



**City of Green Bay
Green Bay Redevelopment Authority**

**Narrative Information Sheet
FY19 U.S. EPA Cleanup Grant Application**

1) Application Identification:

City of Green Bay Redevelopment Authority
100 North Jefferson, Room 608
Green Bay, WI 54301

2) Funding Requested

- a. **Assessment Grant Type:** Multiple Site Cleanup
- b. **Federal Funds Requested**
 - i. \$500,000 in total funding
 - ii. The RDA is not requesting a cost share waiver.
- c. **Contamination:** Hazardous substance brownfields (\$250,000) and Petroleum (\$250,000)

3) Location: The project will serve properties within the City of Green Bay, which is located in Brown County in the State of Wisconsin.

4) Property Information: The cleanup project includes all parcels listed below. Many of these parcels are contiguous and make up a single site, as numbered in the left column and organized in the project budget (Section 3.c. of the narrative).

Site Number	Parcel Number	Site Address
1	2-78	100 W Mason Street, Green Bay, WI 54303
2	2-77	531 S Broadway, Green Bay, WI 54303
	2-76	525 S Broadway, Green Bay, WI 54303
3	2-71	517 S Broadway, Green Bay, WI 54303
	2-70	515 S Broadway, Green Bay, WI 54303
	2-949-A	511-513 S Broadway, Green Bay, WI 54303
	2-946	505 S Broadway, Green Bay, WI 54303
	3-551	239 Arndt Street, Green Bay, WI 54303
4	3-556	119 Bridge Street, Green Bay, WI 54303

5) Contacts:

a. **Project Director:**

Matt Buchanan, AICP
920-448-3396
matthewbu@greenbaywi.gov
City of Green Bay
100 North Jefferson, Room 608
Green Bay, WI 54301

b. Chief Executive/Highest Ranking Elected Official:

Mayor Jim Schmitt
920-448-3005
JimSc@greenbaywi.gov
City of Green Bay
100 North Jefferson, Room 200
Green Bay, WI 54301

6) Population: 105,116

7) Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	N/A
Applicant is, or will assist, a federally recognized Indian tribe or U.S territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority brownfield site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, ³ or geothermal energy; or any energy efficiency improvement projects.	

8) Letter from the State Environmental Authority: A letter of acknowledgement from the Wisconsin Department of Natural Resources (WDNR) has been included in the application packet.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711



January 18, 2019

Matt Buchanan, AICP
Economic Development Specialist
City of Green Bay, Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301-5026

Subject: State Acknowledgement Letter for the Green Bay Redevelopment Authority
EPA Brownfield Cleanup Grant (\$250,000 Petroleum, \$250,000 Hazardous Substances)

Dear Mr. Buchanan:

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the Green Bay Redevelopment Authority for U.S. Environmental Protection Agency Brownfield Grant funds identified above.

The Wisconsin DNR is fully committed to a collaborative partnership with the Green Bay Redevelopment Authority, and will support your brownfield assessment and remediation efforts in many ways, including:

- The Wisconsin DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The Wisconsin DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for this grant application is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Darsi Foss, Director
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

Copy: Tauren Beggs – DNR NER

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Targeted Area and Brownfields

1.a.i. Background and Description of Target Area: The City of Green Bay (the City; population 105,116), is the third-largest municipality in Wisconsin and the flagship city of a combined metropolitan region of nearly 700,000 people (US Census, 2018). Green Bay is located at the mouth of the Fox River at the Bay of Green Bay, and is at the epicenter of the world's largest concentration of pulp and paper mills (EPA, 2018). While industry brought prosperity to this region, it also resulted in significant soil, groundwater, and surface water contamination as indicated in its status as both a Superfund site (the "Lower Fox River and Green Bay") and one of the US Great Lakes Areas of Concern ("Lower Green Bay and Fox River AOC") (EPA, 2018). This is especially the case along Green Bay's near west-side neighborhoods (Census Tract 8), which is the Target Area of the planned cleanup activities.

