5-Minute Quadrangle

There appears to be no objects on-site. Most adjacent parcels have building symbols. A street is shown about where Menth St is today. There are 1 or more rail lines nearly adjacent to the south. The elevation of the site is approximately 1560-1570' above mean sea level, apparently sloping gently to the southeast towards an unnamed intermittent stream (located approximately 700' south, flowing east). A street to the east is shown as an addition to the original map.

Data Failure

The All Appropriate Inquiry standard requires that standard historical sources be consulted to develop a history of the previous uses of the site at a maximum of five year intervals. Standard historical sources include aerial photographs, fire insurance maps, property tax files, recorded land title records, local street directories, building department records, zoning/land use records, and other sources. Standard historical sources that are reasonably ascertainable, publicly available, available at reasonable time and cost, and are practically reviewable must be reviewed from the present back to the first developed use (which includes agricultural use or placement of fill dirt) or back to 1940, whichever is earlier. Review of standard historical sources may be excluded if they are not reasonably ascertainable or not likely to be sufficiently useful, accurate or complete.

Data failure occurs when all standard historical sources that are reasonably ascertainable and likely to be used have been reviewed, and yet the objective of the research has not been met. Data failure is not uncommon in trying to identify previous uses of property back to 1940 or earlier. If data failure occurs, the report shall document the failure, and if any standard historical resources were excluded, give the reasons for exclusion.

For this report, data failure occurred. Historical resources were reviewed for the site prior to 1940; however specific site use details were not always presented in the data. The data suggests the site was part of railroad right of way land from about 1879 to 1983. There were smaller buildings (coal shed, farm implement warehouse) partially on-site from at least 1899 to 1928. Historical zoning/land use records were not reviewed as they were not available/or deemed likely to be useful. Please refer to the time line (Table 1) for a summary of historical site use.

SITE RECONNAISSANCE

Methodology and Limiting Conditions

Exterior observations were made by traversing the perimeter and central areas of the property.

Hydrogeology

Geology

The site are is underlain by Quaternary Alluvium (floodplain deposits of silt and clay with minor amounts of sand and gravel, forming a relatively flat surface above the normal river level). Adjacent to the north is Quaternary Till, End Moraine (a heterogeneous mixture of boulders, sand, silt, and clay, forming a relatively elevated topography with boulder-strewn ridges). The Quaternary sediments are approximately 101-150' thick in the area (Tomhave, 1994). Glacial till may have buried outwash (sand and gravel) deposits within it.

Below the Quaternary deposits is likely the bedrock Precambrian Sioux (Quartzite) Formation at about 1400-1450' in elevation (Tomhave, 1994). It is a dense, silica-cemented sandstone.

The site has a poor probability of sand and gravel deposits or bedrock Sioux Quartzite within 25' of the land surface (Jarrett, 1990).

Groundwater

Shallow groundwater is likely present in the subsurface within about 10-15' of the land surface. The groundwater gradient often slopes in the same direction as the surface topography. If so, the groundwater gradient may be to the south or southeast. Groundwater within glacial outwash deposits, if present, may be considered aquifers.

Lindgren (1992) thought the Wall Lake Aquifer may exist in the Hartford area within buried outwash deposits, but later work (Filopovic, 2001) indicates it is not present in the area.

Groundwater is also present within the bedrock Sioux (Quartzite) Formation and it is considered an aquifer.

The site is not within the Minnehaha County Water Source Protection Area.

The City of Hartford currently gets water from Minnehaha Rural Water (DENR, 2018). The city also has one older municipal well (165' deep) in the Sioux Quartzite for emergency use.

Soils

The native soil on the site is Kranzburg silty clay loams, 1-3% slopes. These soils are deep and well drained, and developed in loess (wind-deposited silt) or loess-like material over glacial till. It occurs on nearly level silty uplands. Runoff is slow (Nestrud, 1964).

General Site Setting

On October 17, 2019, we performed a reconnaissance visit of the site to make visual observations of existing site conditions and land use practices.

The site is a vacant lot in the central part of Hartford, SD. The site has a mostly gravel surface. There are some grass lawn areas along the south and west edges of the site. There were overhead electrical lines crossing the site from east to west. There was a street lamp post adjacent to the east, and a storm sewer catch basin and a telephone pedestal adjacent to the southwest.

Cisterns, floor drains, sumps, elevators, generators, surface stained areas, sumps, pits, ponds, lagoons, water wells, groundwater monitoring wells, or unusual grade changes were not observed.

Observations made on-site include:

Distressed Vegetation or Bare Areas - The site has little vegetation, but areas with unusual distressed vegetation or bare areas were not observed.

Surface Water – There were a few shallow (1-2” deep) areas of standing water in slight depressions in the gravel surfacing, presumably from recent rains.

Waste Disposal – Excluding a few small pieces of metal, paper, plastic, and glass, waste disposal was not observed on-site.

The site would appear to drain to the adjacent streets or to the storm sewer catch basin adjacent to the southwest corner of the site.

Photographs of the site are attached in Appendix C.

The land of the site is roughly rectangular-shaped, being approximately 70.65’ to 82.54’ north-south by 150.70’ east-west, for an area of approximately 0.26 acres. Survey stakes were not observed.

Hazardous or Potentially Hazardous Materials

Hazardous or potentially hazardous substances were not observed or suspected to exist on-site.

If there is proposed land disturbance of over one acre, the facility may also be subject to federal rules for construction storm water pollution, and we would recommend discussing the situation with DENR. Construction activities involving disturbance of over one acre of land must file a notice of intent for coverage under the state general permit for discharges of construction storm water. The general permit has several requirements, such as a pollution prevention plan, erosion and sediment control, inspections, etc.

Agricultural chemicals such as herbicides, pesticides, insecticides, fertilizers, etc., may have been applied to the site in the past. If used or handled on-site, there is potential for uncontrolled releases to have occurred. We presume there is no concern regarding ag chemical usage at crop/lawn application rates.

PCB Review

Transformers were not observed on or immediately adjacent to site. One pad-mounted electrical transformer was observed across the alley to the west of the site. The transformer did not have markings indicating PCB content. Evidence of leaks was not observed.

Underground/Aboveground Storage Tank Review

Evidence of underground storage tanks (USTs), such as fill/vent pipes or dispenser islands, or aboveground storage tanks (ASTs) were not observed on-site.

While indications were not observed, there may be some potential for building heating oil or motor fuel ASTs or USTs to have been present on-site in the past. If so, USTs may still remain on-site.

Should releases be suspected or identified from former tanks or other potential sources, state rules may require assessment and/or clean-up of the site. The South Dakota Petroleum Release Compensation Fund (PRCF) may reimburse a covered party for eligible expenses related to assessment and remediation of motor fuel or fuel oil releases. Waste or motor oil or other substance releases are typically not eligible for reimbursement. The PRCF has a \$10,000 deductible with coverage up to \$1,000,000 for eligible expenses related to releases of fuel oil or motor fuels. If other insurance companies cover expenses, PRCF would not provide reimbursement.

Abandoned petroleum USTs can be removed at no expense to the property owner under a current DENR program. Abandoned petroleum USTs are eligible for the DENR Tank Yank Program unless they are at a commercially operated motor fuel station operated on or after April 1, 1988 (some USTs at such sites may be eligible). USTs storing motor fuel, heating oil, waste oil, etc., are eligible. DENR hires private contractors and consultants to conduct the work. UST contents are removed. Soil samples are collected at the time of UST removal. Contaminated backfill soils, if present, are removed. Replacement soil is minimally compacted. If there is pavement over the UST, it would not be replaced. The state also pays for "any additional cleanup that is needed". Currently, there is no known ending date for this program.

Water Supply Wells

Water wells were not observed and are not known to exist on-site. The SD DENR Water Rights Office databases were reviewed. Although there were some well records for the City of Hartford, they did not always have full location information. Water well completion reports or water rights were not identified for the subject property. Well drillers are required to file well completion reports, and commercial use of water requires a permit. Well log records are not always found for older wells. Additionally, records are not always filed for newer wells.

If future commercial use of a well is desired, a water rights permit would likely be needed. Under Administrative Rules of South Dakota (ARSD 74:02:01:03), water permits are required for "all beneficial uses of water except vested right claims, water distribution systems or other common distribution systems diverting 18 gallons per minute or less, and reasonable domestic use." All commercial use requires a water permit.

Well construction standards (ARSD 74:02:04:69) would require that abandoned wells be plugged. Well abandonment may be performed by the property owner or by a licensed well driller.

INTERVIEWS

The objective of interviews is to obtain information indicating possible recognized environmental conditions of the site. An interview of the key site manager, and occupant(s) if different than manager, and at least one state and/or local government official are required. Significant items are discussed below:

Owners Representative – City of Hartford representative Ms. Teresa Sidel (City Administrator) was interviewed by telephone (605-528-6187) on October 28, 2019. She is familiar with the subject property for the last 20-25 years. She has been with the city since 2006. She understands the railroad sold the property to the city in 1983. To her knowledge the site has been vacant land, former railroad right of way. The site does not have an assigned street number yet, but the adjacent property to the north is 107 S. Main Ave. They do not have an abstract of title for the property. They did not have water wells on-site, but the city did have some wells to the south. There were some bulk oil tanks in the past nearby to the southwest. She was not aware of ASTs or USTs on-site. She did not have knowledge of possible leaks, spills, or releases on-site.

In the case of abandoned properties where there is evidence of unauthorized use or uncontrolled access, interviews of one or more neighboring owners or occupants are required. The site is not abandoned. Therefore, an interview with a neighbor was not conducted.

One or more state/local government officials to be interviewed are: local fire department, state/regional/local health agency, state/regional/local environmental or hazardous waste office, local agencies that issue building permits or groundwater use permits that document Activity and Use Limitations (AULs).

SD Department of Environment and Natural Resources (DENR) – Mr. Scott Bickler was contacted regarding potential information on the site. He is a Senior Hydrologist with the DENR Groundwater Quality Program, and has been located in the DENR's Sioux Falls Office since 1989. Mr. Bickler stated on October 25, 2019 that he was not aware of potential significant items (i.e. storage tanks, leaks, spills, or releases) on or near the subject property.

FINDINGS

The following summarizes our professional opinions regarding the Phase I Environmental Site Assessment performed on the subject property, based on the information presented in the previous sections of this report.

- * The site is a vacant lot in the central part of Hartford, SD. The site has a mostly gravel surface. There are some grass lawn areas along the south and west edges of the site.
- * Cisterns, floor drains, sumps, elevators, generators, surface stained areas, sumps, pits, ponds, lagoons, water wells, groundwater monitoring wells, or unusual grade changes were not observed.
- * The site has little vegetation, but areas with unusual distressed vegetation or bare areas were not observed.
- * Excluding a few small pieces of metal, paper, plastic, and glass, waste disposal was not observed on-site.
- * Hazardous or potentially hazardous substances were not observed or suspected to exist on-site.
- * Transformers were not observed on or immediately adjacent to site. One pad-mounted electrical transformer was observed across the alley to the west of the site. The transformer did not have markings indicating PCB content. Evidence of leaks was not observed.
- * Evidence of underground storage tanks (USTs), such as fill/vent pipes or dispenser islands, or aboveground storage tanks (ASTs) were not observed on-site. While indications were not observed, there may be some potential for building heating oil or motor fuel ASTs or USTs to have been present on-site in the past. If so, USTs may still remain on-site.
- * Water wells were not observed and are not known to exist on-site.
- * The subject property was surveyed for obvious suspected asbestos containing building materials. There are no buildings or structures on-site, and building materials suspected to contain asbestos were not observed. Historical documents indicate structures were previously located on and adjacent to the site, and there may be potential for subsurface debris (if present, may contain suspect asbestos materials).
- * There are no buildings, structures, or painted surfaces on-site. Suspect lead-based paint was not observed.
- * Historical resources suggest the site was part of railroad right of way land from about 1879 to 1983. There were smaller buildings (coal shed, farm implement warehouse) partially on-site from at least 1899 to 1928.
- * Interviews with an owner's representative and a local DENR official indicate they are not aware of potential leaks, spills, releases, or hazardous material conditions at the site.

* The subject property was listed on one regulatory agency list reviewed (as a Brownfields site on the DENR spills database). Listings in the vicinity were three hazardous waste generators, four substance release locations (each file has a closed or no further action status), five regulated tank sites, and three locations where testing did not detect a release. The site is not known to be impacted or threatened by identified listings.

DATA GAPS

A data gap is defined as a lack of or inability to obtain the required information for this report despite a good faith effort, such as the inability to perform the site reconnaissance, interviews, etc. A data gap may not always be considered significant, and data failure of standard historical source review may or may not be considered a data gap. This report must identify and comment on significant data gaps that affect the ability to identify recognized environmental conditions, and identify sources of information that were consulted to address the data gaps (if any).

For this report, a data gap occurred. There were four data gaps of 6 to 24 years duration. Data gaps are not considered significant due to a lack of significant change of use. In our opinion, there were no additional interviews, records, or data to be reviewed that would be considered likely to be useful within the cost and time frame of this work.

OPINION

There is potential for undetected or unknown releases from both on-site (i.e. unknown prior uses, vehicles, etc.) and off-site (i.e. gas tanks associated with adjacent and nearby parcels, oils, millinery, power company, etc.) sources. Releases originating off-site would be the responsibility of those owners or operators. A deceased, unwilling, or insolvent owner or operator would complicate the situation. There may be some difficulty or expense in proving the origin of a release. And a release, even if another's responsibility, could limit or prohibit full use of the subject property. If encountered, excavated construction-derived contaminated soil may need to be taken to a permitted facility for disposal.

The South Dakota Petroleum Release Compensation Fund (PRCF) may reimburse a covered party for eligible expenses related to assessment and remediation of motor fuel or fuel oil releases. Waste or motor oil or other substance releases are typically not eligible for reimbursement. The PRCF has a \$10,000 deductible with coverage up to \$1,000,000 for eligible expenses related to releases of fuel oil or motor fuels. If other insurance companies cover expenses, PRCF would not provide reimbursement.

Abandoned petroleum USTs can be removed at no expense to the property owner under a current DENR program. Abandoned petroleum USTs are eligible for the DENR Tank Yank Program unless they are at a commercially operated motor fuel station operated on or after April 1, 1988 (some USTs at such sites may be eligible). USTs storing motor fuel, heating oil, waste oil, etc., are eligible. DENR hires private contractors and consultants to conduct the work. UST contents are removed. Soil samples are collected at the time of UST removal. Contaminated backfill soils, if present, are removed. Replacement soil is minimally compacted. If there is pavement over the UST, it would not be replaced. The state also pays for "any additional cleanup that is needed". Currently, there is no known ending date for this program.

If part of a larger project and there is proposed land disturbance of over one acre, the facility may also be subject to federal and state rules for construction storm water pollution, and we would recommend discussing the situation with DENR. Construction activities involving disturbance of over one acre of land must file a notice of intent for coverage under the state general permit for discharges of construction storm water. The general permit has several requirements, such as a pollution prevention plan, erosion and sediment control, inspections, etc.

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-13 of the referenced site.

Recognized environmental conditions, historic recognized environmental conditions, or controlled recognized environmental conditions were not identified.

DEVIATIONS

There is one deviation from American Society for Testing and Materials (ASTM) Standard E1527-13. Complete chain of title documents were not available or provided for the referenced site.

ADDITIONAL SERVICES

Asbestos Review

The subject property was surveyed for obvious suspected asbestos containing building materials. There are no buildings or structures on-site, and building materials suspected to contain asbestos were not observed.

An inspection and sampling of suspect asbestos containing building materials is usually required by EPA (NESHAPs rules in 40 CFR 61) and SD Department of Environment and Natural Resources (DENR) rules prior to construction, demolition, or renovation activities involving the materials. Additionally, a notification form must be submitted to DENR at least 10 working days prior to demolition (including those where no asbestos is present), and prior to disturbing or removing certain quantities of asbestos. Asbestos materials may require special disposal.

Federal OSHA rules may apply to contractors and employees working with asbestos containing materials. Notification of the existence of suspected and confirmed asbestos building materials is required. Thermal system insulations, spray or trowelled surfacing materials, and asphalt or vinyl flooring must be presumed to contain asbestos in buildings constructed before 1980 unless tested otherwise. For employees such as custodial and maintenance workers, an asbestos awareness course is required in buildings with confirmed or presumed asbestos containing materials.

Historical documents indicate structures were previously located on and adjacent to the site, and there may be potential for subsurface debris (if present, may contain suspect asbestos materials).

Lead Review

There are no buildings, structures, or painted surfaces on-site. Suspect lead-based paint was not observed.

REFERENCES

Filipovic, Dragan, and Pence, Stan F., The Wall Lake Aquifer Study, SD Geological Survey Open-File Report 88-UR, 2001.

Jarrett, Martin J., Aggregate Resources in Minnehaha County, South Dakota, SD Geological Survey Information Pamphlet No. 42, 1990.

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Nestrud, Lorne M., Soil Survey of Minnehaha County, South Dakota, USDA Soil Conservation Service, 1964.

SD Department of Environment and Natural Resources, Public Water System Data Handbook, October 24, 2018.

SD Department of Environment and Natural Resources, Registered ASTs and USTs database, October 22, 2019.

SD Department of Environment and Natural Resources, SARA Title III Tier II Facilities database, October 22, 2019.

SD Department of Environment and Natural Resources, Spill Reports Database, October 22, 2019.

SD Department of Environment and Natural Resources, Solid Waste Facilities database, October 22, 2019.

Tomhave, Dennis W., Geology of Minnehaha County, South Dakota, SD Geological Survey Bulletin 37, 1994.

US Environmental Protection Agency (EPA), Archive CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System), October 22, 2019.

