



**DENR**  
SOUTH DAKOTA

DEPARTMENT of ENVIRONMENT  
and NATURAL RESOURCES

JOE FOSS BUILDING  
523 EAST CAPITOL  
PIERRE, SOUTH DAKOTA 57501-3182  
denr.sd.gov

March 11, 2021

Terry Johnson  
Engineering Project Supervisor  
City of Mitchell  
612 North Main Street,  
Mitchell, SD 57301

RE: Brownfields Phase I Assessment at the downtown building, 223 North Main Street, Mitchell, Department of Environment and Natural Resources  
File number 2021.024

Dear Mr. Johnson:

The Department of Environment and Natural Resources (department) Brownfields Program has completed the review of the Phase I Environmental Site Assessment (Phase I) report for the above-mentioned property. The Phase I was done by the Houston Engineering Inc (HEI). The department has the following comments,

The Phase I has revealed the following evidence of recognized environmental conditions (RECs) and potential environmental concerns in connection with the subject property.

- The subject property has a recorded use as a printing facility. Such a use would likely have included regulated substances such as petroleum compounds, metals and /or solvents.
- A dry cleaner is identified in the building in early 1900's. Dry cleaners may utilize and dispose of regulated substances such as petroleum products or chlorinated solvents.
- The historic use of a boiler steam heating system is documented. It is assumed that fuel oil was the original boiler fuel.

Based upon the identified issues, the department recommends that a Phase II assessment be performed to identify as well as to quantify contamination present at the site as a result of the above-mentioned RECs.

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If requested, the department can assist the City of Mitchell using Brownfields funding to perform the Phase II assessment. In anticipation of your request, HEI has been asked to submit a work plan to do the Phase II assessment at the above-mentioned property.

Should you have any question or desire clarification of any item, please feel free to contact me at 605-773-3296.

Sincerely,



Nayyer Syed  
Brownfields Program Manager  
Division of Ag and Environmental Services  
SD DENR  
<https://denr.sd.gov/Brownfields>

cc: Brad Peschong, Houston Engineering Inc (HEI),  
Mark Jenniges, Davison County Emergency Manager,