The Target Area is located on the western shore of the Fox River (the River), across from Green Bay's downtown core. From the 1800s to the late 1970s the waterfront in the Target Area was thriving with river-dependent industrial businesses that provided decent working-class jobs to residents who lived in the adjacent neighborhoods to the west. Similar to other "rust belt" cities in the Midwest over the past several decades, Green Bay has been forced to transform its manufacturing-based economy toward a services-based economy. This economic shift led to disinvestment in the Target Area's industrial facilities which eventually became antiquated and closed down. As a result, many Target Area residents became unemployed and the former industrial properties became blighted brownfield sites that continue to pose an environmental risk and block public access to the river. This disinvestment has spread to residential and commercial areas within the Target Area which is home to Green Bay's highest concentration of poverty (U.S. Census, 2018).

Since 2009, the EPA, Wisconsin Department of Natural Resources (WDNR), and local agencies have overseen a \$1.3 billion cleanup project along the River, which is anticipated to be complete in 2019. As the health and safety of the River's water quality gradually improve, the demand for recreational activities on the water has substantially increased. Despite this environmental achievement, brownfield properties along the western shore of the River continue to hinder redevelopment and safe public access to the water. This is especially important to the Target Area's large Hmong refugee population who are subsistence fishers that value fishing as part of their cultural identity. Cleaning up the Target Area's brownfield properties, especially Green Bay's Shipyard (application project site), will allow the City and developers to invest in waterfront redevelopment. This will create new opportunities for residents to enjoy the remediated Fox River which has been largely inaccessible since the 1800s.

1.a.ii. Background and Description of Brownfield Site: The project will remediate Green Bay's Shipyard, which is a single contiguous site made up of ± 15 acres on 9 parcels that are located along the Fox River's western shore. In all, the site includes $\pm 2,250$ linear feet of shoreline and approximately ± 11 acres of the site are located within a federally designated floodplain. The Lower Fox River Superfund site is planned to be cleaned up by 2019. The Shipyard project site is not a designated Superfund site.

The site may be categorized into three developable sections (southern, northern, and western sections), which are centered on a large boat slip that opens to the Fox River to the east. Prior to 1907, the boat slip was the mouth of a slough which extended to the west through the Shipyard and was filled with material from an unknown source. This historic urban fill was placed throughout the site and is known to contain RCRA metals, VOCs and/or select PAHs exceeding state standards for protection of groundwater. The site's many historic industrial uses have also likely contributed to contamination identified in both soils and groundwater.

The ± 8 -acre southern section (100 W Mason Street) was previously used by the Green Bay & Western Railroad Company from the 1930s to the 1980s for coal storage and for transferring a variety of goods between railcars and cargo ships. Structures present during this time included warehouses, a concrete mixing plant, oil house, truck storage garage with petroleum storage tanks, and multiple railroad spurs. Currently the southern section is vacant and no structures remain. The widespread presence of RCRA metals, VOCs and PAHs in soils were confirmed with a 2017 Phase II ESA at levels that exceed state cleanup standards.

The ± 6 -acre northern section (239 Arndt and 119 Bridge Street) was primarily used as a storage yard/distribution facility from 1883 to the 1980s, where coal, lumber, and other materials were transferred

between cargo ships and railcars. A furniture manufacturing facility was also known to be located in this section in the 1960s. A Phase II ESA conducted in 2017 confirmed the presence of RCRA metals, VOCs and PAHs in soils. In addition, barium and cyanide was identified in groundwater with concentrations exceeding minimum state standards. A 2018 supplemental investigation of the northwestern end of the section identified hexavalent chromium in the soil and groundwater which likely migrated from an adjacent property used by a metal plating facility.