US EPA, Brownfields listings, October 22, 2019.

US EPA, CERCLIS and NPL (National Priorities List), August 20, 2019.

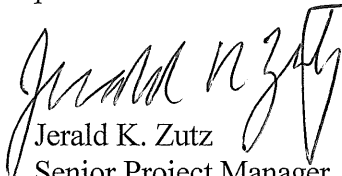
US EPA, Emergency Response Notification System database, August 22, 2019.

US EPA, RCRIS Facility List, October 7, 2019.

US Geological Survey, Hartford South, South Dakota Quadrangle, 7.5 minute series map, 1962, photorevised, 1971.

SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

The conclusions and recommendations contained in this report present our professional opinions. These opinions were arrived in accordance with currently accepted hydrogeological and engineering practices at this time and location. Other than this, no warranty is implied or intended.


Jerald K. Zutz
Senior Project Manager
PE/Remediator #5083

This report was reviewed by:



Daniel R. Hanson
General Manager
PE/Remediator #4829

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Jerald K. Zutz-Senior Project Engineer/Manager: Jerry is the Industrial Hygiene & Environmental Assessment Unit Manager at GeoTek. Previously, he was a senior project engineer/manager on assessment and remediation projects. He holds a degree in geologic engineering from South Dakota School of Mines and Technology. Jerry has completed over 750 Phase I Environmental Site Assessments throughout South Dakota, Iowa, Minnesota and Nebraska. Jerry is a licensed asbestos building inspector in South Dakota and Iowa, and has received training as a lead-based paint inspector/risk assessor under the EPA model curriculum. He is a Registered Professional Engineer and a Certified Petroleum Release Remediator in South Dakota with 35 years of experience.

Jerry completed the site reconnaissance, historical resources review, agency list review, and interviews, and is the Environmental Professional for this report.

Daniel R. Hanson – General Manager: Dan is the general manager of GeoTek Engineering. Previously, he was a senior project engineer/manager on assessment and remediation projects. He holds a degree in civil engineering from South Dakota State University. He is a Registered Professional Engineer and a Certified Petroleum Release Remediator in South Dakota with 34 years of experience.

Dan reviewed the report and supervised the completion of the assessment.

TABLE 1 - SITE USE TIMELINE		
Year	Historical Source	Site Use
1879	County History	A railroad line came through the site and a depot was established.
1881	County History	First blocks of the town were platted
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1893	Fire Insurance Map	The site appears to be vacant land.
1896	County History	The Town of Hartford was established.
1899	Fire Insurance Map	There is a coal shed partially on the southwest corner of the site.
1903	County Atlas	The site is part of railroad right of way land.
1904	Fire Insurance Map	The site is appears as previously seen.
1904	State Atlas	The site is within a shaded city area, without details.
1909	Fire Insurance Map	A farm implement warehouse and perhaps a canopy are shown partially on the north edge of the site. The previously seen coal shed is no longer present.
1913	County Atlas	The site is part of railroad right of way land.
1917	County Atlas	The site is within a shaded city area, without details.
1917	Fire Insurance Map	There is now part of an additional building on-site (use is implement warehouse).
1920	County Atlas	The site is within a shaded city area, without details.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1926	County Atlas	The site is part of railroad right of way land.
1928	Fire Insurance Map	There is a farm implement building on the north edge of the site (and off-site to the north).
1929	County Atlas	The site is within a shaded city area, without details.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1953	Aerial Photo	The site appears to be mostly vacant, with perhaps a street or drive running east-west.
1954	County Atlas	The site is within a shaded city area, without details.
1957	County Atlas	The site is within a shaded city area, without details.
1958	Aerial Photo	The site appears as previously seen.
1962	Aerial Photo	The site appears as previously seen.
1962	Topographic Map	There appears to be no objects on-site.
1965	County Atlas	The site is within a shaded city area, without details.
1968	Aerial Photo	The site appears to be mostly vacant, with an east-west street or drive running through it.
1971	Topographic Map	For the site, there are no changes to the original map.
1975	County Atlas	Railroad Street appears to cross the site.

TABLE 1 continued - SITE USE TIMELINE		
Year	Historical Source	Site Use
1976	Aerial Photo	The east part of the site has a light colored surface (i.e. gravel). The west part of the site appears to have a grass surface.
1980	County Atlas	A street appears to cross the site.
1981	Aerial Photo	The site appears vacant, with an east-west street running through it.
1983	Deed	Site transferred to the City of Hartford.
1984	County Atlas	The site is within a shaded city area, without details.
1989	County Atlas	The site is adjacent to the central business district.
1991	Aerial Photo	The site appears essentially as previously seen.
1991	County Atlas	The site is within a shaded city area, without details.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1997	County Atlas	The site is within a shaded city area, without details.
2000	City Directory	Site not listed.
2003	Plat Map	The site is platted to the current legal description.
2004	Aerial Photo	The site appears essentially as previously seen.
2005	Aerial Photo	The site appears essentially as previously seen.
2005	City Directory	Site not listed.
2006	Aerial Photo	The site appears essentially as previously seen.
2007	Aerial Photo	The site appears as a vacant lot. The central and east part has a gravel surface. There is a fire truck parked on the south central part of the site.
2010	Aerial Photo	The site appears essentially as previously seen.
2010	City Directory	Site not listed.
2014	Aerial Photo	There are two vehicles parked on the west part of the site. The site appears essentially as previously seen.
2015	City Directory	Site not listed.
2017	Aerial Photo	There is a trailer parked near the northwest part of the site. Otherwise, the site appears essentially as previously seen.
2019	City Directory	Site not listed.

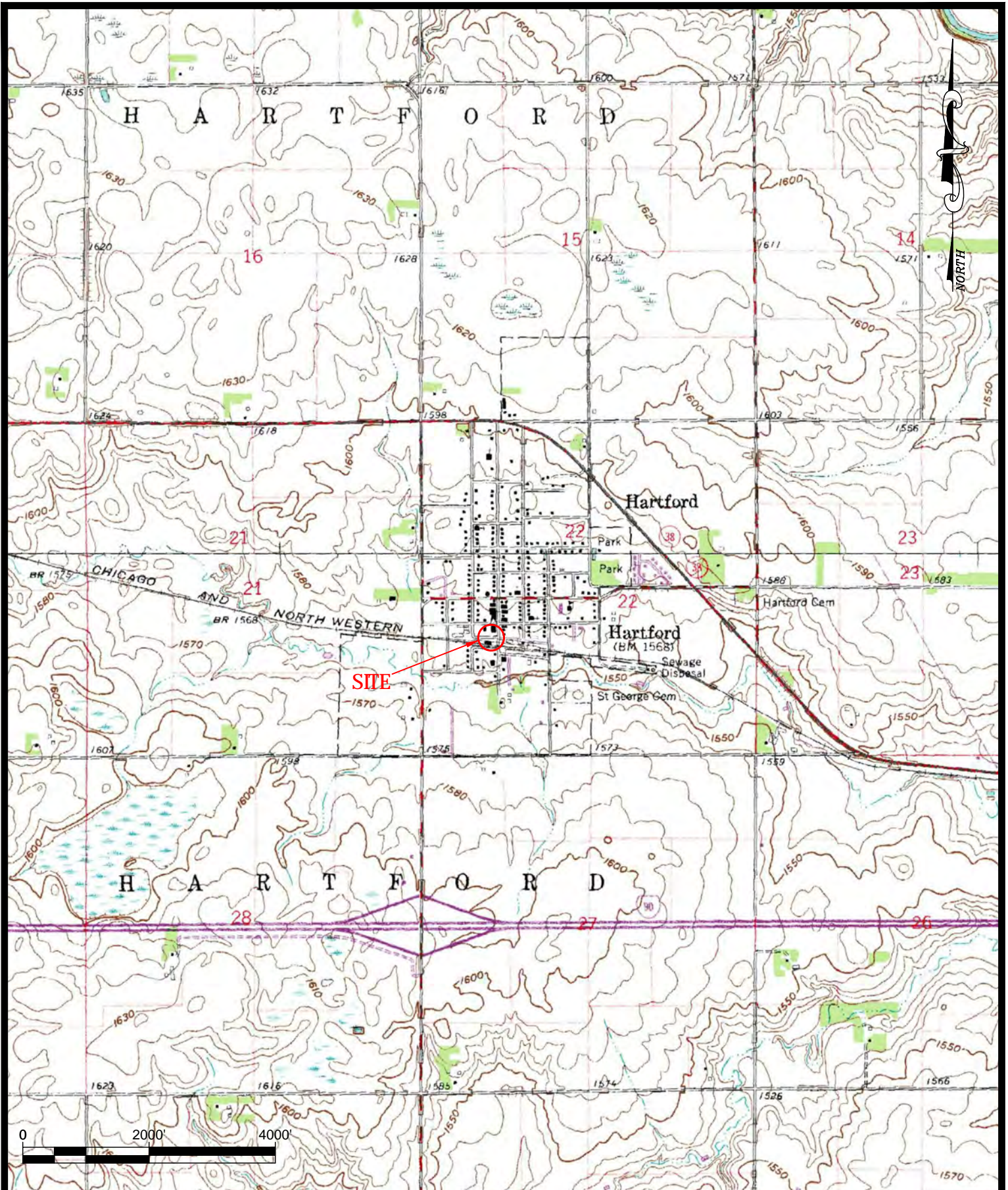


FIGURE 1
 TOPOGRAPHIC MAP
 VACANT LOT
 S. MAIN AVE
 HARTFORD, SD

ACAD/GEOTEK/JERRY/19-158

PROJECT#: 19-158

DRAWN BY: DHP



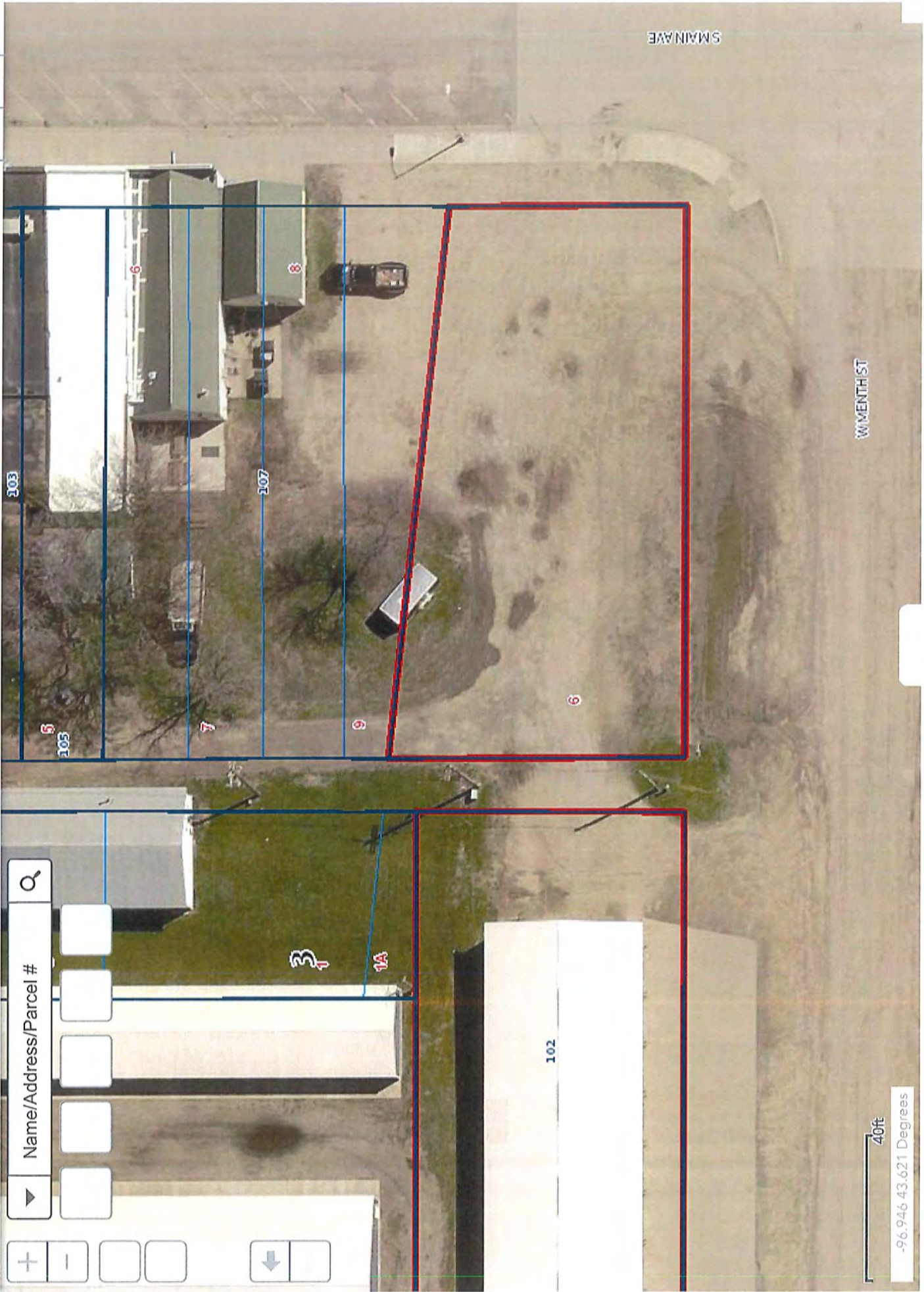
**GEOTEK ENGINEERING &
 TESTING SERVICES, INC.**

909 East 50th Street North
 Sioux Falls, South Dakota 57104
 605-335-5512 Fax 605-335-0773

APPENDIX A



▼ 🔍



40ft
-96.946 43.621 Degrees

APPENDIX B

308328

BOOK 360 PAGE 552

DEAN AHRENDT, Trustee

grantor of Hartford, Minnehaha

County, State of South Dakota, for and in consideration of

One Dollar (\$1.00) AND OTHER VALUABLE CONSIDERATION Dollars,

convey and quit claim to The City of Hartford, South Dakota, the

grantee of Hartford, SD 57033 P. O. all interest in the following described real

estate in the County of Minnehaha in the State of South Dakota:

The Railroad Right of Way between the East boundary line of the NE1/4SE1/4, Section 21-102-51, East to the West boundary line of the S1/2SW1/4, Section 23-102-51, except the Railroad Right of Way between the boundary line of main street to the West boundary line of Feyder Street in the City of Hartford, South Dakota, formerly railroad property.

TRANSFER FEE PAID \$ EXEMPT [X] DATE JUL 14 1983

Dated this 20th day of May, 1983

Dean Ahrendt

STATE OF SOUTH DAKOTA, County of McCook ss.

On this the 20th day of May, 1983, before me

R. R. Gerlach, the undersigned officer, personally

appeared Dean Ahrendt, known to me

or satisfactorily proven to be the person whose name is subscribed to the within instrument

and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

[Signature of R. R. Gerlach]

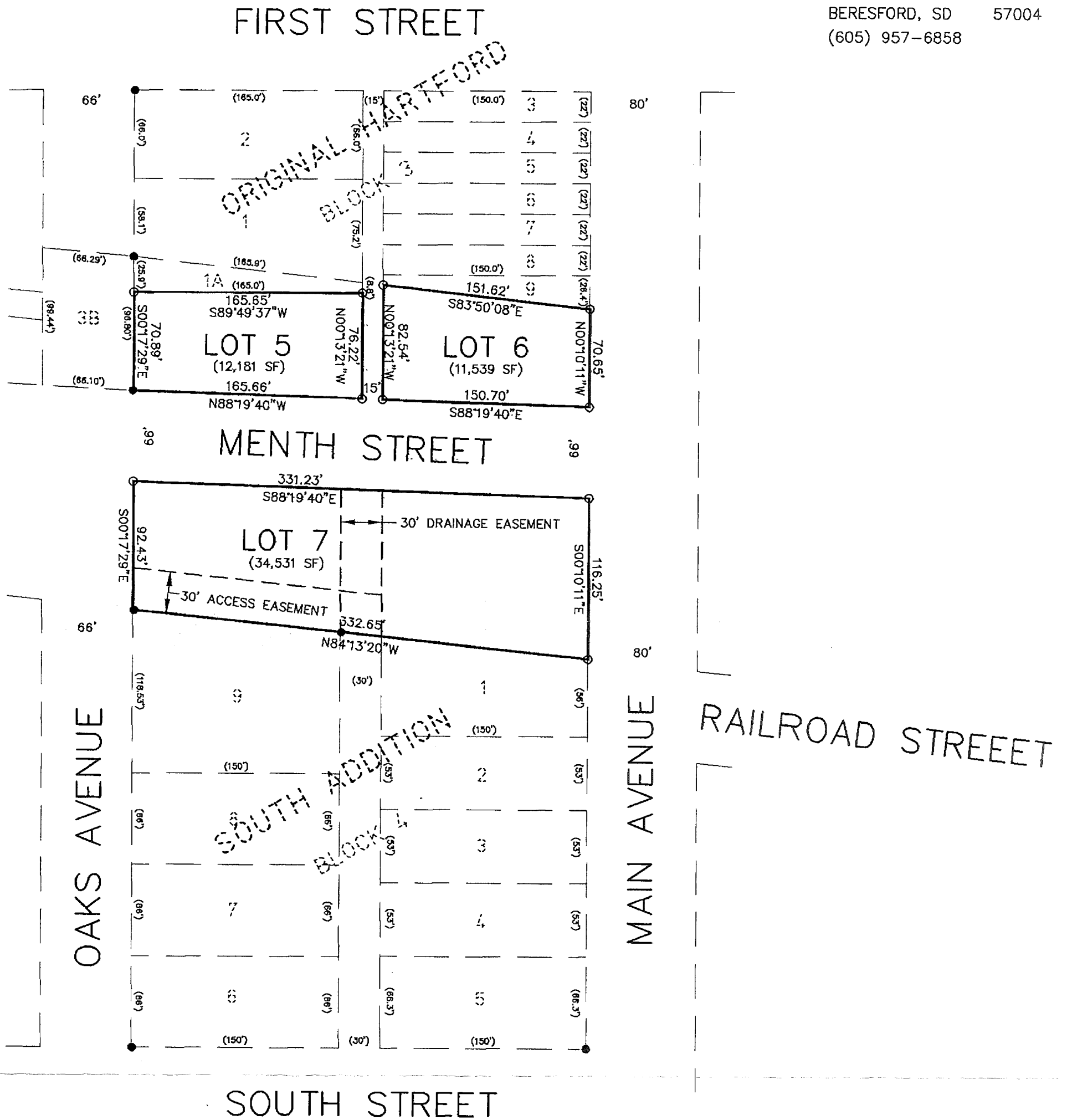
Notary Public

My commission expires 11-03-1987

Title of Officer



THIS DOCUMENT WAS PREPARED BY
 RANDAL S. SCHOELLERMAN
 47557 291 ST
 BERESFORD, SD 57004
 (605) 957-6858



CITY CLERK CERTIFICATE

I, THE UNDERSIGNED, THE DULY APPOINTED, QUALIFIED AND ACTING CITY CLERK OF THE CITY OF HARTFORD, SOUTH DAKOTA, HEREBY CERTIFY THAT ANY SPECIAL ASSESSMENTS WHICH ARE LIENS UPON ANY LAND SHOWN IN THIS PLAT AS SHOWN BY THE RECORD IN MY OFFICE HAVE BEEN FULLY PAID.

