

December 10, 2024

Christer Loftenius
Washington State Department of Ecology
PO Box 47600
Olympia, Washington 98604

**Re: Progress Report No. 40, District on the River Redevelopment
November 2024**

Sagamore Spokane, LLC; PPCD No. 21200059-32
Facility/Site ID #1523145 and Cleanup Site ID #3509
Aspect Project No. 190210

Dear Christer:

This Progress Report has been prepared by Geosyntec Consultants, Inc dba Aspect Consulting (Aspect) for the District on the River Redevelopment at the Hamilton Street Bridge site (Site) as a requirement of Prospective Purchaser Consent Decree (PPCD) No. 21200059-32 between Sagamore Spokane, LLC (Sagamore) and the Washington State Department of Ecology (Ecology). The PPCD was signed and executed on January 15, 2021. Section XII of the PPCD requires Sagamore to submit to Ecology a written monthly Progress Report that describes the PPCD-required actions completed during the reporting period. This Progress Report No. 40 covers the reporting period of November 1 through November 30, 2024.

1) Progress During Reporting Period

Progress and actions taken at the Site during this period include:

- Monthly Progress Report No. 39 (October 2024) was transmitted to Ecology on November 8, 2024.
- Security Team Site Visits occurred weekly to evaluate downed fencing and trespassing/camping along the Spokane River.
 - Sagamore changed Security Teams in November 2024. The Security Team found a significant increase in encampments, trespassing, and downed fencing in early November. They made significant progress to have encampments and trash removed and replacement and anchoring of fencing (see photos below). The Security Team made calls to the Spokane homeless outreach team. Aspect prepared a plan to change access around the site and add signage. This plan was provided in a Memo to Ecology dated August 26, 2024 and attached to the August monthly report dated September 16, 2024. We received an email from Ecology dated October 30 posing some question about the plan and Aspect responded on October 31. The fencing modifications have occurred but signage has not been implemented yet pending feedback from Ecology.



Early November 2024 site photos showing trash, encampments and downed fence.



Post November 19, 2024 photo of site after encampment removal and fence repair, anchoring.

- Sagamore received a letter from Ecology entitled, “Site Status – Groundwater Monitoring and Site Control” dated October 24, 2024. Aspect, on behalf of Sagamore responded with an acknowledgement email on October 29, 2024 and is awaiting feedback from Ecology on the language it wants to see on no trespassing and environmental concern signage.
- The one remaining stockpile remains appropriately covered and secured.

2) Sampling and/or Testing Reports Received

- No soil or groundwater samples were obtained for testing during this reporting period.

3) Summary of Deviations

- No deviations occurred during this reporting period.

4) Schedule

- Sagamore has been working on the logistics around a building design change, by eliminating one of the two buildings along MLK. We understand that Sagamore has received approvals from the City on the modified site design, is in the process of selecting a general contractor, and forming a joint venture with a development partner to oversee development. The current plan is to start construction in the latter part of Q1 2025. A revised construction schedule will be included in an EDR Amendment transmitted to Ecology once Aspect is provided the approved updated design plans.

5) Contact with Other Parties

- None

6) List of Deliverables and Key Activities Planned for Next Month

- Sagamore, Aspect, and Sagamore legal counsel are working on a PPCD Schedule extension request letter that will be submitted to Ecology and the Attorney General's office in December 2024.

Please let us know if you have any questions.

Sincerely,

Aspect consulting



Dave Cook, LG, CPG
Senior Principal Geologist
dave.cook@aspectconsulting.com

Attachment: none

cc: Chuck Dubroff and Bob Hayes, Sagamore Spokane LLC and Mike Ingram
(email only)