The western section (500 block of S. Broadway) includes a narrow ±1 acre tract of developable land that is sandwiched between Broadway to the west and an active rail line to the east. Since the 1880s this area was used for a variety of industrial and commercial operations, including a foundry, gas station, auto repair shops, and electrical repair shop. The area is currently vacant and all structures have been demolished with the exception of two former auto shops. Phase II ESAs conducted in 2017 and 2018 confirmed RCRA metals, VOCs and PAHs that were found on the western sections of the Shipyard site.

The City of Green Bay (“City”) and Redevelopment Authority of Green Bay (“RDA”) requests \$500,000 in funding assistance from the EPA to remediate the Shipyard site. As indicated by the Analysis of Brownfield Cleanup Alternatives (ABCAs) (Attachment A), the preferred Alternative 3 is estimated to cost \$1,254,500. The City has approved a development agreement which could fund the remaining remediation costs not covered by the grant. The proposed scope of work will responsibly remediate the known contaminants so that the City and RDA may implement the Shipyard redevelopment plan and re-open public access to the Fox River.

1.b. Revitalization of the Target Area

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: The City and the RDA are spearheading the [Shipyard redevelopment project](#), which is an \$18 million public/private investment in the remediation and redevelopment of a 15-acre brownfield site along the Fox River. Approximately 10 acres (67%) of the redeveloped site will be used for public recreational uses, including an urban beach, docks, kayak launch, play area, and a multi-purpose field for sports, festivals and concerts. These public recreational facilities are planned on the southern section of the site, where a shipping container retail park/business incubator (“Container Park”) is also planned.

On the northern section of the site, a 40,000 sq. ft. corporate headquarters will be constructed by [Breakthrough Fuel, LLC](#). Their facility is being designed to blur the lines of public and private space, to create an enjoyable, active work environment aimed to attract and retain young talent. The RDA will retain ownership of the first 50 ft. of land from shore, spanning the entire 2,250 ft. length of the property shoreline (northern and southern sections). The waterfront will be open to the public and enhanced with a trail and other amenities.

The western section of the site will initially be used for surface parking to accommodate the public recreational facilities. Knowing there’s a higher and better use for this property, the RDA intends to eventually attract a developer to build multi-family housing and/or commercial buildings in this section.

The City and RDA are currently working with a consultant to design/engineer the entire 15-acre property. Remediation and site preparation activities are planned in the summer and fall of 2019. If the EPA cleanup grant is awarded, a request will be made to EPA to reimburse pre-award costs incurred up to 90 days before the award date. The Shipyard redevelopment is planned to be completed by summer 2020 if not sooner.

The project aligns with the City’s 2014 Downtown [AuthentiCity Plan](#), where the site is specifically identified (pages 20 and 52) as representing “a future potential for mixed-use, residential, cultural campus, and/or recreation redevelopment.” The project also implements the City’s 2015 Waterfront Plan which provides a vision for the site with an enhanced shoreline, allowing for high density development and expanded recreation and open space opportunities. Additionally, the project aligns with the City’s 2014 Parks Plan by providing specific recreational facilities that the plan identifies as deficient within the City.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy: If awarded, this grant result in be the creation of ±10 acres of new public recreational space, including an urban beach, docks, kayak launch, play area, and a multi-purpose field for sports, festivals and concerts. It will open up 2,250 feet of new public waterfront which has been inaccessible to the public since the 1800s. The Shipyard cleanup timeline would be in sync with the [Fox River Cleanup Project](#), which is nearing completion after 10 years. The Fox River Cleanup Project includes dredging, capping and covering over a 13-mile stretch of the Lower

Fox River, allowing Target Area residents to safely utilize the river again for recreational purposes. Providing safe access and safe usage of the Fox River is especially important for the Target Area's large Hmong refugee population who are subsistence fishers that value fishing as part of their cultural identity.