SIGNED ON THIS 4 DAY OF February, 2003.

[Handwritten Signature]
 Randal S. Schoellerman

APPENDIX C



View of site, looking southwest.



View of site, looking northwest.



East edge of site, looking north.



View of site, looking east.



Shallow puddles in central part of site.



Storm sewer catch basin near southwest corner of site.



Electrical transformer and box across alley to west of site.

APPENDIX D

1953



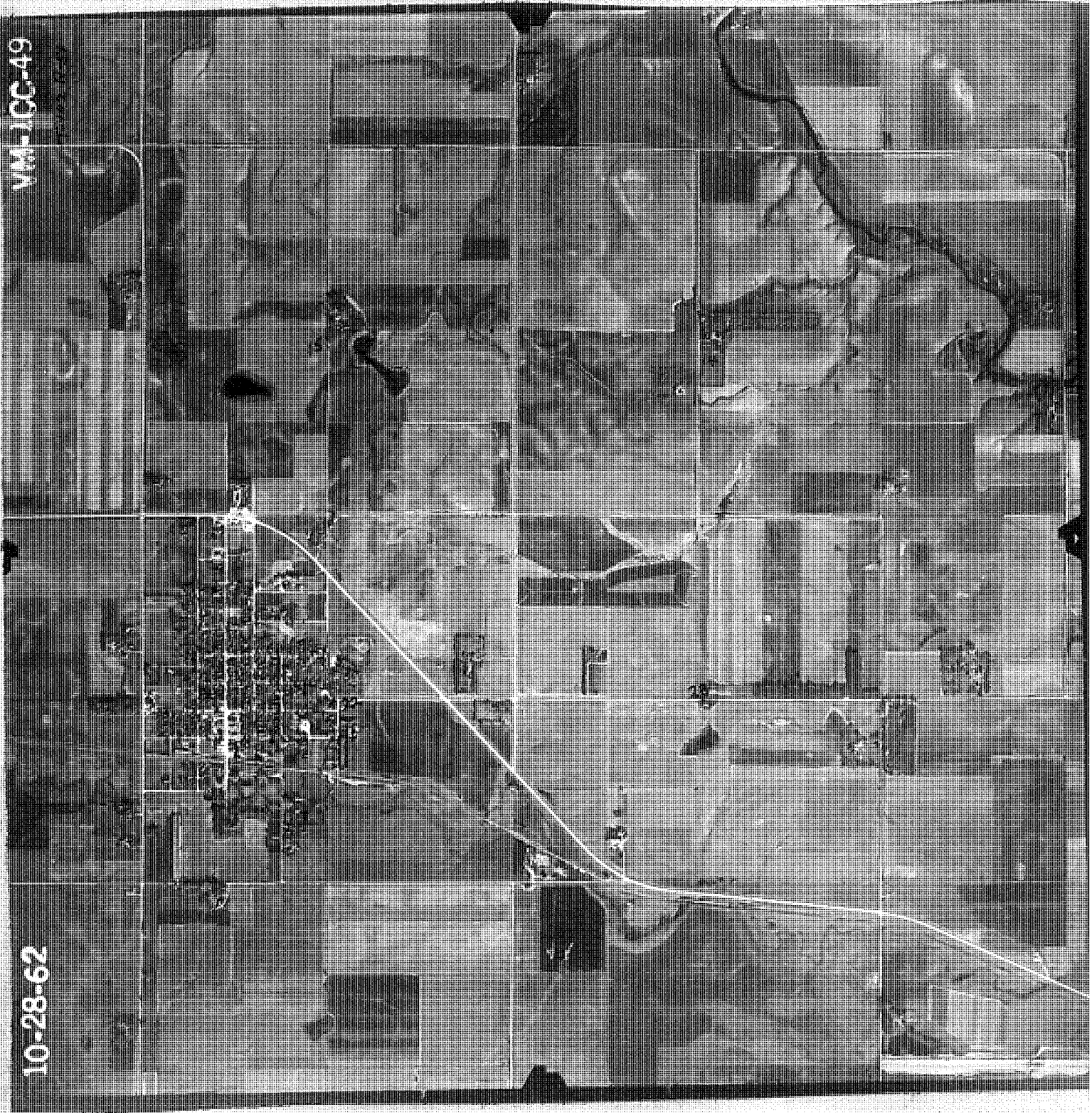
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R. 51 W.



MM-100-49

10-28-62



7-7.68

VM-1 JJ

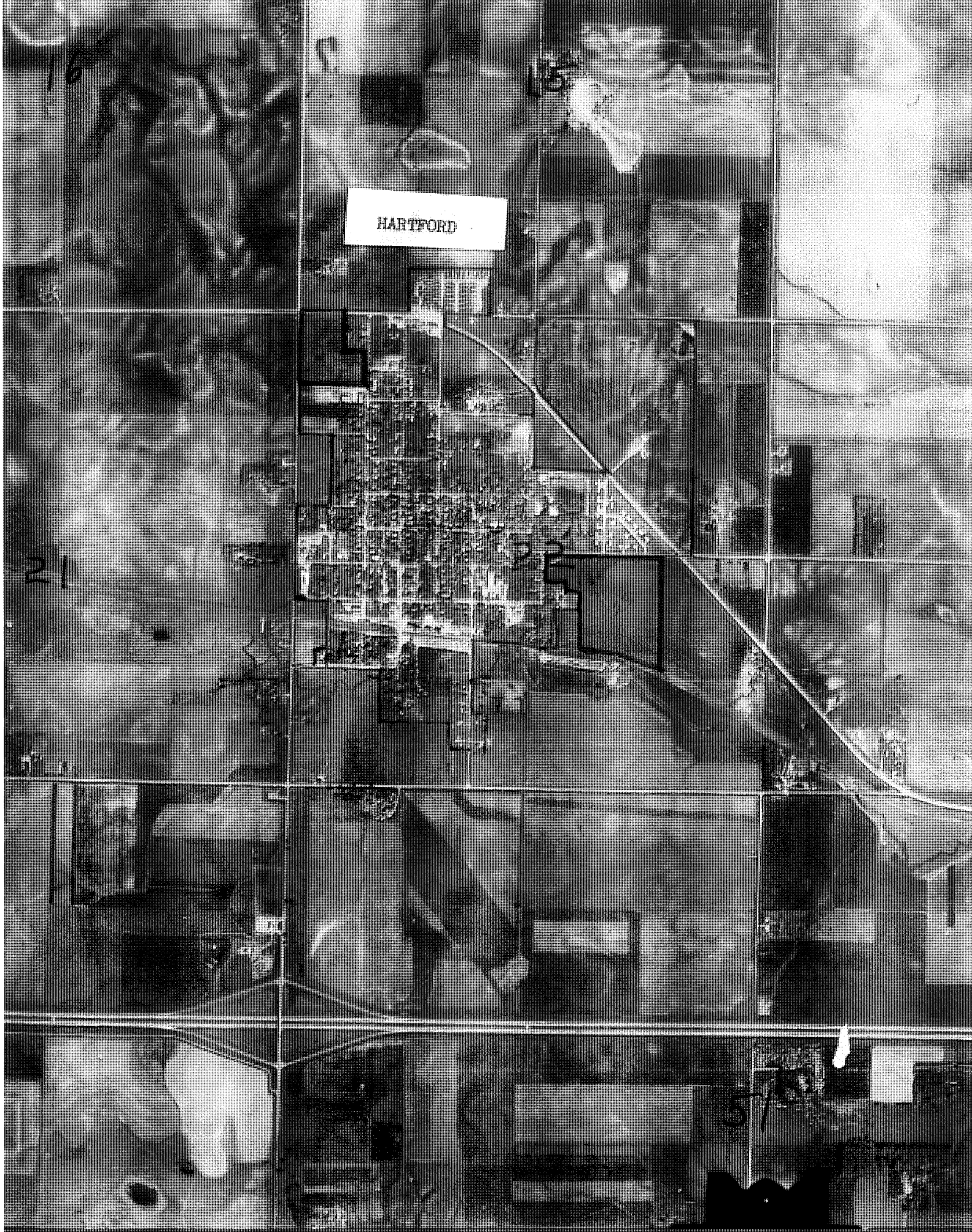


HARTFORD

5-11-1976

16

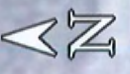
21



1981

14-220

Legend



300 ft

E 1st St

E Menth St

N Main Ave

Main Ave

Railroad St N

E Railroad St

W Menth St

N Oaks Ave

Oaks Ave

Hartford, SD

8-31-1991

Google Earth

Image U.S. Geological Survey

Hartford, SD

8/2004

Legend



200 ft

Google Earth

Image USDA Farm Service Agency

Hartford, SD

7/2005

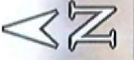
Legend

S Main Ave

Railroad St N

W Menth St

E Railroad St



200 ft

Google Earth

Image USDA Farm Service Agency

Hartford, SD

7/2006

Legend

E 1st St

S Mundt Ave

E Mentth St

Railroad St N

W Mentth St

E Railroad St

S Main Ave



300 ft

2007



11/12/2007

Hartford, SD

7/2010

Legend



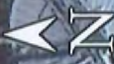
Google Earth

E Railroad St

Railroad St N

S Main Ave

100 ft



2014

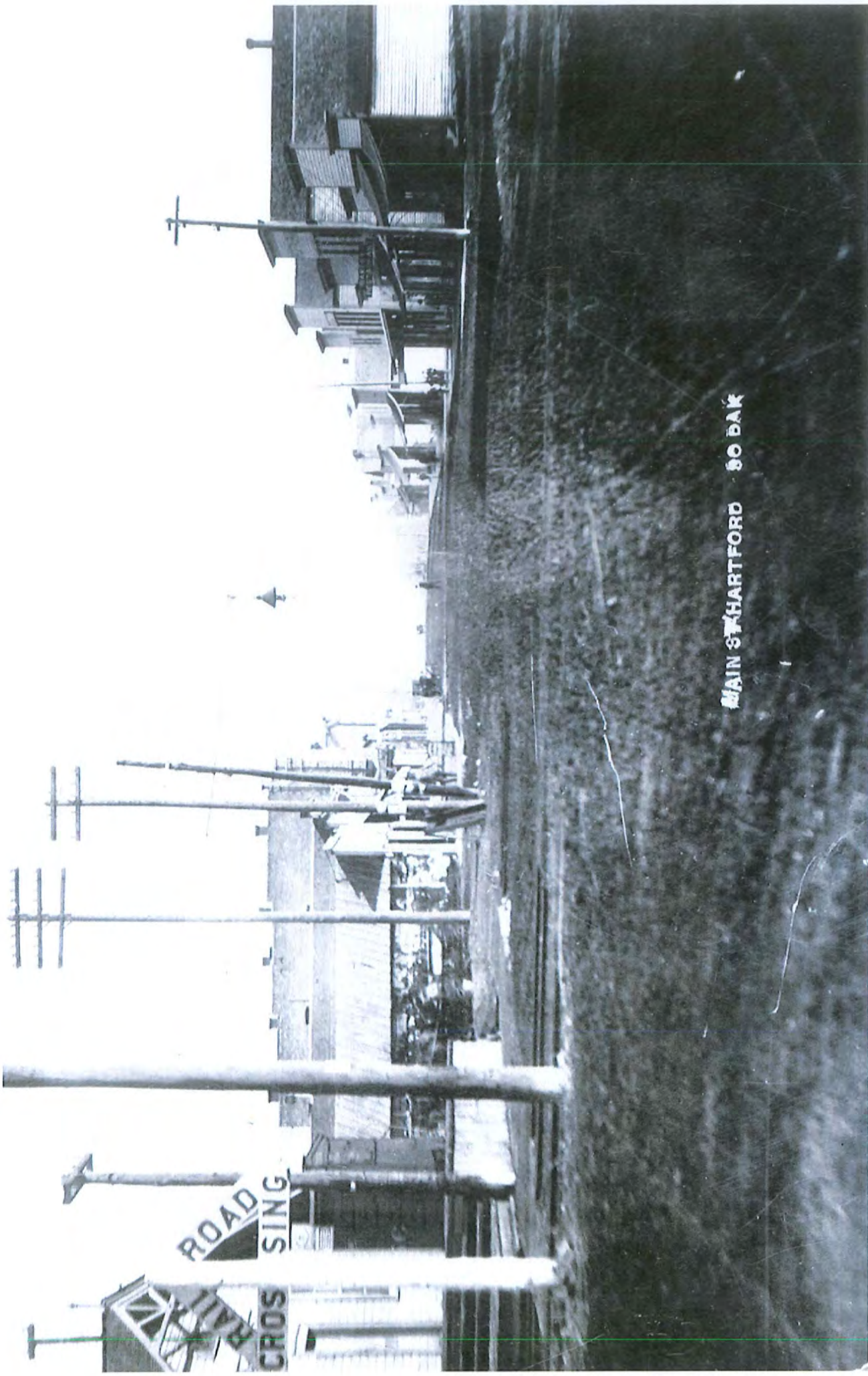


05/03/2014

2017



04/16/2017



MAIN ST. HARTFORD S. DAK

Vacant Lot

NW Corner of S. Main Ave/Menth St

Hartford, SD 57033

Inquiry Number: 5837302.1

October 21, 2019

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/21/19

Site Name:

Vacant Lot
NW Corner of S. Main Ave/Mer
Hartford, SD 57033
EDR Inquiry # 5837302.1

Client Name:

Geotek Eng. & Testing Services
909 East 50th Street North
Sioux Falls, SD 57104
Contact: Jerry Zutz



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Geotek Eng. & Testing Services were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 1C10-4141-8CA7
PO # NA
Project GeoTek #19-I58

Maps Provided:

