



Meeting Notes

Meeting Topic: Monthly Status Meeting
Meeting Date and Time: 08/28/2025; 1 to 2 PM
Project Number: M0592.06.001
Project Name: Tiki Car Wash
Meeting Location: Virtual
Recorded by: Josh Elliott and Erik Bakkom

Attendees: Charlie Swift, Akana
Dale Myers, Ecology
Erik Bakkom, MFA
Jim Peterson, Ecology
Josh Elliott, MFA
Kelly Pullen, Tiki Enterprises
Nancy Barnett, Tiki Enterprises
Nick Treat, Ecology
Olu Akeroro, Ecology
Tanner Bushnell, Ecology

Distribution: All Attendees, Justin Hansen (MFA), File

Dale Myers Retirement:

1. Dale is retiring in 30 days, at the end of September 2025.
2. Olu is the assigned project manager effective immediately; Dale will continue to support Olu over the next 30 days.

Feasibility Study Approach:

1. Discussion as to whether the Tiki Property should be included in the disproportionate cost analysis (DCA) or should be treated separately as a model remedy.
2. The group agreed that the on-property excavation (source removal) would be a model remedy and does not need to go through a DCA. A DCA is required for remedial options for the off-property area of the Site.
3. Discussion as to the off-property remedial action alternatives and the timing of additional pre-design sampling off-property.
 - a. Pre-design sampling and geotechnical investigation to inform full excavation of the Tiki property is included in Amendment 2. These work items are currently out of scope.

- b. It was discussed whether these items, particularly the pre-design sampling, should be completed ahead of the feasibility study (FS) or not. The additional data would help inform the alternatives evaluation in the FS but might not be strictly necessary to allow for informed selection of a remedial alternative. This data would be needed to inform design of the selected alternative.
4. It was agreed that the pre-design sampling and geotechnical analysis can be conducted on a schedule to inform the design, but are not requirements to complete the evaluation of options in the FS. The FS development will proceed without this information.

Tiki Enterprises Schedule and Existing Facility Demolition:

1. Tiki plans to terminate the contract with Chevron effective July 1, 2026.
2. If cleanup is not performed immediately, they can provisionally extend the contract on a monthly basis.
3. Since the existing buildings/structures inhibit excavation planned for the Tiki property, demolition of these structures is required and will be performed using a Department of Ecology Goods and Services Contract.
4. MFA is to support preparation of a bid package for structure demolition work. Building demolition was not anticipated as part of the original contract and will require a Hazardous Building Materials Assessment prior to construction; this work is currently out of MFA's scope.
5. The current target date to begin demolition and remedial construction on the Tiki property is July 1, 2026.