The remaining ±5 acres of the 15-acre site will be used for private commercial development to stimulate job creation and economic prosperity in the Target Area, which happens to experience Green Bay's greatest levels of poverty (U.S. Census, 2018). With the construction of Breakthrough's new \$8 million corporate headquarters, the company will initially bring [85 high-paying jobs](#) into the neighborhood, and they anticipate significant growth over the next few years. The Breakthrough office building will integrate the latest cost effective energy efficient performing materials and systems. The use of highly efficient LED lighting, low-flow plumbing devices, high-efficiency hot water heating systems and thermal envelope design performing to meet or exceed the IECC 2015 code will contribute to an efficient building to maintain and operate.

Furthermore, the proposed Container Park will create unique opportunities for entrepreneurs to start and grow businesses in retail and food and beverage industries. The low-cost shipping containers are easily adaptable to suit a variety of pop-up or incubator businesses. The City and RDA are partnering with the Broadway Business Improvement District (BID) to manage the Container Park and develop an incubator program for up to 10 new businesses, creating an estimated 30 jobs. The new recreational space will also create an estimated 20 jobs for property management, concessions, security, ticketing, etc. The Shipyard will be used over 200+ days per year for sporting events, concerts, festivals, runs, markets, and other special events which will offer a variety of job opportunities.

The Shipyard will also vastly improve property values in the Target Area, generating an estimated \$30M in additional tax base to the community. Currently, average property values in the neighborhood near the Shipyard are depressed at 65% lower than the overall city according to the [2018 Neighborhood Plan](#). Using conservative estimates, the construction of the Shipyard and anticipated investments in nearby properties could triple the total property value in the area, leading to an additional \$30 million of total property value over the next decade. This estimate is based on the increase in property value after a similar revitalization effort took place on the eastern shore of the Fox River in the downtown between 2008 and 2017. The City/RDA will mitigate gentrification by offering \$1M in grants to existing homeowners over the next three years to pay for home improvements. Additionally, in January, the City approved a development agreement with a developer to build over [100 new affordable housing units](#) in the neighborhood. The City/RDA will continue to identify additional ways to mitigate gentrification while facilitating healthy brownfield redevelopment within the Target Area.

c. Strategy for Leveraging Resources

c.i. Resources Needed for Site Reuse: In addition to the resources secured to fund the cost share (discussed in Section 3.c), the City is also seeking outside grant assistance to fund the remainder of the project costs and to minimize reliance on TIF assistance. In all, over \$5 million in grants are being sought for the Shipyard Project, including over \$1 million for remediation activities from the Wisconsin Economic Development Corporation (WEDC) and WDNR. Other applications for remediation have not yet been submitted, but securing EPA brownfield cleanup funds will significantly strengthen the RDA/City's ability to leverage these additional grants. EPA funds will also help leverage grants that will fund redevelopment activities, including the City's \$750,000 grant from the National Park Service for recreational amenities, and a \$3 million grant that was submitted to JPMorgan Chase to fund the container park and business incubator program. The Shipyard area census tract has been designated as an Opportunity Zone (part of the 2017 Tax Cuts and Jobs Act), which will provide incentive for private parties to invest in the project and surrounding area.

c.ii. Use of Existing Infrastructure: The Shipyard project is an urban infill project that will use the existing infrastructure systems for transportation (roads, sidewalks, bike lanes, and transit), water, sewer, gas, and telecommunication. Certain roads, railroad crossings, and bike/pedestrian amenities within the project area will be enhanced to better accommodate the greater intensity of new land uses. These enhancements will be funded by a combination of sources, including the City's public works budget, Community Development Block Grant Funds, and/or TIF funds. The City is coordinating with the WEDC and Wisconsin Department of Transportation to identify potential grants for these transportation improvements. EPA cleanup funds would assist in leveraging these additional grant dollars.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: Blight and environmental contamination has suppressed investment in the Shipyard area for over 40+ years, which has led to degraded housing and limited access to quality jobs. The City's [2018 neighborhood study](#) revealed that property values in the Target Area are depressed at 65% lower than the overall City, and 2/3rds of buildings are in need of exterior repair. According to Census data, 46% of residents within the Target Area Census Tract live below the poverty line, as indicated in Table B below (U.S. Census, 2018). The City and RDA have been unable to attract developers to invest in clean up and redevelopment of the area, so we are making the initial investment through developing the recreational amenities at the Shipyard. By spearheading this effort the City and RDA have been able to attract a partner in Breakthrough Fuel, LLC to invest in the northern section. Yet this private development is contingent upon the City/RDA first remediating the contamination. Therefore, the RDA requires the assistance of EPA to address the contamination and remediate the Shipyard to catalyze future redevelopment in the area. Due to the areas distress, the Site area census tract has been designated as an Opportunity Zone (part of the 2017 Tax Cuts and Jobs Act), which will allow incentive for private parties to invest at the site and surrounding area.