1928
1917
1909



Sanborn® Library search results

Certification #: 1C10-4141-8CA7

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

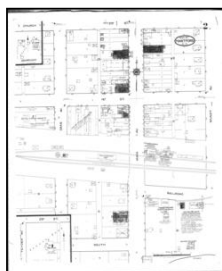


1928 Source Sheets



Volume 1, Sheet 3
1928

1917 Source Sheets

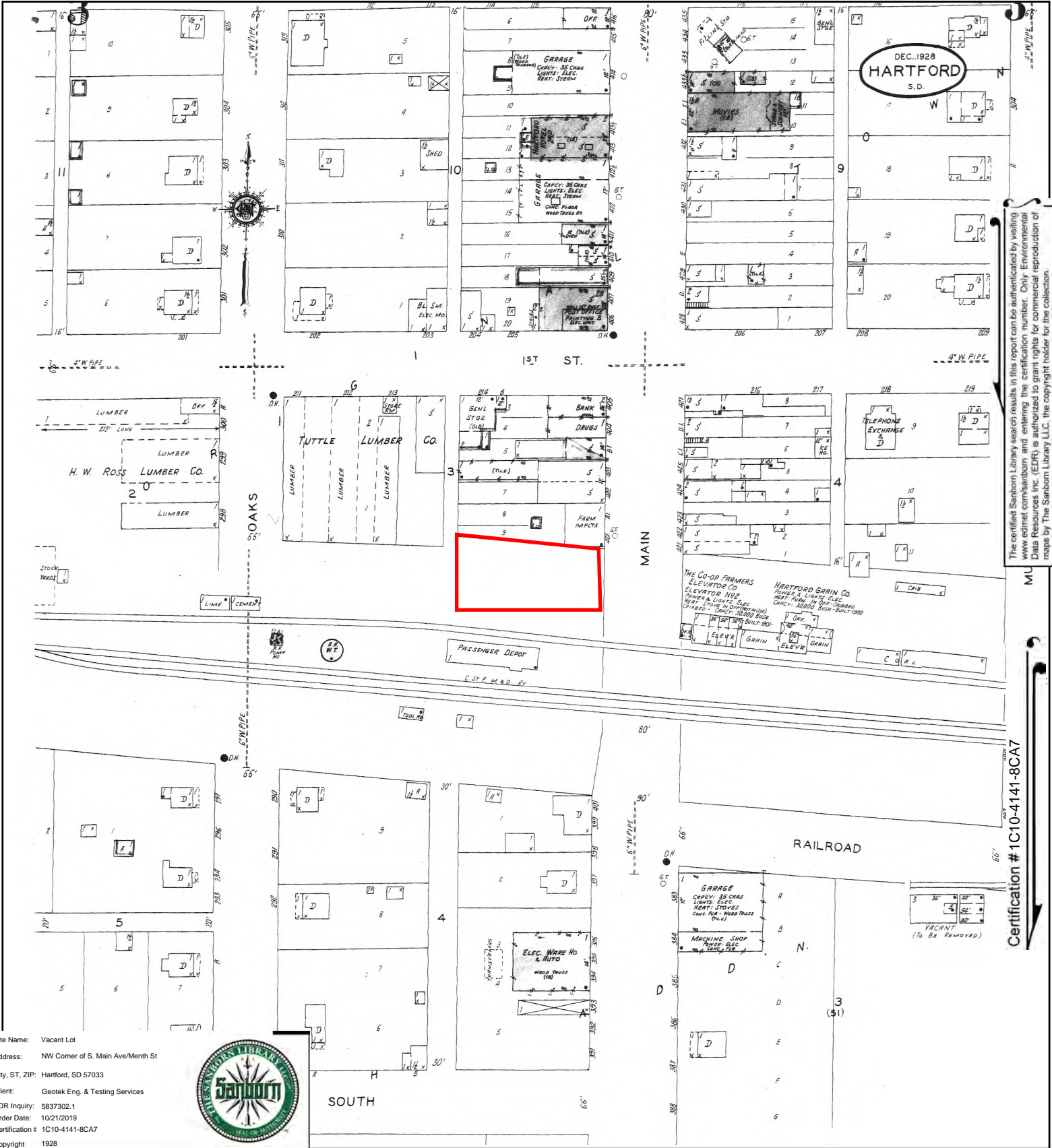


Volume 1, Sheet 2
1917

1909 Source Sheets



Volume 1, Sheet 2
1909



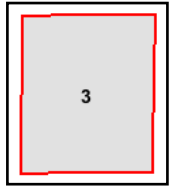
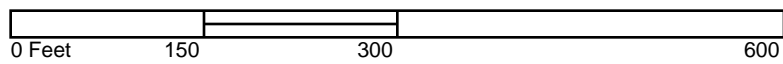
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Certification # 1C10-4141-8CA7

Site Name: Vacant Lot
 Address: NW Corner of S. Main Ave/Menth St
 City, ST, ZIP: Hartford, SD 57033
 Client: Geotek Eng. & Testing Services
 EDR Inquiry: 5837302.1
 Order Date: 10/21/2019
 Certification # 1C10-4141-8CA7
 Copyright 1928

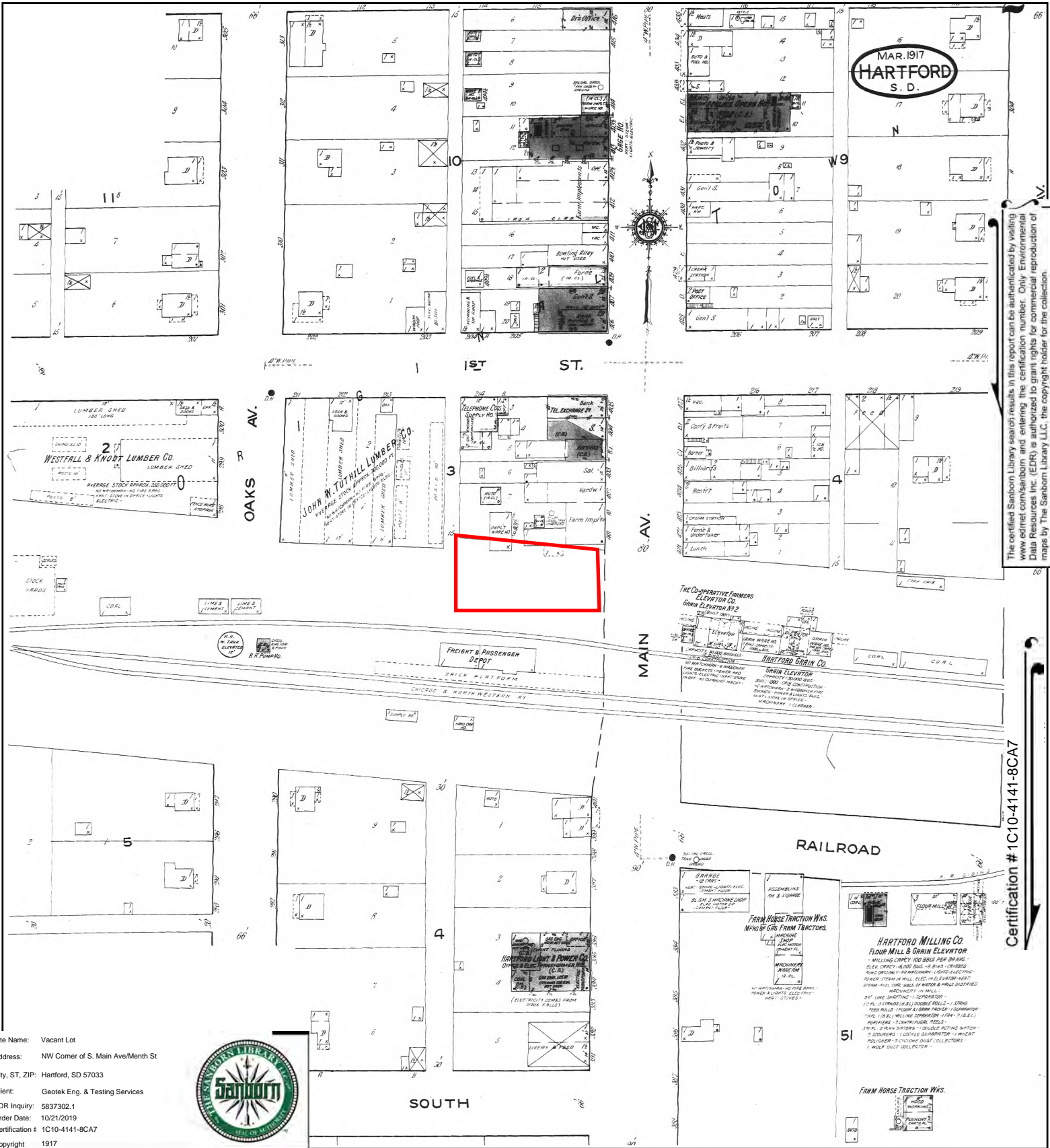


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 3





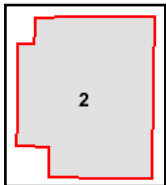
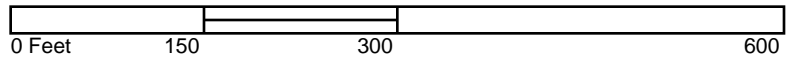
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Certification # 1C10-4141-8CA7

Site Name: Vacant Lot
 Address: NW Corner of S. Main Ave/Menth St
 City, ST, ZIP: Hartford, SD 57033
 Client: Geotek Eng. & Testing Services
 EDR Inquiry: 5837302.1
 Order Date: 10/21/2019
 Certification # 1C10-4141-8CA7
 Copyright 1917

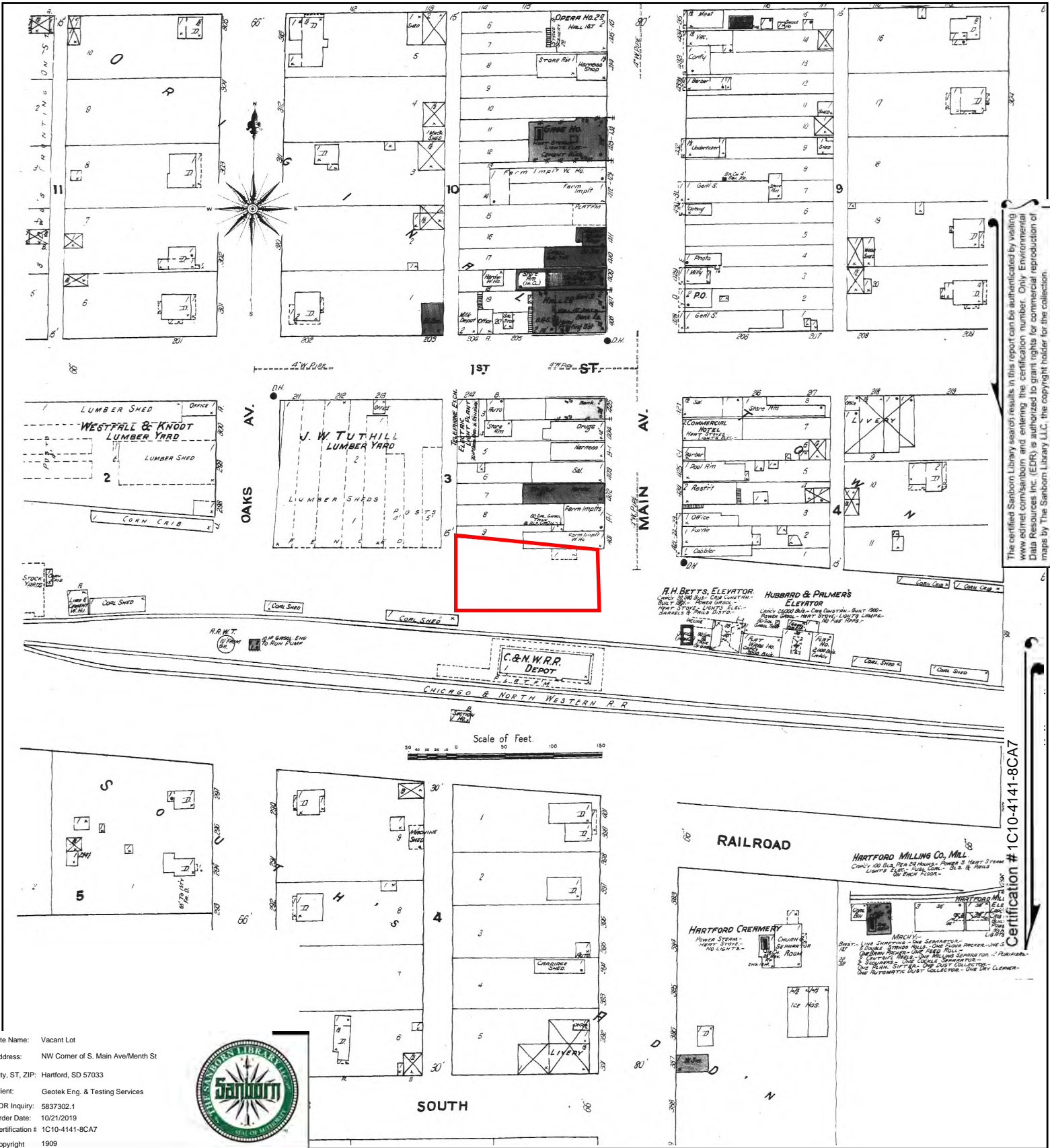


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 2





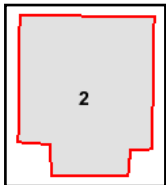
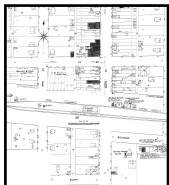
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Certification # 1C10-4141-8CA7

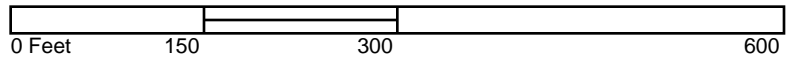
Site Name: Vacant Lot
 Address: NW Corner of S. Main Ave/Menth St
 City, ST, ZIP: Hartford, SD 57033
 Client: Geotek Eng. & Testing Services
 EDR Inquiry: 5837302.1
 Order Date: 10/21/2019
 Certification # 1C10-4141-8CA7
 Copyright 1909

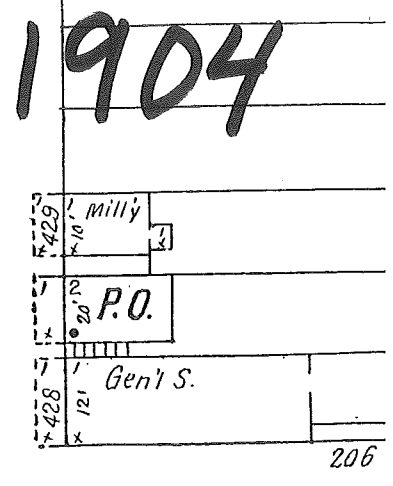
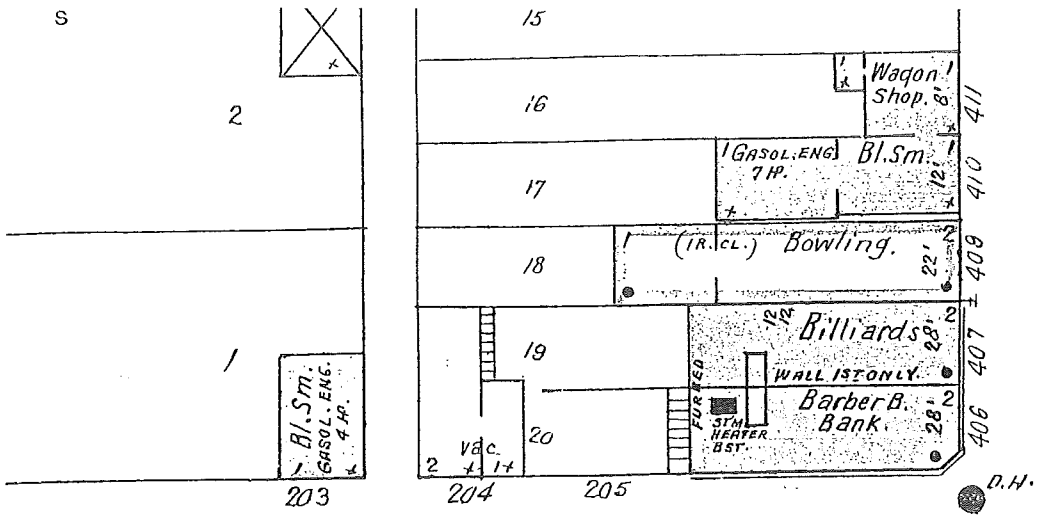


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



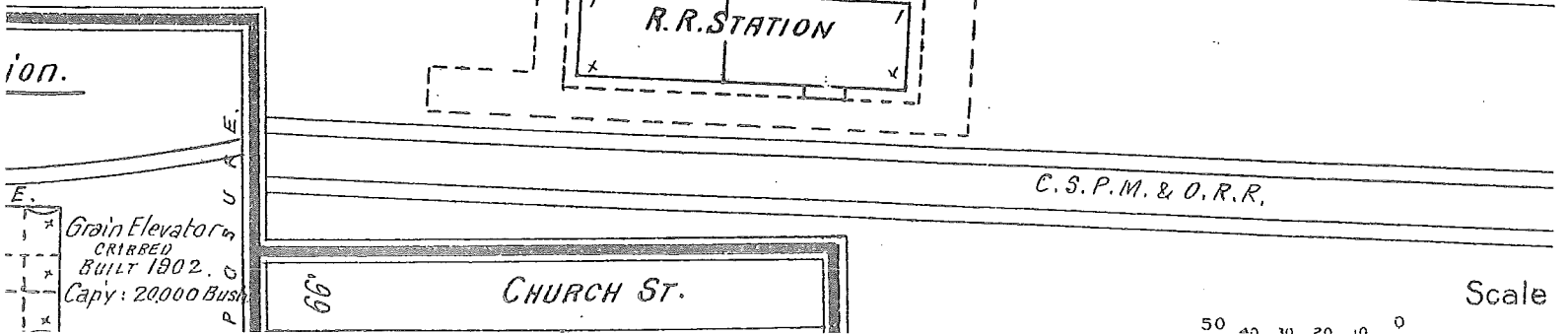
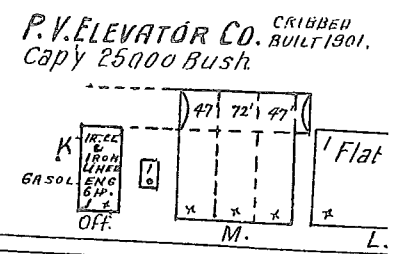
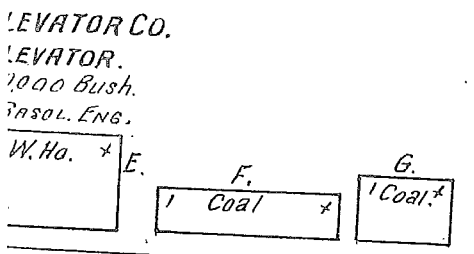
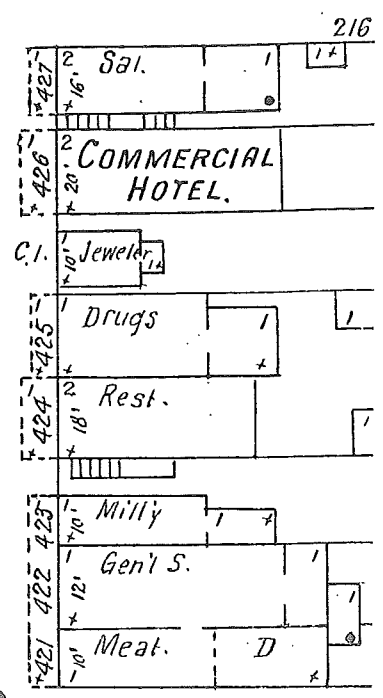
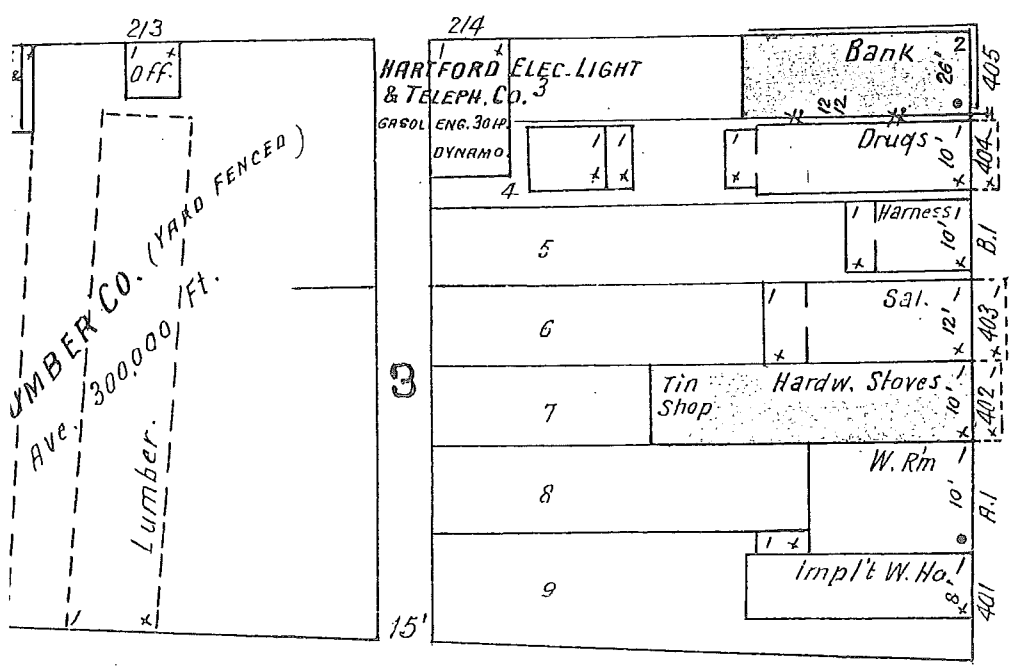
Volume 1, Sheet 2

