

WESTERSUND Joe

From: GILLES Bruce A
Sent: Monday, August 11, 2014 3:13 PM
To: WESTERSUND Joe
Subject: FW: Progress Dry Cleaners - Perc

Bruce Gilles, Manager
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-----Original Message-----

From: GILLES Bruce A
Sent: Tuesday, May 05, 2009 6:08 PM
To: 'John Hudson'
Cc: Jim Kincaid; Charles Kobin; Tim O'Gara; DEZEEUW Dick; PUGH Mark
Subject: RE: Progress Dry Cleaners - Perc

John,
As previously indicated, DEQ does not have concerns with your moving forward with planned remodeling and leasing of the space.

Concerning past and future costs that you may incur, the law requires DEQ pre-approval of these expenditures for reimbursement from the fund. We will need an agreement between DEQ describing what future costs you incur we will reimburse. We do not reimburse personal legal costs. Please refer to the fact sheet located at the address to our website:

<http://www.deq.state.or.us/lq/pubs/factsheets/cu/dryclnr/ENGEnvResponseClaim.pdf>

Bruce
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-----Original Message-----

From: John Hudson [<mailto:hicjhh@earthlink.net>]
Sent: Saturday, May 02, 2009 9:36 PM
To: DEZEEUW Dick; GILLES Bruce A; PUGH Mark

Cc: Jim Kincaid; Charles Kobin; Tim O'Gara
Subject: Progress Dry Cleaners - Perc

I talked with Fred of Jacobs HVAC Friday, and he confirmed that the carbon filter in the HVAC unit for 8602 SW Hall Blvd. had been changed three times since the bracket and filter originally installed. I told him to see that the carbon filter is changed quarterly when the regular HVAC quarterly maintenance is done at the shopping center.

I will also have Fraher Electric periodically check the vent fan to see that it is properly functioning.

I have set up with Tim O'Gara to do air and water sampling every six months for the next year, and then either twice a year or yearly after that.
Copies of the lab reports/O'Gara's reports will be made available to DEQ.

Based on email from Gilles, the premises are habitable at this time; if this is subject to revision, please advise asap.

I am going to be meeting with Mike Torgerson of CBS, contractors, to ascertain what all needs to be done to complete the remodel of the premises, and set a time for this work to be done. If DEQ, or anyone else, has any reasons why I shouldn't go ahead with the remodel, which will include floor carpet or tile, please advise ASAP.

I do have a tenant at Progress in another larger premise who is, or was, interested in moving into the 8602 space; unless there is reason why this space should not now be rented, I plan on renting. HIC will make very clear to this, or any other prospective tenant for the space, that there is and was contamination. HIC has, and will continue to, make clear to all the shopping center tenants that there is contamination at, and around, the former dry cleaner space. (for that matter, there is also contamination at the gas station at the corner)

There are questions stated in the prior emails that I would like to have answers to, if anyone is so inclined to pursue same.

As I have time, I shall gather together the invoices for costs associated with HIC's involvement with the 8602 contamination, and will present a list and copies to DEQ, presumably MR. Pugh ??, for reimbursement. I have, for my own purposes, catagorized costs as legal, consultant, sampling/lab.

I am going to continue to look into HIC having further soil excavation done, including under the foundation and to the West. I am concerned about health risks, and I am concerned about the impact on the value of the shopping center due to the contamination. If I do go ahead and do excavation, Mr.

O'Gara will provide details to DEQ; the great part of doing this is that I will expense the costs, and the socialist govt. now in power will pay about 50% of the costs, and that makes me feel real good.

Thanks.

John H. Hudson-Pres.
Hudson Investment Company