2.a.ii. Threats to Sensitive Populations

2.a.ii(1): Health or Welfare of Sensitive Populations: As shown in Table A below, the Shipyard project will remediate multiple contaminants from soil and groundwater that are known to cause serious health issues to people who are exposed. According to the Centers for Disease Control, these contaminants can enter the air, water, and land from wind-blown dust and may get into water from runoff and leaching.

Table A: Identified Contaminants and Health Impacts

Contaminant at One or more parcels	Identified in soil	Identified in groundwater	Potential Health Impacts
PAHs	X	X	Cancers, damage to kidney and liver
RCRA Metals	X	X	Cancers, infertility, damage to brain, lungs, kidneys, and nervous system
Hexavalent Chromium	X	X	Cancers, infertility, asthma, ulcers
VOCs	X	X	Cancers, blood disorders, anemia, immune system deficiency
Cyanide	X	X	Damage to heart, brain, and nerves

Source: [U.S. Centers for Disease Control](#)

Those at greatest risk of exposure are the sensitive populations who live alongside these properties that have grown accustomed to their presence and may not view them as dangerous. As shown in the Table B below, the area is home to the City's highest concentration of people living below the poverty line (46.2%) and a high concentration of racial/ethnic diversity, with roughly 43.5% being members of a racial or ethnic minority. Significant population groups within the neighborhoods include Blacks/African Americans (18.1%), Hispanics/Latinos (10.3%) and Asians (5.5%), which primarily include the neighborhood's large Hmong refugee population.

Lower literacy rates, lower income, and concentration in urban centers have made these sensitive populations more susceptible to the health and economic impacts of brownfields. In addition, a significant percentage of the Hmong who immigrated to the US were farmers and subsistence hunter/gatherers. The Hmong are also some of the region's most avid urban farmers and tend to cultivate small urban plots that have been cleared from intensively developed older urban neighborhoods. Many of these "SPIN" (Small Plot Intensive) farms occur on abandoned lots often without the permission of the owner or any environmental oversight. The cultural tendency toward "growing their own" makes the Hmong susceptible to environmental hazards via their consumption of home-grown food in potentially tainted soil.

Table B: Sensitive Populations

Demographic Indicators	CT 8 Target Area	Green Bay	Brown County	State of WI	U.S.
Poverty rate	46.2%	17.2%	11.3%	12.3%	14.6 %
Minority population	43.5%	28.9%	18.4%	18.2%	38.5%
Asian population	5.5%	4.5%	3.6%	3.1%	6.3%
Black/African American population	18.1	6.2%	3.7%	7.4%	13.9%
Hispanic population	10.3%	14.4%	8.3%	6.6%	17.6%
English not spoken at home	17.3%	17%	10.6%	8.7%	21.3%
Per capita income	\$14,689	\$24,660	\$29,874	\$30,557	\$31,177
Median household income	\$21,979	\$43,063	\$56,775	\$56,759	\$57,652
Median home value	\$80,000	\$128,000	\$163,200	\$169,300	\$193,500
Age: Under 5 Years	5.5%	7.8%	6.6%	5.9%	6.2%
Age: 5 to 9 Years	12.5%	6.6%	6.9%	6.3%	6.4%

Source: (U.S. Census, 2018).