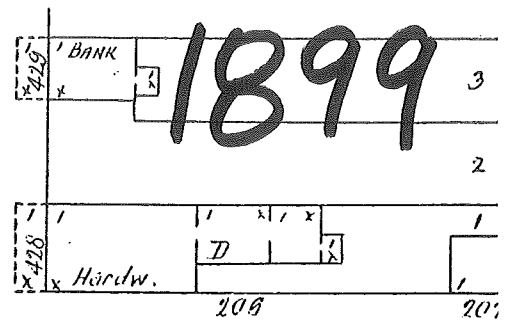
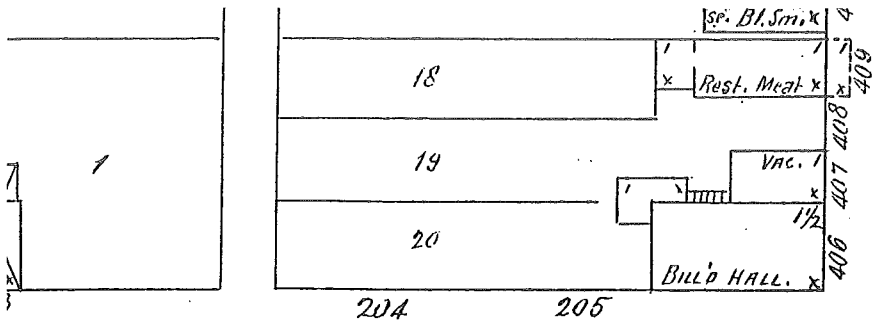




6" W. Pipe.

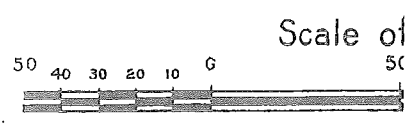
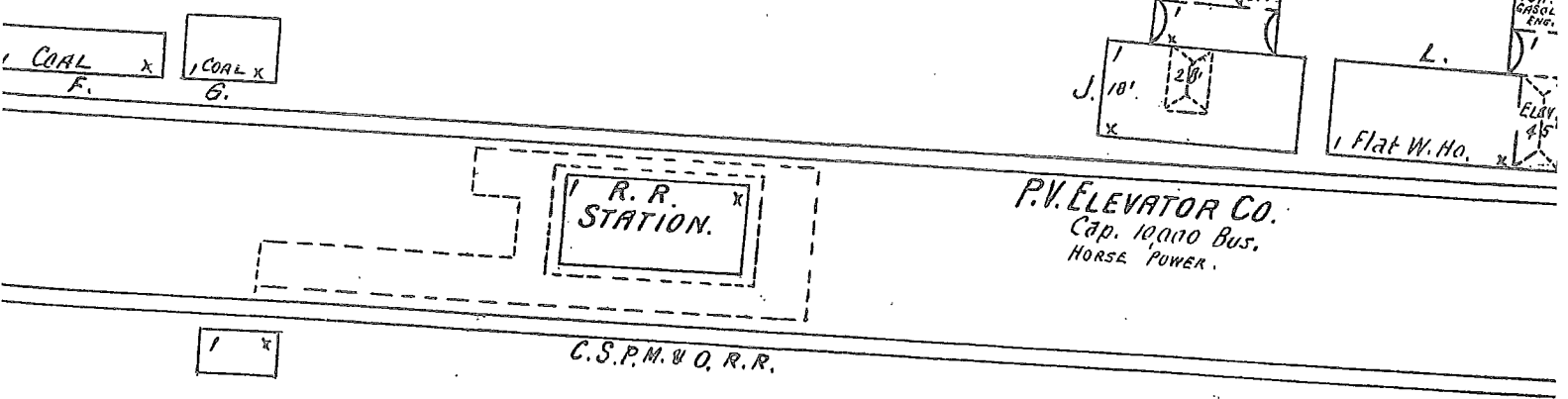
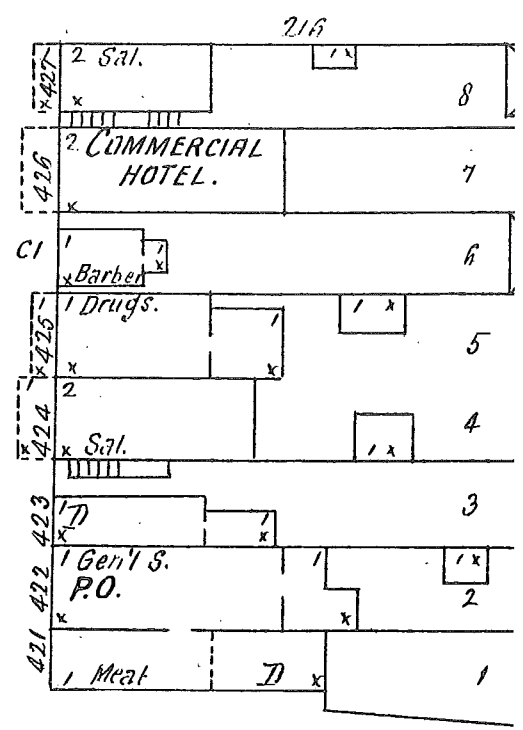
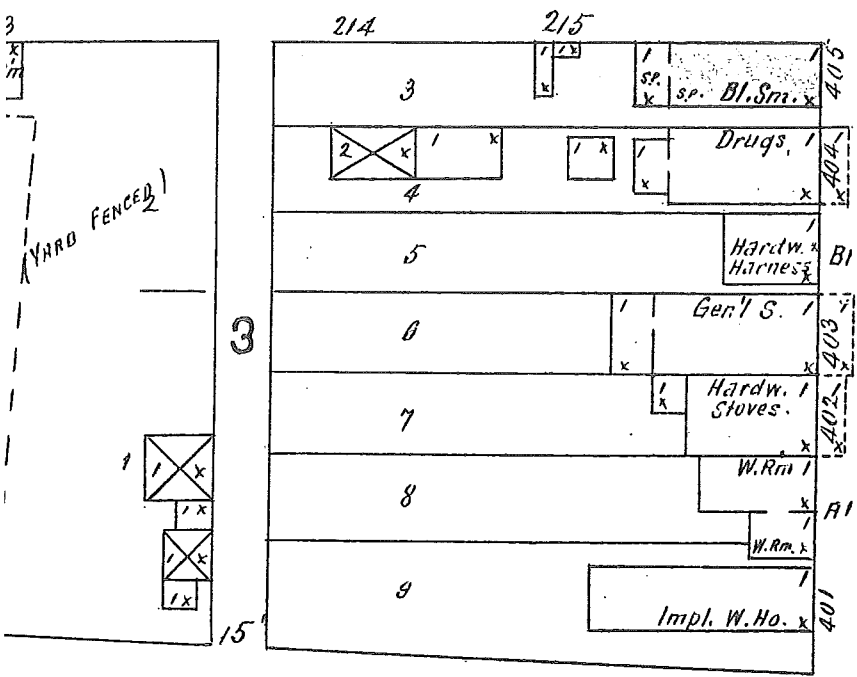
FIRST



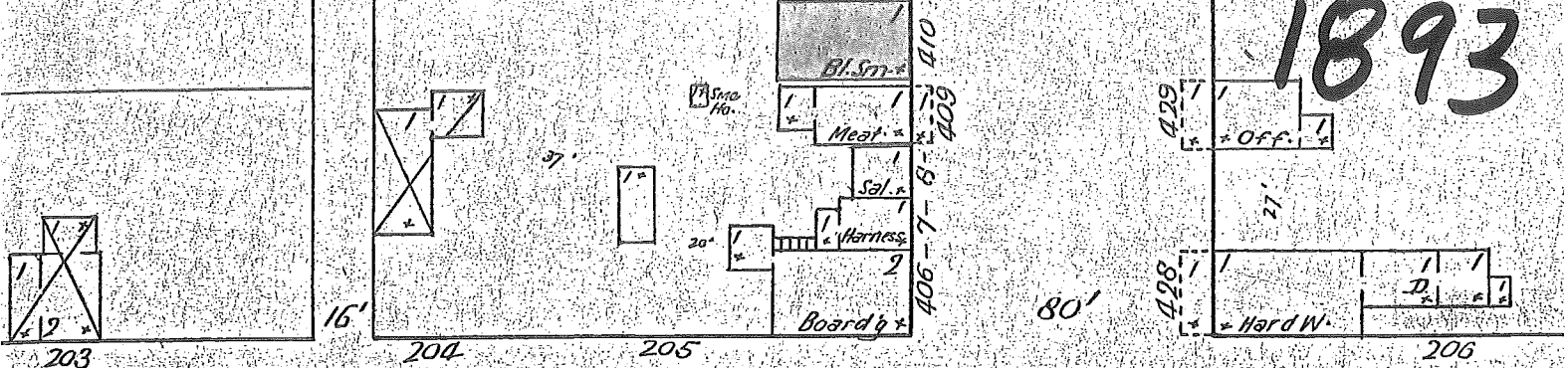


1ST

ST.

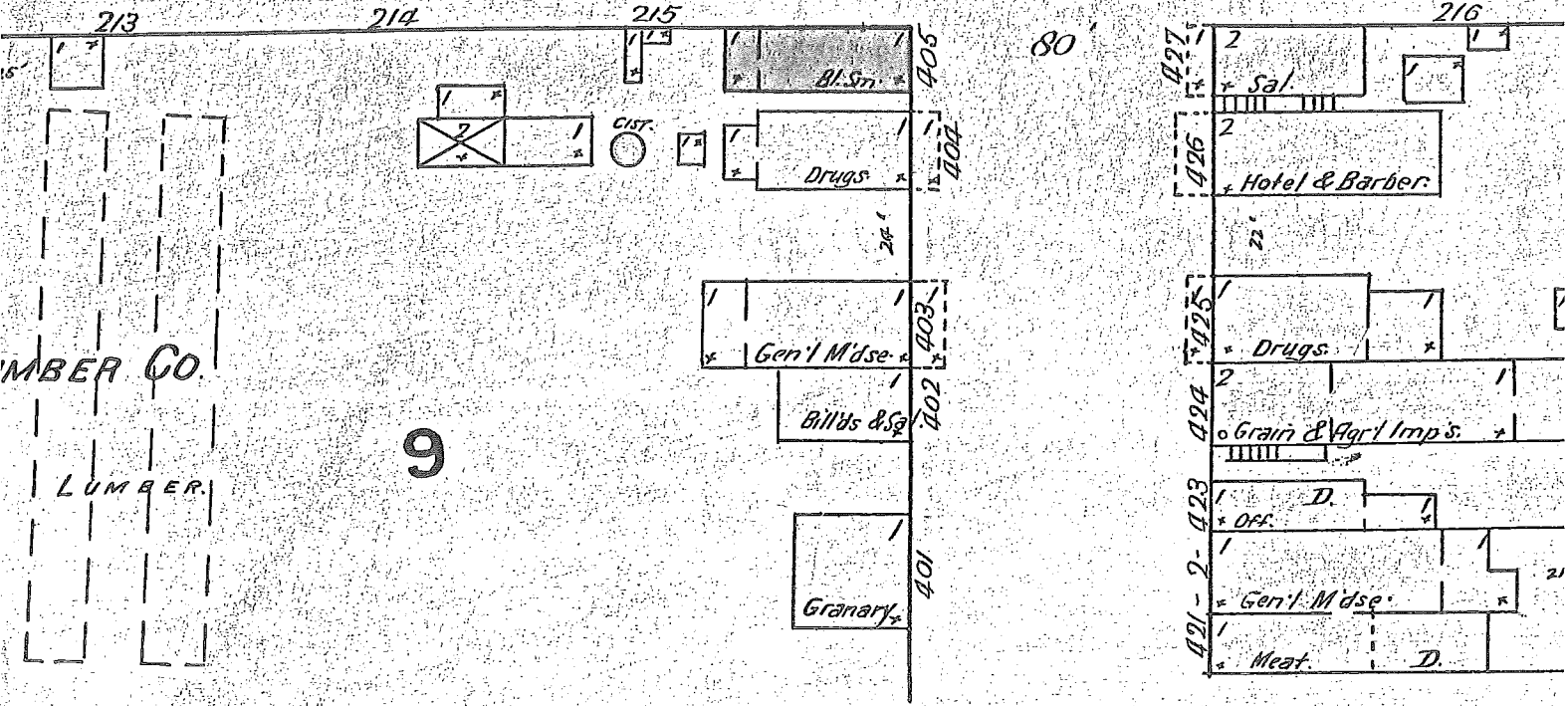


1893



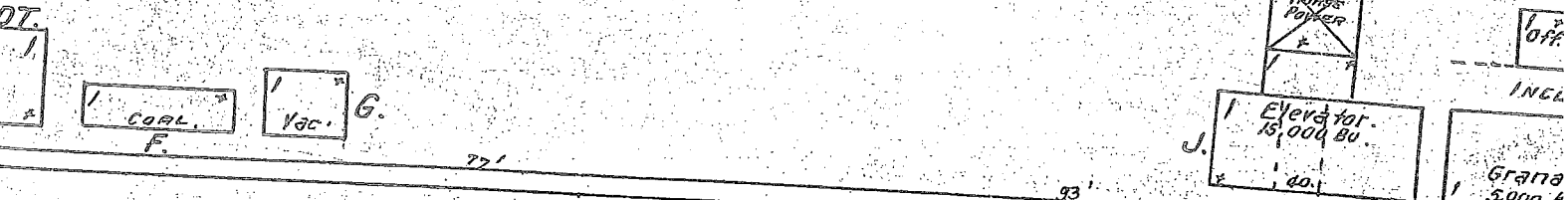
1ST

ST.



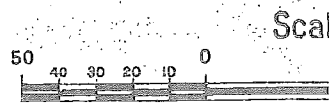
LUMBER CO.
LUMBER.

9





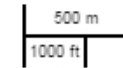
I.R.R. STATION

C. S. P. M. & O. RY.



Legend

-  Gas Transmission Pipelines
-  Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

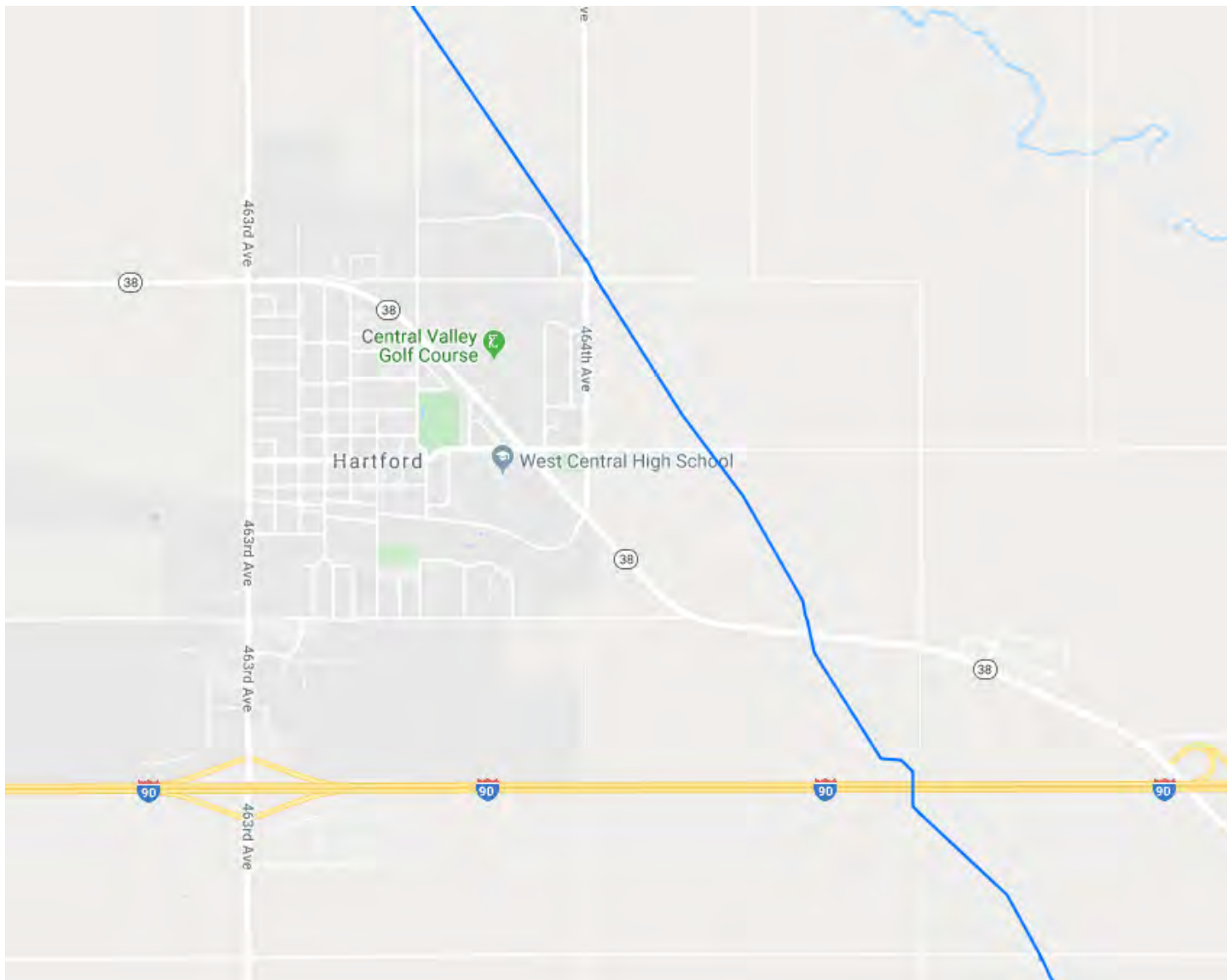
Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

Date Printed: Oct 22, 2019



APPENDIX E

- **You are here:** [EPA Home](#)
- [Envirofacts](#)
- [SEMS](#)
- Search Results

Search Results

[Home](#)

[Multisystem Search](#)

[Topic Searches](#)

[System Data Searches](#)

[About the Data](#)

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SEMS



Consolidated facility information (from multiple EPA systems) was searched to select facilities

[<< Return](#)

Search Parameters: City Name: hartford
State Abbreviation: sd
Select National Priority List Sites Only NPL

Results are based on data extracted on AUG-20-2019

No Results found.

- **You are here:** [EPA Home](#)
- [Envirofacts](#)
- [SEMS](#)
- Search Results

Search Results

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[Multisystem Search](#)

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 **SEMS**



**Consolidated facility information (from multiple EPA systems)
was searched to select facilities**

[<< Return](#)

Search Parameters: City Name: hartford
State Abbreviation: sd

Results are based on data extracted on AUG-20-2019

No Results found.



Superfund Site Search Results

Found **0** site(s) that match your search criteria listed below.

Search Criteria:

Active, Archived, or All : *Active*

City: *HARTFORD*

State: *South Dakota*

To conduct another search, return to the [Search Superfund Site Information](#) page.

OCTOBER 22, 2019



Superfund Site Search Results

Found **0** site(s) that match your search criteria listed below.

Search Criteria:

Active, Archived, or All : *Archived*

City: *HARTFORD*

State: *South Dakota*

To conduct another search, return to the [Search Superfund Site Information](#) page.

OCTOBER 22, 2019



- You are here: [EPA Home](#)
- [Envirofacts](#)
- [RCRAInfo](#)
- [Search Results](#)

Search Results

[Home](#)

[Multisystem Search](#)

[Topic Searches](#)

[System Data Searches](#)

[About the Data](#)

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[Services](#)

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RCRAInfo Links



RCRAInfo

Only RCRAInfo facility information was searched to select facilities

[<< Return](#)

Search Parameters: City Name: hartford
State Abbreviation: sd
Sites: Only Active

Results are based on data extracted on OCT-07-2019



HANDLER ID NAME STREET CITY COUNTY STATE ZIP CODE LATITUDE/LONGITUDE

Copy CSV Excel PDF Print

Showing 1 to 7 of 7 entries
[First](#) [Previous](#) [Next](#) [Last](#)

Show 10 entries

Search:

HANDLER ID	NAME	STREET	CITY	COUNTY	STATE	ZIP CODE	LATITUDE/LONGITUDE
SDR000200980	DEA - CLANDESTINE DRUG LAB	26150 466TH AVENUE	HARTFORD	MINNEHAHA	SD	57033	43.5963/-96.89051
SDD987670270	HARTFORD FARMERS ELEVATOR	112 S MAIN	HARTFORD	MINNEHAHA	SD	57033-0157	43.62123/-96.94568
SDR000215343	HARTFORD, CITY OF	201 SOUTH MAIN AVENUE	HARTFORD	MINNEHAHA	SD	57033	43.62067/-96.94567
SDD102316908	HARTFORDS BEST PAINT & BODY SHOP	SOUTH MAIN ST	HARTFORD	MINNEHAHA	SD	57033	43.61991/-96.9457
SDR000218545	IRON HORSE SALVAGE	26056 464TH AVE	HARTFORD	MINNEHAHA	SD	57033	43.60706/-96.93032
SDR000219535	RONDEAU RECYCLING	46333 JEFFREY ST.	HARTFORD	MINNEHAHA	SD	57033	43.605682/-96.945795

HANDLER ID	NAME	STREET	CITY	COUNTY	STATE	ZIP CODE	LATITUDE/LONGITUDE
SDR000220061	TWO GUYS & A GARAGE AUTO REPAIR	26062 ASHLEY ST #10	HARTFORD	MINNEHAHA	SD	57033	43.607015/-96.946101

Showing 1 to 7 of 7 entries

Show 10 ▾ entries

Search:

[First Previous](#) [Next Last](#)

[Go To Top Of The Page](#)

Total Number of Facilities Retrieved: 7

Search EPA.gov

You are here: [EPA Home](#)>>[Cleanups](#)>>Cleanups In My Community (CIMC)

[Share](#) [Contact Us](#)

Cleanups and Grants Listing Page

Use this page to get a listing of cleanups or grant areas in the geographic area you define.

Step 1 - Define your geographic area of interest.

Complete the boxes below from left to right, choosing options and entering names or numbers.

Street Address (Cleanups Only)

hartford, sd

Radius(mi):

5

Step 2 - Choose your search type.

Choose a Basic or Advanced search for Cleanups, or the search option for Brownfields Grant Jurisdictions. You can click on each option to see what additional choices each search type provides.

- Basic Filters
 Advanced Filters
 Grants Filters

Step 3 - Choose programs and/or other specific filters within your search type, and then click the "Apply" button.

Basic Filters

Apply

All Cleanups



Brownfields Properties

- Assessment Grants**
- Assessment Pilots**
- Cleanup Grants**
- RLF Grants**
- RLF Pilots**
- Multi-Purpose Grants**
- Area-Wide Grants**
- State and Tribal 128(a) Grants**
- State and Tribal 128(a) Pilots**
- Showcase Community**
- Targeted Brownfields Assessments**

Acronyms

RLF: Revolving Loan Fund

NPL: National Priority List

CWA: Clean Water Act

OPA: Oil Pollution Act

RCRA: Resource Conservation & Recovery Act

BRAC: Base Realignment & Closure

CERCLA: Comprehensive Environmental
Response, Compensation, & Liability Act

RCRA Hazardous Waste - Corrective Actions

- Current Corrective Action
- Remedy Selected
- Construction Complete
- Remedy Action Complete
- Remedy Not Yet Selected

Federal Agency Hazardous Waste Compliance Docket

- NPL Superfund
- BRAC
- RCRA
- Other Docket Facilities

Superfund NPL Sites

- Proposed
- Final
- Deleted
- Superfund Sites Targeted for Immediate, Intense Action

Federal Facilities

- BRAC
- Superfund
- RCRA

Recovery Act (2009)

- Brownfields Properties
- Superfund

Responses

Response Type

- Emergency
- Non-Time-Critical
- Pre-Deployment
- PRP Oversight
- Time-Critical
- No Category

Response Authority

- CERCLA
- CERCLA/OPA
- CWA
- OPA
- Stafford Act
- No Category

Status

- Active
- Complete

Incident Category

- Removal Action
- Removal Assessment
- No Category

- Click on the column header to sort in ascending or descending order.
- To directly view any profiles and reports available for a cleanup, click on the associated report(s) found in columns designated as "...Link"
- To see a map of a cleanup, click on the "Map It" link found in the "Map Site" column.
- To export /download the list of cleanups, click Actions (located below), then click Download and choose the report format.

- To add additional columns, click Actions, click Select Columns, then choose the column(s) from the left "Do Not Display" box and move them to the "Display in Report" box. Columns can be re-ordered by moving them up or down in the "Display in Report" box but return to the default order when opening a new session.



Go Actions ▾



No data found.

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[Click for More Brownfields Info](#)



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[EPA Administrator](#)

[Budget & Performance](#)

[Contracting](#)

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[Data.gov](#)

[Inspector General](#)

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[January 19, 2017 Web Snapshot](#)

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LAST UPDATED ON FEBRUARY 8, 2017

NRC Incidents in South Dakota (1982-2018)

Search Criteria Used (More)	
Reporting Year	ALL ▼ GO
Level of Detail	Low ▼ GO
Type of Report Output	Text (HTML) ▼ GO

List of incidents for 2010

Click on the column headers below to re-sort the search. Click on incident ID for extended detail on that incident.

Incident ID	City	State	Resp. Company	Incident Type	Damages
938228	HARTFORD	SD	CHS INC	MOBILE	y
939095	HARTFORD	SD	CHAS	MOBILE	y

Total incidents for reporting year 2010: 2

List of incidents for 1998

Click on the column headers below to re-sort the search. Click on incident ID for extended detail on that incident.

Incident ID	City	State	Resp. Company	Incident Type	Damages
469272	HARTFORD	SD	Responsible Co Left Blank	MOBILE	n

Total incidents for reporting year 1998: 1

END OF REPORT

This search was done on October 22, 2019. It was compiled from government data last released on June 25, 2018. The data were obtained from the U.S. Coast Guard's **National Response Center** database (NRC).

Search Criteria Used	
Incident Location City	hartford
Incident Location State	South Dakota
Reporting Year	ALL ▼ GO
Sort Order	Incident ID
Level of Detail	Low ▼ GO
Type of Report Output	Text (HTML) ▼ GO

Incident with ID number 938228 (1982-2018)

Search Criteria Used (More)	
Reporting Year	ALL ▼ GO
Level of Detail	Extended ▼ GO
Type of Report Output	Text (HTML) ▼ GO

Reporting Year: 2010

Incident ID #1 : 938228

Call Recordkeeping ?

Incident ID Number	938228
Date Call Received	04/26/2010
Date Call Complete	04/26/2010
Call Type	Incident
Source of Report	WEB REPORT

Suspected Responsible Party ?

Resp. Company	CHS INC
Resp. Organization Type	OTHER
Resp. City	SIOUX FALLS
Resp. State	SD
Resp. Zip Code	57107

Incident Description ?

Potential Flag	No
Incident Description	DRIVER RAN OFF ROADWAY INTO DITCH. TRUCK OVERTURNED.
Incident Type	MOBILE
Incident Cause	TRANSPORT ACCIDENT
Incident Date / Time	4/24/10 8:45
Incident Date	04/24/2010
Incident Occurred/ Discovered/ Planned	OCCURRED
Additional Info	TRUCK LEFT ROADWAY INTO DITCH ROLLED OVER. HARTFORD VOLUNTEER FIRE DEPT RESPONDED, MINNEHAHA COUNTY SHERIFF, AND SOUTH DAKOTA HIGHWAY PATROL RESPONDED. 2 MANHOLE COVERS DEVELOPED DRIPS. CLAMPED DOME LIDS TO STOP LEAK. TRANSFERRED PRODUCT TO ANOTHER UNIT. UPRIGHTED AND REMOVED TRACTOR AND TRAILER FROM DITCH. ABSORBED ANY FREE STANDING PRODUCT, REMOVED APPROX 6' X 8' AREA OF SOIL AND SOD, ALONG WITH ANOTHER AREA APPROX 2' X 2' AREA. ROLL OVER OCCURRED APPROX 40 YARDS NORTH OF WETLAND.

Incident Location ? (Incident ID #1 : 938228)

Location Address	26382 463RD AVE
City Near Location	HARTFORD
Location State	SD
Location County	MINNEHAHA
Location Zip Code	57033
Distance From City	4
Distance From City Units	MILES
Direction From City	S
Location Township	WALL LAKE

Material ?

Chris Code	OTW
Amount Of Material	14
Amount Of Material Units	GALLON(S)

Name of Material	OIL, FUEL: NO. 2	
Material Reached Water	NO	
Amount In Water		0

Material (?) (Incident ID #1 : 938228, released material #2 : OIL, MISC: MOTOR)

Chris Code	OMT	
Amount Of Material		3
Amount Of Material Units	GALLON(S)	
Name of Material	OIL, MISC: MOTOR	
Material Reached Water	NO	
Amount In Water		0

Impact Information (?)

Fire Involved (Yes/No)	No	
Evacuations (Yes/No)	No	
Number Evacuated		0
Radius of Evacuation		0
Injuries (Yes/No)	Yes	
Number Injured		1
Number Hospitalized		1
Fatalities (Yes/No)	No	
Number Fatalities		0
Property Damage (Yes/No)	Yes	
Property Damage (in Dollars)		0
Air Corridor Closed (Yes/No)	No	
Air Corridor Closure Time		0
Waterway Closed (Yes/No)	No	
Waterway Closure Time		0
Road Closed (Yes/No)	Yes	
Road Closed	COUNTY ROAD 151	
Road Closure Time		5
Road Closure Direction	N/S	
Major Artery (Yes/No)	No	
Track Closed (Yes/No)	No	
Track Closure Time		0
Media Interest	LOW	
Medium Description	LAND	
Additional Medium Info	ROAD DITCH	
Employee Fatalities		0
Passenger Fatalities		0
Employee Injuries		0
Passenger Injuries		0
Occupant Fatalities		0
Duration Units	MINUTE	
Passengers Transferred	NO	

Continuous Release (?) (Incident ID #1 : 938228)

All data fields in this section were blank.

Remedial Action (?)

Release Secured (Yes/No)	Yes
Estimated Release Duration	30
Release Rate	.5
Remedial Action	SECURED AREA, STOPPED AND CONTAINED LEAK. ABSORBED FREE STANDING PRODUCT WITH ABSORBANT PADS AND BOOMS. REMOVED CONTAMINATED SOIL / SOD.
State/Local Agency On Scene	FIRE DEPT, SHERIFF, HWY PATROL
State Agency Report Number	NA

State/Local Agency Notified	NONE
Federal Agency Notified	NONE
Release Rate Units (Amount)	GALLON(S)
Release Rate Units (Per Time)	MINUTE

Drilling Platform Details ?

All data fields in this section were blank.

Fixed Object Details ? (Incident ID #1 : 938228)

Structure Operating (Yes/No)	Unknown
------------------------------	---------

Mobile Incident ?

Road Mile Marker	0
Bus Service Disruption Time	0

Mobile Incident Details ?

Vehicle Number	043916
Trailer Number	917601
Cargo Capacity	10500
Amount Of Cargo	8703
Hazmat Carrier (Yes/No)	Yes
Carrier Licensed (Yes/No)	Yes
Noncompliance With Hazmat (Yes/No)	No
Vehicle Type	TRACTOR TRAILER
Cargo Capacity Units	GALLON(S)
Cargo On Board Units	GALLON(S)

Pipeline Details ? (Incident ID #1 : 938228)

Pipeline Above Ground	ABOVE
Pipeline Covered (Yes/No)	No

Railroad Incident ?

Grade Crossing (Yes/No)	Unknown
Crossing Device Operational (Yes/No)	Unknown
Brake Failure (Yes/No)	Unknown
Sub-Part C Testing Required	XXX
Passenger Route	XXX
Passenger Delay	XXX

Storage Tank Details ?

All data fields in this section were blank.

Aircraft Details ?

All data fields in this section were blank.

Vessel Incident ? (Incident ID #1 : 938228)

Allision (Yes/No)	Unknown
-------------------	---------

Weather ?

Weather Conditions	RAINY
Air Temperature	45
Wind Speed	15
Wind Direction	SE
Wind Speed Units	MPH

Material In Water [?](#)

Offshore (Yes/No)

No

Unknown Sheen Details [?](#)

All data fields in this section were blank.

Disused Fields [?](#)

All data fields in this section were blank.

Record Counts [?](#) (Incident ID #1 : 938228)

Number of Materials Records	2
Number of CR Materials Records	0
Number of Mobile Vehicle Records	1
Number of Train Records	0
Number of Derailed Train Records	0
Number of Vessel Records	0

Total incidents for reporting year 2010: 1

END OF REPORT

This search was done on October 22, 2019. It was compiled from government data last released on June 25, 2018. The data were obtained from the U.S. Coast Guard's **National Response Center** database (NRC).