2.a.ii(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The best local health data offering information on the incidence of disease is only available at the county-scale. Brown County Health Department (BCHD) data from 2015 indicated that the County has higher asthma rates (40.4 ER visits per 10,000 residents) than the State (37.1 ER visits per 10,000) and that lung cancer is prevalent with 61.1 cases per 10,000 people compared to the national average of 56.3. In 2015, lung cancer caused more deaths (92) than any other type of cancer in the County. The most relevant health data that is localized to the Target Area comes from the EPA's Environmental Justice Screening and Mapping Tool, provided in Table C below. This data demonstrates significantly higher risks several serious health conditions in the Target Area compared to the State of Wisconsin and the U.S., based on environmental health indicators. Proximity to contaminated sites and hazardous waste is also significantly higher in the Target Area.

Table C: Environmental Health Indicators

Environmental Health Indicators	Census Tract 8 (Target Area)	
	Percentile in State	Percentile in U.S.
Air Toxics Cancer Risk	73	<50th
Respiratory Hazard Index	81	50-60th
Traffic Proximity and Volume: High traffic volumes can result in worse air quality (volume/distance to roadway).	96	91
Lead Paint Indicator	85	89
Superfund Proximity: Superfund sites are especially contaminated sites that the USEPA has set aside special funding to clean. (sites/distance)	93	92
Hazardous Waste Proximity	92	91
Proximity to Risk Management Plan (RMP) Facilities: (sites/distance)	87	98

Source: (EPA Environmental Justice, 2018)

Reproductive health in the City has also been compromised, potentially due to exposure to brownfields. In 2015, BCHD reported that 10.1% of births are pre-term and 6.4% of newborn babies have low birth weights. In addition, babies born to Asian mothers are disproportionately susceptible to low birth weights (10.1%). According to the 2015 [Wisconsin Department of Health and Family Services \(WDHFS\)](#) data, Infant Mortality Rates for children with Hispanic mothers or of other ethnicity living in the City (47.6 per 1,000 live births) significantly exceed those for the State (5.7 deaths per 1,000 live births) (Source). To address these jarring health indicators it is critical that the City work to reduce exposure to contaminated

sites and promote redevelopment of viable businesses that provide employment opportunities with health care benefits particularly targeted for the City's minorities.

Furthermore, during 2001-2016, a total of 132 children with lead poisoning (blood levels of lead greater than or equal to five micrograms per deciliter) were recorded by the [State of Wisconsin Department of Health and Family Services](#) within the Target Area. The effects of lead poisoning are additive, and the additional environmental sources of lead associated with brownfield sites in these areas represents an acute threat for children already having elevated blood levels of lead. The blight associated with brownfields contributes to the low value of homes in the target areas, which in turn, reduces the incentive for owners to invest in renovations that could reduce exposure risks.

The EPA grant will assist the RDA in remediating 15-acres brownfields contaminated with substances known to cause the health issues (cancers, fertility issues, respiratory issues) reported in the area. This cleanup effort should help improve health conditions, especially for the Target Area's sensitive populations which makeup a considerable proportion of area residents, and who may struggle to pay for healthcare.

2.a.ii(3) Economically Impoverished/Disproportionately Impacted Populations: The disinvestment in the Target Area since the 1970s has led to widespread blight, low quality housing, and a lack of quality jobs. As indicated in Table B above, the Target Area now has Green Bay's highest concentration of poverty. According to Census data, 46% of residents live below the poverty line, and the area's median household income (\$21,979) is just over half of the City's (43,063) and just over one-third of the country's median household income (\$57,652). As indicated in Table C above, these residents are disproportionately impacted by the negative environmental health conditions caused by the area's brownfields. Remediation and redevelopment of Shipyard site will reduce the threat of direct contact with contaminants at the Site, as well as potential offsite migration of contaminants via airborne dust, stormwater and/or groundwater migration. If awarded, this grant would allow for the remediation of ±15 acres contaminated land. This will directly improve health conditions, especially for the Target Areas' sensitive populations (Table B) which makeup a considerable proportion of area residents, and who may struggle to pay for healthcare.