Search Criteria Used	
Reporting Year	ALL ▼ GO
Incident ID Number	938228
Level of Detail	Extended ▼ GO
Type of Report Output	Text (HTML) ▼ GO

Incident with ID number 939095 (1982-2018)

Search Criteria Used (More)	
Reporting Year	ALL ▼ GO
Level of Detail	Extended ▼ GO
Type of Report Output	Text (HTML) ▼ GO

Reporting Year: 2010

Incident ID #1 : 939095

Call Recordkeeping ?

Incident ID Number	939095
Date Call Received	05/04/2010
Date Call Complete	05/04/2010
Call Type	Incident
Source of Report	TELEPHONE

Suspected Responsible Party ?

Resp. Company	CHAS
Resp. Organization Type	PRIVATE ENTERPRISE
Resp. City	SIOUX FALLS
Resp. State	SD
Resp. Zip Code	57107

Incident Description ?

Potential Flag	No
Incident Description	CALLER STATED A DUE TO A SINGLE VEHICLE TRANSPORT ACCIDENT A TANKER TRUCK ROLLED OVER. THIS RESULTED IN A SPILL OF DIESEL OIL. CALLER STATED THE SPILL CAME FROM BOTH THE SADDLE TANK AND THE CARGO OF THE TRUCK. THE DRIVER OF THE VEHICLE WAS INJURED AND TRANSPORTED TO THE HOSPITAL.
Incident Type	MOBILE
Incident Cause	TRANSPORT ACCIDENT
Incident Date / Time	4/24/10 9:30
Incident Date	04/24/2010
Incident Occurred/ Discovered/ Planned	OCCURRED
Additional Info	CALLER DID NOT HAVE ANY ADDITIONAL INFORMATION.

Incident Location ? (Incident ID #1 : 939095)

Location Address	463RD AVENUE
City Near Location	HARTFORD
Location State	SD
Location County	MINNEHAHA
Distance From City	0

Material ?

Chris Code	ODS
Amount Of Material	300
Amount Of Material Units	GALLON(S)
Name of Material	OIL: DIESEL
Material Reached Water	YES
Amount In Water	0

Impact Information ?

Fire Involved (Yes/No)	No
Evacuations (Yes/No)	No
Number Evacuated	0

Radius of Evacuation		0
Injuries (Yes/No)	Yes	
Number Injured		1
Number Hospitalized		1
Fatalities (Yes/No)	No	
Number Fatalities		0
Property Damage (Yes/No)	No	
Property Damage (in Dollars)		0
Air Corridor Closed (Yes/No)	No	
Air Corridor Closure Time		0
Waterway Closed (Yes/No)	No	
Waterway Closure Time		0
Road Closed (Yes/No)	Yes	
Road Closed	463RD AVENUE	
Road Closure Time		4
Road Closure Direction	N/S	
Major Artery (Yes/No)	No	
Track Closed (Yes/No)	No	
Track Closure Time		0
Media Interest	NONE	
Medium Description	WATER	
Additional Medium Info	GROUND AND WATELAND	
Employee Fatalities		0
Passenger Fatalities		0
Employee Injuries		0
Passenger Injuries		0
Occupant Fatalities		0
Passengers Transferred	NO	

Continuous Release [?](#) (Incident ID #1 : 939095)

All data fields in this section were blank.

Remedial Action [?](#)

Release Secured (Yes/No)	Yes
Remedial Action	CALLER STATED THE SRP COMPANY SENT OUT A SPILL RESPONSE CREW WHO DEPLOYED ABSORBENTS. CALLER STATED THE TOP LAYER OF SOIL WAS SKIMMED AND REPLACED ON 26-APR-2010.
State/Local Agency On Scene	SHERIFF, HARTFORD FIRE & RESCUE, EMA
State Agency Report Number	042410-196-01
State/Local Agency Notified	SD HIGHWAY PATROL
Federal Agency Notified	NONE

Drilling Platform Details [?](#)

All data fields in this section were blank.

Fixed Object Details [?](#)

Structure Operating (Yes/No)	Unknown
------------------------------	---------

Mobile Incident [?](#) (Incident ID #1 : 939095)

Road Mile Marker		0
Airbag Deployed (Yes/No)	Unknown	
Bus Service Disruption Time		0

Mobile Incident Details [?](#)

Vehicle Number	MN TAGS PAD7401
Trailer Number	MN TAGS PTE9255

Vehicle Type TANKER TRUCK

Pipeline Details ?

Pipeline Above Ground ABOVE
Pipeline Exposed Underwater (Yes/No) No

Railroad Incident ?

Grade Crossing (Yes/No) Unknown
Crossing Device Operational (Yes/No) Unknown
Brake Failure (Yes/No) Unknown
Sub-Part C Testing Required XXX
Passenger Route XXX
Passenger Delay XXX

Storage Tank Details ? (Incident ID #1 : 939095)

Tank Above Ground ABOVE

Aircraft Details ?

All data fields in this section were blank.

Vessel Incident ?

Allision (Yes/No) Unknown

Weather ?

Weather Conditions RAINY
Air Temperature 50

Material In Water ?

Body of Water WETLAND AREA
Offshore (Yes/No) No

Unknown Sheen Details ? (Incident ID #1 : 939095)

All data fields in this section were blank.

Disused Fields ?

All data fields in this section were blank.

Record Counts ?

Number of Materials Records	1
Number of CR Materials Records	0
Number of Mobile Vehicle Records	1
Number of Train Records	0
Number of Derailed Train Records	0
Number of Vessel Records	0

Total incidents for reporting year 2010: 1

END OF REPORT

This search was done on October 22, 2019. It was compiled from government data last released on June 25, 2018. The data were obtained from the U.S. Coast Guard's **National Response Center** database (NRC).

Search Criteria Used	
Reporting Year	ALL ▼ GO
Incident ID Number	939095
Level of Detail	Extended ▼ GO
Type of Report Output	Text (HTML) ▼ GO

Incident with ID number 469272 (1982-2018)

Search Criteria Used (More)	
Reporting Year	ALL ▼ GO
Level of Detail	Extended ▼ GO
Type of Report Output	Text (HTML) ▼ GO

Reporting Year: 1998

Incident ID #1 : 469272

Call Recordkeeping [?](#)

Incident ID Number	469272
Date Call Received	12/31/1998
Date Call Complete	12/31/1998
Call Type	Incident

Suspected Responsible Party [?](#)

Resp. Organization Type	PRIVATE CITIZEN
Resp. City	HARTFORD
Resp. State	SD
Resp. Zip Code	57033

Incident Description [?](#)

Incident Description	94 PETERBILT / RUPTURED FUEL TANK / RELEASED DIESEL INTO SPRING CREEKBRAKES RELEASED/ TRUCK ROLLED DOWN HILL INTO CREEK
Incident Type	MOBILE
Incident Cause	EQUIPMENT FAILURE
Incident Date / Time	12/31/98 4:00
Incident Date	12/31/1998
Incident Occurred/ Discovered/ Planned	OCCURRED
Additional Info	SIZE: 2 X 3 FEET / TEMP: 0F / CLOUD COVER: SNOW / WIND: NONE

Incident Location [?](#) (Incident ID #1 : 469272)

Location Address	26017 466TH AVE
City Near Location	HARTFORD
Location State	SD
Location County	MINNEHAHA
Location Zip Code	57033
Distance From City	0

Material [?](#)

Chris Code	ODS
Amount Of Material	0
Name of Material	OIL: DIESEL
Material Reached Water	YES
Amount In Water	0

Impact Information [?](#)

Fire Involved (Yes/No)	No
Evacuations (Yes/No)	No
Number Evacuated	0
Number Injured	0
Number Fatalities	0
Property Damage (Yes/No)	No
Property Damage (in Dollars)	0
Air Corridor Closed (Yes/No)	No
Waterway Closed (Yes/No)	No
Road Closed (Yes/No)	No
Major Artery (Yes/No)	No

Track Closed (Yes/No)	No
Track Closure Time	0
Medium Description	WATER
Additional Medium Info	SPRING CREEK
Community Impact (Yes/No)	No
Passengers Transferred	UNK

Continuous Release [?](#) (Incident ID #1 : 469272)

All data fields in this section were blank.

Remedial Action [?](#)

Remedial Action	NONE
-----------------	------

Drilling Platform Details [?](#)

All data fields in this section were blank.

Fixed Object Details [?](#)

Structure Operating (Yes/No)	Yes
------------------------------	-----

Mobile Incident [?](#)

All data fields in this section were blank.

Mobile Incident Details [?](#)

All data fields in this section were blank.

Pipeline Details [?](#) (Incident ID #1 : 469272)

Pipeline Above Ground	ABOVE
-----------------------	-------

Railroad Incident [?](#)

Grade Crossing (Yes/No)	No
Crossing Device Operational (Yes/No)	Yes
Brake Failure (Yes/No)	No
Railroad Hotline	No
Sub-Part C Testing Required	XXX
Passenger Route	XXX
Passenger Delay	XXX

Storage Tank Details [?](#)

Tank Above Ground	ABOVE
-------------------	-------

Aircraft Details [?](#)

All data fields in this section were blank.

Vessel Incident [?](#) (Incident ID #1 : 469272)

Allision (Yes/No)	No
-------------------	----

Weather [?](#)

All data fields in this section were blank.

Material In Water [?](#)

Offshore (Yes/No)	No
-------------------	----

Unknown Sheen Details [?](#)

All data fields in this section were blank.

Disused Fields [?](#)

All data fields in this section were blank.

Record Counts ?

Number of Materials Records	1
Number of CR Materials Records	0
Number of Mobile Vehicle Records	1
Number of Train Records	0
Number of Derailed Train Records	0
Number of Vessel Records	0

Total incidents for reporting year 1998: 1

END OF REPORT

This search was done on October 22, 2019. It was compiled from government data last released on June 25, 2018. The data were obtained from the U.S. Coast Guard's **National Response Center** database (NRC).

Search Criteria Used	
Reporting Year	ALL ▼ GO
Incident ID Number	469272
Level of Detail	Extended ▼ GO
Type of Report Output	Text (HTML) ▼ GO

Spill Reports Search

10-22-2019

Search Spills by Attributes:

ID No:

Status:

Reported Date: (on or after)

Reported Date: (on or before)

Site Name/Responsible Party:

County:

City (nearest): Hartford

Zip Code:

Site type:

Spill Category:

Source Type:

Search H:

BUFFER SEARCH
Radius: 0.5



Download Search Results - Additional information provided on download.

Identified Reports - 8 matches	ID No	Status	Site Name	Street	City	Material	Source Type	Reviewer
	91.313	C	Tammen Oil Company Bulk	304 West 2nd	Hartford	Petroleum	Other(See Case File)	SB
	91.359	C	West Central School District	115 N. Main	Hartford	Diesel	Other(See Case File)	SB
	97.294	C	Former Young Trucking - Tank Removal	306 W. Second Street	Hartford	Waste Oil	Other(See Case File)	TF

ID No	Status	Site Name	Street	City	Material	Source Type	Reviewer	
91.313	C	Tammen Oil Company Bulk	304 West 2nd	Hartford	Petroleum	Other(See Case File)	SB	<input type="text" value="1991.313.pdf"/> ▾ <input type="button" value="Download"/>
91.359	C	West Central School District	115 N. Main	Hartford	Diesel	Other(See Case File)	SB	<input type="text" value="1991.359.pdf"/> ▾ <input type="button" value="Download"/>
97.294	C	Former Young Trucking - Tank Removal	306 W. Second Street	Hartford	Waste Oil	Other(See Case File)	TF	<input type="text" value="1997.294.pdf"/> ▾ <input type="button" value="Download"/>
2000.301	NFA	Former Township Hall site - Tank Removal	NE at 3rd St. & Oaks Ave	Hartford	diesel fuel	Other(See Case File)	SB	<input type="text" value="2000.301.pdf"/> ▾ <input type="button" value="Download"/>
2019.183	O	Brownfields - Lot 6 Railway Addition	132 South Main Avenue	Hartford		Brownfields	NS	<input type="text" value=""/> ▾ <input type="button" value="Download"/>
9999.199	W	Withdrawn ATP - West Central School	101 Eastern (Eastern & 2nd)	Hartford		Withdrawn ATP		<input type="text" value="9999.199.pdf"/> ▾ <input type="button" value="Download"/>
2001404.000	C	Clean ATP - Gabbert Property, was Minnehaha County Shop	204 Western Avenue	Hartford		ATP	KM	<input type="text" value="2001404.pdf"/> ▾ <input type="button" value="Download"/>
2006014.000	C	Clean ATP - West Central School District	115 Main Avenue	Hartford		ATP	KH	<input type="text" value="2006014.pdf"/> ▾ <input type="button" value="Download"/>

Matching: hartford

Search by Attributes:

County City All Fields Active/Inactive

Search: hartford

Search by Buffer:

Buffer Distance in Miles: 0.5

Search Results:

Matching: hartford

- WEST CENTRAL SCHOOL

DIST #49-7 HARTFORD, undefined

- HARTFORD

MAINTENANCE SHOP HARTFORD, undefined

- HARTFORD SHOP

HARTFORD, undefined

FACILITY OVERVIEW

Facility Number: Facility Name: Current: Z

Owner: Address: City: State:

Tank Information

earch Results:

Matching: hartford

Show Tank Info
Show Tank Info
Show Tank Info
Show Tank Info
Show Tank Info

- WEST CENTRAL SCHOOL DIST #49-7 HARTFORD, undefined

- HARTFORD MAINTENANCE SHOP HARTFORD , undefined

- HARTFORD SHOP HARTFORD, undefined

- HARTFORD FARMERS ELEVATOR HARTFORD, undefined

- HART WASTEWATER TREATMENT PLANT HARTFORD, undefined

10-22-2019

Select City: ▼ Minnehaha ▼ Select Category: ▼ Filter Results: Filter Reset



Legend

Facility Categories

- Coal Ash
- Construction Debris
- Kiln Dust
- Yard Waste
- Medical Waste
- Regional Landfill
- Petroleum-Contaminated Soil
- Restricted Use
- Waste Tire
- Transfer Station
- Multiple Categories

Results

Category	Operator	Address	City	State	Phone
Restricted Use	Dell Rapids, City	PO Box 10	Dell Rapids	SD	(605) 428-3595
Medical Waste	Veterans Affairs (Department)	P.O. Box 5046 (Mail Receiving)	Sioux Falls	SD	(605) 336-3230
Construction Debris	Runge Enterprises, Inc.	PO Box 86490	Sioux Falls	SD	(605) 334-4833
Medical Waste	Stericycle, Inc.	1670 Meadow View Rd (mailing address)	Egan	MN	(651) 788-7978
Regional Landfill	Sioux Falls, City of	224 W. 9th Street	Sioux Falls	SD	(605) 367-8162
Construction Debris	Friessen Construction	615 S. Marion Road	Sioux Falls	SD	(605) 332-6355
Construction Debris	Soukyn Construction, Inc.	PO Box 89106	Sioux Falls	SD	(605) 332-5282

Restricted Use	Dell Rapids, City	PO Box 10	Dell Rapids	SD	(605) 428-3595
Medical Waste	Veterans Affairs (Department)	P.O. Box 5046 (Mail Receiving)	Sioux Falls	SD	(605) 336-3230
Construction Debris	Runge Enterprises, Inc.	PO Box 86490	Sioux Falls	SD	(605) 334-4833
Medical Waste	Stericycle, Inc.	1670 Meadow View Rd (mailing address)	Egan	MN	(651) 788-7978
Regional Landfill	Sioux Falls, City of	224 W. 9th Street	Sioux Falls	SD	(605) 367-8162
Construction Debris	Friessen Construction	615 S. Marion Road	Sioux Falls	SD	(605) 332-6355
Construction Debris	Soukup Construction, Inc.	PO Box 89106	Sioux Falls	SD	(605) 332-5282
Restricted Use	Colton, City	Box 66	Colton	SD	(605) 446-3811
Medical Waste	Medical Waste Transport, Inc	25784 Cottonwood Avenue	Sioux Falls	SD	(605) 543-6900
Yard Waste	Baltic, City of	PO Box 327	Baltic	SD	(605) 529-5497

Search Tier II by Attributes:
 Facility No: _____
 Reporting Year: 2018 ▾
 Facility Name: _____
 Address: _____
 City: Hartford ▾

BUFFER SEARCH
 Radius: 0.5 _____ miles



Identified Reports - 1 match				
Facility Number	Reporting Year	Facility Name	Address	City
MN 0322	2018	Golden West - Hartford	116 N. Main Ave.	Hartford

APPENDIX F



**GEOTEK ENGINEERING
& TESTING SERVICES, INC.**
909 East 50th Street North
Sioux Falls, South Dakota 57104
605-335-5512 Fax 605-335-0773

October 9, 2019

SD Department of Environment & Natural Resources
Groundwater Quality Program
Joe Foss Building
523 East Capitol
Pierre, South Dakota 57501

Attn: Mr. Nayyer Syed

Subj: Cost Estimate and Work Plan
Targeted Brownfields Assessment
Vacant Lot
S. Main Ave
Hartford, SD
DENR #pending

Dear Mr. Syed

INTRODUCTION

This correspondence is pursuant to your recent request for a cost estimate and work plan to perform a Targeted Brownfields Assessment for the referenced site. The purpose of this correspondence is to outline a scope of work, estimated fees, scheduling information, and the terms and conditions under which we will perform the work.

BACKGROUND INFORMATION

The subject property consists of one vacant lot in the central part of Hartford, SD. The lot is approximately 65-80' north-south by 150' east-west. The legal description is Lot 6, Railway Addition to the City of Hartford, Minnehaha County, SD. The current owner is the City of Hartford. Consideration is being given to transfer of the property to the Hartford Area Development Foundation.

The Hartford Area Development Foundation has applied to the Targeted Brownfield Financial Assistance Program of the South Dakota Department of Environment and Natural Resources for assessment of the project site.

WORK PLAN

Based on our understanding of the project the following work plan is proposed:

Task 1 - Phase I Environmental Site Assessment by ASTM 1527-13

1. Review of information on the geology and hydrogeology of the site vicinity. Review of available information, if any, regarding previous sampling and analysis of soil, groundwater, or surface water conducted at the site.
2. Review of the subject property, records, and interviews of individuals associated with the property regarding the present or past existence of suspect asbestos containing materials, environmental permits or licenses, hazardous or potentially hazardous substances, distressed vegetation, stained soil, unusual grade changes, random dumping or on-site disposal, local flood maps, suspect polychlorinated biphenyls (PCBs), and underground/above ground storage tanks.
3. Conduct a site vicinity reconnaissance to identify adjacent off-site facilities that could potentially impact the subject property.
4. Review of available historical resources such as aerial photographs, fire insurance maps, tax assessor records, recorded land title records, USGS topographic maps, street directories, county atlases, and building department records, to identify, as nearly as possible, past uses of the property.
5. Review of reasonably available regulatory agency information and records. Verbal and/or written communication with federal, state and local environmental regulatory agencies concerning the usage, storage, treatment, and disposal of hazardous substances.
6. Preparing a report presenting our observations, pertinent documents, opinions, and recommendations.

FEES

Consultant's fees will be charged on a unit cost basis. For the scope of work outlined above the estimated units and unit costs are outlined on Attachment A. This is an estimate only. Actual fees billed will depend upon the amount of work performed and expenses incurred. Consultant will not, however, exceed the estimate without Client's prior approval.

SCHEDULE

Consultant will coordinate with the DENR and property owner to schedule the work. The anticipated schedule for the work follows:

<u>Task #-Description</u>	<u>Weeks to Complete</u>
1 - Phase I Environmental Site Assessment	3-4

PERSONNEL

Consultant will utilize Mr. Jerald K. Zutz (CPRR #5083) as the project coordinator. The project team will consist of several members of the GeoTek staff.

TERMS & CONDITIONS

We understand that this work will be performed under the State of South Dakota Regulated Substance Discharge Response Contract for Consulting Services.

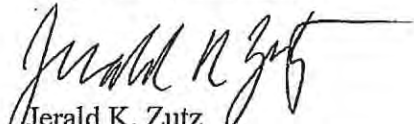
ACCEPTANCE

If this cost estimate and work plan is acceptable, please indicate acceptance by signing and dating in the indicated area and returning a copy to our office.

REMARKS

GeoTek Engineering & Testing Services, Inc. appreciates being considered for this work. We look forward to working with you in the future. Please call if you have any questions (605-335-5512).

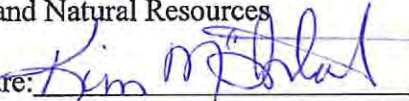
Respectively submitted,


Jerald K. Zutz
Senior Project Manager
PE/Remediator #5083

ACCEPTANCE

Client

SD Dept. of Environment
and Natural Resources

Signature: 

Printed: Kim McIntosh

Title: Program Administrator

Date: 10-10-19

Consultant

GeoTek Engineering &
Testing Services, Inc.

Signature: 

Printed: JERALD K. ZUTZ

Title: SENIOR PROJECT MANAGER

Date: 10-9-19

ATTACHMENT A - ITEMIZATION OF SERVICES

Targeted Brownfields Assessment

**S. Main Ave
Hartford , SD**

<u>DESCRIPTION</u>	<u>EST. QUANTITY</u>	<u>COST</u>	<u>SUBTOTAL</u>
<u>Task 1 - Phase I Environmental Site Assessment</u>			
Senior Project Manager-travel	1 - 1 hours	\$135.00	\$135.00 - \$135.00
Senior Project Manager-site	1 - 1 hours	\$135.00	\$135.00 - \$135.00
Senior Project Manager-office	15 - 18 hours	\$135.00	\$2,025.00 - \$2,430.00
Mileage	30 - 40 miles	\$0.65	\$19.50 - \$26.00
Historical Data-Sanborn Fire			
Insurance Maps ¹	1 - 1 each	\$166.75	\$166.75 - \$166.75
Document Copies ¹	0 - 1 lump sum	\$25.00	\$0.00 - \$25.00
Chain of Title ¹	0 - 1 each	\$414.00	\$0.00 - \$414.00
CAD Operator	0.5 - 1 hours	\$60.00	\$30.00 - \$60.00
Clerical	1 - 2 hours	\$40.00	\$40.00 - \$80.00
	Estimated Total		\$2,551.25 - \$3,471.75

Note: Estimated total does not include applicable taxes.

¹ - A 15% markup will be charged on all subcontracted services.



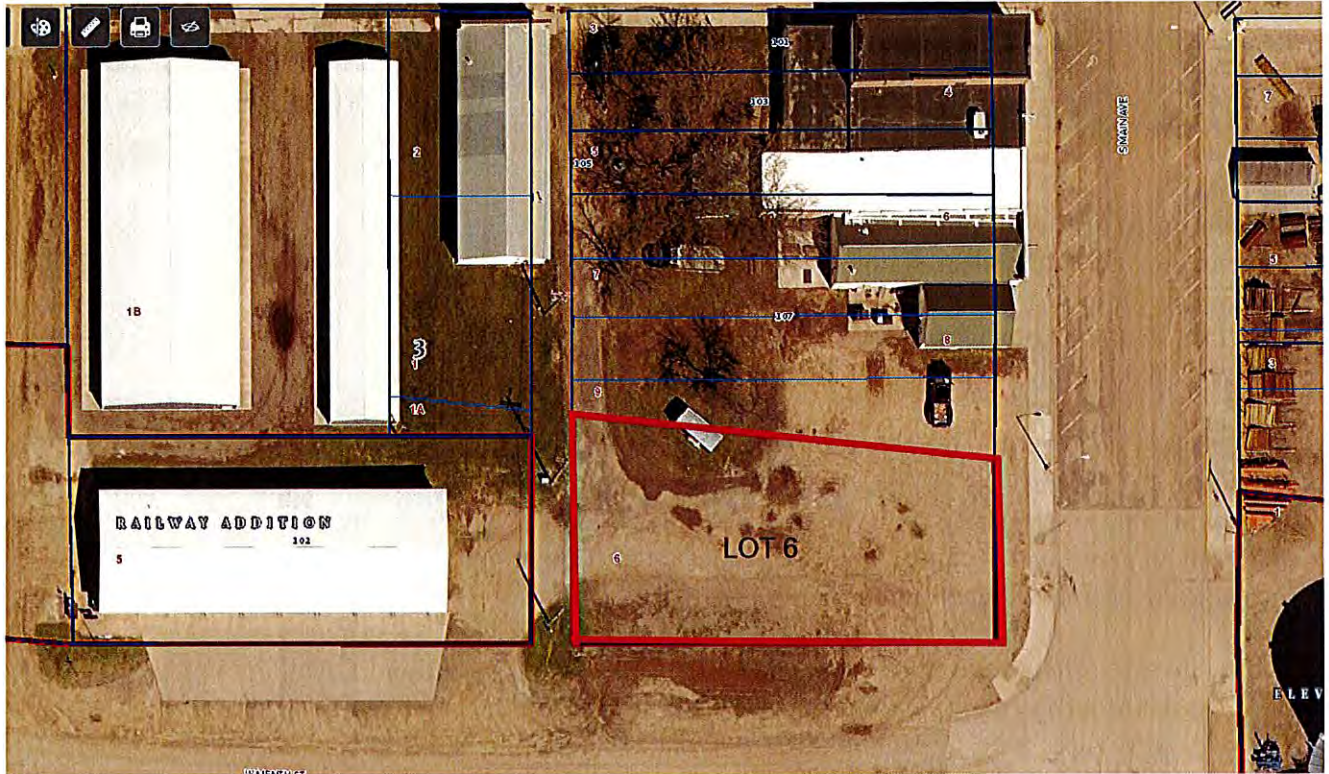
APPLICATION FOR TARGETED BROWNFIELDS ASSESSMENT

Department of Environment and Natural Resources
Ground Water Quality Program
523 East Capitol Avenue
Pierre, South Dakota 57501
Phone: 605-773-3296 Fax: 605-773-6035

South Dakota Department of Environment and Natural Resources (DENR), Ground Water Quality Program is currently providing Phase 1, Phase 2, or other specific site assessment assistance at selected Brownfield properties. To request the Department's assistance for site assessments, interested parties must submit an assessment request, which includes the information identified below. Applicants will be contacted after the Department reviews the request.

The site assessment request should include the following information, if available:

1. **Contact Person** (please provide a cover letter with the applicant's signature)
 - Provide name: Jesse Fonkert, Chamber & Economic Development Director
 - Telephone number: 605-528-3338
 - Fax number: 605-528-3320
 - Postal address: 125 N. Main Ave., Hartford, SD 57033
 - E-mail address: Jesse.fonkert@hartfordsd.us
2. **Site/Project Location**
 - Provide the site name and address, including city, county, zip code, and total acreage.
 - Physical Address: N/A – Currently unaddressed but is located just south of 107 S. Main Ave., Hartford, SD 57033
 - Legal Description: Lot 6 Railway Addition to City of Hartford
 - Size: Approximately 11,500 sq ft
 - If available, provide a map of the site (preferably its latitudinal and longitudinal location on a USGS topographical quadrangle map).
 - Latitude: 43.621391
 - Longitude: -96.946174



- Provide amount of delinquent property taxes (if any).

\$0.0

- Provide assessed value of the property.

\$0.00 – Currently owned by the City of Hartford

3. Site History and Current Status

- Briefly describe the known past and current uses of the site.

Currently, the City uses the lot as parking and during winter, snow storage. According to City documents, the City has owned the lot since July 14, 1983. Prior to that, the lot was possible in the railway right of way.

- Describe local/state/federal regulatory involvement at the site (e.g., whether the state has already invested funds in the property or if there is an ongoing or planned state/federal enforcement action at the site).

None that is planned at this time.

- Describe environmental conditions, including level and type of contamination (if known), and a summary of any known past environmental investigations.

There are no environmental investigations or contaminations known at this time. Since 1983, the lot has been used primarily as parking and snow storage.

- Summarize past and present developer interest

The Hartford Area Development Foundation is planning on taking ownership of this lot in the near future and plans to use it to incentivize a business to move to Hartford.

- Describe past, current, and future ownership status. If property is not owned by applicant, describe how applicant anticipates obtaining access to property in order to conduct assessment activities.

The City of Hartford has started the process of transferring the lot to the Hartford Area Development Foundation. Pending environmental assessment results, the Foundation, a 501 (c) 3 non-profit economic development organization will be asking for Requests for Proposals (RFP) for parties interested in building/starting a business that brings 3rd Penny Sales (BBB) Taxes to the City.

4. Project Period and Budget

- State the desired project completion time period and schedule.

We hope to have the Phase 1 complete in the next 30 days and an RFP out for consideration by the end of November.

- Provide a budget page showing a breakdown of assessment activities and estimated costs.

We do not have a budget for the site.

5. Assurance of Future Redevelopment of the Site

- Describe how the site ownership will be controlled, i.e., publicly owned either directly by a municipality or through a quasi-public entity such as a community development corporation. Privately owned sites need to provide a substantial public benefit or a clear means of how the Department's expenditures will be recouped either through an agreement or lien.

The Hartford Area Development Foundation, a community development corporation, will own the land for the time being. Our plan is to use the land as an incentive to attract a business to build in Downtown Hartford.

- Describe the roles of all other key stakeholders in the project, i.e., community organizations, state involvement, city involvement, etc.

The City of Hartford will be transferring the land to the Hartford Area Development Foundation in the next 30 days. Depending on the results of the Phase 1, the HADF will be using it as an incentive to attract a business to Hartford that will be generate 3rd Penny (BBB) Sales Tax Revenue and will help bring traffic and business to our downtown. Depending on the business, there might be a need for SBA 504 Financing.

- Describe efforts directed toward community involvement, i.e., is the community aware of the project and do they support the proposed redevelopment? If community is not aware of the project, what are the plans to involve the community?

We are in the beginning stages of the redevelopment process. Before we concentrate on making the public aware, we want to make sure the property is developable. Once the HADF determines the ability to develop the property, the public will be made fully aware of the Request for Proposals.

- Identify cleanup funding sources, i.e., direct or leveraging of funds and availability of financial incentives.

At this point we have not identified funding sources for cleanup. If it is determined that the property is going to require significant investment to make developable, we are going to have to reassess the situation.

- Describe redevelopment plans, i.e., the desired future use of the site, the likelihood of redevelopment, and how the site fits within overall redevelopment plans.

Lot 6 is located on the southern end of Main Ave by the South Bar in Hartford's downtown. Over the last 12 -18 months, downtown has seen rapid redevelopment. In that time frame, Downtown Hartford has added a brewery, boutique, event hall, coffee shop, flower shop, and public library. We see this lot

being a key component to the downtown redevelopment efforts. Based on Hartford's growing population and its friendly business environment, we see the likelihood of redevelopment to be very high.

- List any commitments in place that provide evidence that this site will be cleaned up and redeveloped, and is capable of becoming an operating business that provides jobs for the community or will become an asset to the community.

As a 501 (C) 3 economic development organization, our resources are extremely limited. If it is determined that this site is going to need significant cleanup to be developable, we will have to reassess to the situation. We believe the site is uncontaminated at this point.

The City of Hartford has shown its commitment to seeing this site redeveloped evidence by the Council decision to transfer the land at no cost to the Hartford Area Development Foundation. Based on Hartford' population growth, proximity to Sioux Falls, and location along I-90, we strongly believe that the site is prime for redevelopment, specifically in a tourism related industry.

6. Benefits

- Explain how site revitalization will serve to spur further beneficial activities at nearby locations.

Site revitalization will complement the business growth occurring in the downtown district. By taking a site that is currently not generating property tax, sales tax, or any commerce and making it viable, we are spurring beneficial activities for nearby location. More traffic to this business will add further draw to the surrounding businesses.

Since this site is located downtown, away from major roads or highways, it is paramount to the success of downtown redevelopment efforts to attract businesses that are destination locations. We foresee the RFP being phrased in a way that gives preference to that type of business.


- Describe how site redevelopment will benefit the community.

Site redevelopment will benefit the community in a number of different ways. A new business on the site will generate sales tax and property tax revenue for the City of Hartford and property tax revenue for West Central School District. A new business will make Hartford even more attractive to families looking to locate in the Hartford area as well as another opportunity for employment in our community.

- State whether a direct health/environmental threat will be mitigated.

Depending on the level of the threat and the resources available, the threat will likely be mitigated.

Applicant Signature


10-8-2019



South Dakota
 Department of Environment
 & Natural Resources
 Ground Water Quality

Consent For Access To Property and Waiver of Liability

Owner Name:	City of Hartford
Owner Address:	125 N. Main Ave
Owner City:	Hartford, SD 57033
Property Address:	N/A Legal: Lot 6 Railway Addition (Just south of 107 S. Main Ave)
Property City:	Hartford, SD 57033
Approximate Property size	11,500 sq ft

I, the owner of the property described above or his authorized representative, consent to officers, employees, and authorized representatives of the South Dakota Department of Environment and Natural Resources (DENR) entering and having access to the property described above for the following purposes:

- Obtaining information necessary to prepare a ASTM Phase I and Phase II Assessment of the buildings and property.
- Obtaining information necessary to do asbestos/lead inspections of the building.
- the taking of such soil, water, air and interior substance samples as may be determined to be necessary;
- the sampling of any solids or liquids stored or disposed of on site;
- the drilling of holes and installation of monitoring wells for subsurface investigation;
- other actions related to the investigation of surface or subsurface contamination;
- taking response actions including asbestos abatement, tank system removal, site stabilization, removal of hazardous materials and substances, material excavation, and other action deemed necessary to protect human health and the environment.

The DENR and their contractors agree to properly abandon the boring holes and ground water monitoring wells in accordance with state law at no cost to the property owner. I acknowledge that these actions by DENR and their contractors are undertaken pursuant to a request for state assistance under the South Dakota Brownfields Revitalization and Economic Development Program outlined in South Dakota Codified Law 46A-1-100 through 46A-1-106.

RELEASE AND WAIVER OF LIABILITY, ASSUMPTION OF THE RISK AND INDEMNITY AGREEMENT

By my signature below, I acknowledge that I am aware of, appreciate the character of, and voluntarily assume the risks involved in participating in the South Dakota Brownfields Revitalization and Economic Development Program.

By my signature below, on behalf of myself, my heirs, next of kin, successors in interest, assigns, personal representatives, and agents, I hereby:

1. Waive any claim or cause of action against and release from liability the State of South Dakota, its officers, employees, and agents for any liability for injuries to my person or property resulting from my participation in the activity listed above;
2. Agree to indemnify and hold harmless the State of South Dakota, its officers, employees, and agents for any claims, causes of action, or liability to any other person arising from my participation in the activity listed above; and

I HAVE READ THIS RELEASE AND WAIVER OF LIABILITY, ASSUMPTION OF THE RISK AND INDEMNITY AGREEMENT, FULLY UNDERSTAND ITS TERMS, UNDERSTAND THAT I HAVE GIVEN UP SUBSTANTIAL RIGHTS BY SIGNING IT, AND HAVE SIGNED IT FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO ME AND INTEND MY SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF ALL LIABILITY TO THE GREATEST EXTENT ALLOWED BY LAW.

Name:	Teresa Sidel, City Administrator		
Address:	125 N. Main Ave		
Phone #:	605-528-6187	Date:	10/8/2019
Signature:			