2.b. Community Engagement

2.b.i. Community Involvement: Key local project partners and their roles are summarized below.

Table D: Community Partners

Partner Name	Point of contact	Specific Role in the project
On Broadway, Inc./Broadway Business Improvement District	Brian Johnson, Director Brian@OnBroadway.org 920.437.2531	Business community outreach. Assist in site design, cleanup, and future programming.
Green Bay Neighborhood Leadership Council	Will Peters, Neighborhood Specialist WillPe@greenbaywi.gov 920.448.3150	Area resident outreach and assist in develop Public Participation Plan. Assist in site design, cleanup and future programming.
Breakthrough Fuel, LLC	Jared Spude Jared.spude@breakthroughfuel.com 920.391.8604	Site developer and user. Assisting in site design, cleanup, and future programming.
Seymour Park Neighborhood Association	Miriah Kelley, President Miriah.kelley@gmail.com 920.309.1549	Area resident outreach and providing input for site design and programming.
Casa Alba Melanie Hispanic Resource Center	Sister Melanie Maczka Melanie@casaalba.org 920.445.0104	Spanish speaking community outreach, translation assistance, and providing input for site design and programming.
Green Bay Public Schools	Dr. Michelle Langenfeld mslangenfeld@gbaps.org 920.448.2100	Area resident outreach and providing input for site design and programming.
Greater Green Bay Convention & Visitors Bureau	Brad Toll, Executive Director brad@greenbay.com 920.494.9507	Area stakeholder outreach and providing input for site design and programming.

2.b.ii. Incorporating Community Input: A Public Participation Plan for the Shipyard redevelopment was approved in January 2019 and may be amended as necessary to fulfill EPA grant requirements. To gather input on site design, a community survey was also implemented in December 2018 and January 2019, in which nearly 600 respondents participated. The RDA is relying on our community partner organizations (Table D) to reach individuals and families most affected by the project to share information and gain input that will guide decisions. The RDA has held one public meeting in December 2018 and plans to hold two additional meetings for the Shipyard development to received community input and redevelopment plans, site design, and programming. The RDA and City staff have already began attending multiple community events, maintaining a project webpage (www.greenbaywi.gov/shipyard), and regularly posting project updates over social media. These efforts will continue after design is complete and remediation and redevelopment are underway. Additionally, the City of Green Bay Economic Development Authority (EDA) currently serves as the City's Brownfields Advisory Committee (BAC), providing guidance for the implementation of EPA Brownfields Assessment Grant funds. The BAC will continue to serve in this capacity with the implementation of cleanup funds. The BAC holds monthly public meetings where brownfield activities are regularly reported by staff, public input is sought, and direction is provided by the BAC.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan As shown in the Analysis of Brownfield Cleanup Alternatives (ABCAs) (Attachment A), the preferred Alternative 3 proposes onsite management and capping of RCRA metal, PAH, VOC, and/or hexavalent chromium impacted soil generated during construction of the proposed athletic field, parking lots, walkways, river shoreline stabilization enhancements; and maintenance of engineering and institutional controls. Engineered caps will prevent direct contact exposure from the contaminated soil and consist of at least two feet of clean soil or impermeable surfaces (i.e. turf, asphalt, concrete and/or buildings) overlaying the contamination. Up to one year of groundwater monitoring would also be completed at the western most parcels. Given that the project area is impacted with both petroleum and hazardous substances, the remedial costs would be split equally between the two.

Maintenance of the engineered barrier and restriction of groundwater consumption at the Site will be accomplished through an institutional control (i.e. no further remediation Letter (NFR) letter). If post-redevelopment groundwater monitoring indicates a potential consumption risk offsite, a groundwater ordinance may be required.

This approach is considered reliable and feasible to implement. The approach is expected to perform satisfactorily and reliably; however, the long-term effectiveness requires continued monitoring of the engineered barrier and restoration/repairs of the engineered barrier to be completed in a timely manner.

3.b. Description of Tasks and Activities Task 1 – Community Outreach: The City of Green Bay will lead in overseeing community outreach efforts. The existing Public Participation Plan will be amended and extended to guide engagement efforts during cleanup and construction. For the purposes of this grant, scheduled outreach activities will begin as early as July 2019 and will end with completion of construction by December 2020. Outreach efforts will include additional public meetings and forums, development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations.

Task 2 – Remediation Activities: The draft ABCAs for the Site and will be submitted to the WDNR for review during the first half of 2019. Following execution of the cooperative agreement, the City/RDA will prepare final ABCAs and a detailed RAP and specifications. The final ABCAs and RAP will be submitted to USEPA and WDNR for review and approval. Cleanup activities will include procuring a Qualified Environmental Professional (QEP), submitting and obtaining approval of Quality Assurance Project Plan, health and safety plan and site preparation, site capping, groundwater monitoring, and engineering. These activities will be overseen by a QEP and are anticipated to start in July 2019 and be completed by December 2020. Following completion, the QEP will prepare a report documenting the remedial action activities and request WDNR case closure. City staff will oversee the entire cleanup process through site closure.

Task 3 – Grant Administration): City staff will oversee management of the Cooperative Agreement. The City’s brownfields project manager will serve as a liaison with EPA Region 5 and be responsible for assuring compliance with grant requirements.

The total project cost is estimated to be \$1,358,000 for cleanup activities. The cost share total to be provided by the RDA/City includes \$858,500 equating to a ±63% match for a \$500,000 grant. A Development Agreement was approved in June 2018 by the Green Bay RDA and the City of Green Bay, to fund the [\\$11 million](#) project in TIF funding for the Shipyard. These funds may be used for property acquisition, engineering, construction, and site preparation, including environmental assessment and remediation. A Development Agreement has also been signed with Breakthrough Fuel, LLC, which has committed to building an [\\$8.3 million](#) corporate headquarters at the Shipyard. Their investment will generate an additional \$189,100 in annual property taxes that will be partly dedicated toward TIF-funded investments including remediation.

3.c. Cost Estimates and Outputs

Table E: Petroleum Funding

Budget Categories		Project Tasks					Grant Admin	Total		
Direct Costs	Community Outreach	Remediation Activities Per Site								
		100 West Mason Street	525 and 531 South Broadway	505-517 South Broadway	239 Arndt and 119 Bridge Street					
	Travel	\$1,500	\$0	\$0	\$0	\$0	\$0	\$1,500		
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Supplies	\$500	\$0	\$0	\$0	\$0	\$0	\$500		
Total Direct Costs		\$2,500	\$675,500				\$1,000	\$679,000		
Indirect Costs		\$0	\$0				\$0	\$0		
Total Federal Funding (not to exceed \$500,000)		\$2,500	\$246,500				\$1,000	\$250,000		
Cost share		\$0	\$429,000				\$0	\$429,000		
Total Budget		\$2,500	\$675,500				\$1,000	\$679,000		

Table F: Hazardous Substances Funding

Budget Categories		Project Tasks					Grant Admin	Total		
Direct Costs	Community Outreach	Remediation Activities Per Site								
		100 West Mason Street	525 and 531 South Broadway	505-517 South Broadway	239 Arndt and 119 Bridge Street					
	Travel	\$1,500	\$0	\$0	\$0	\$0	\$0	\$1,500		
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Supplies	\$500	\$0	\$0	\$0	\$0	\$0	\$500		
Total Direct Costs		\$2,500	\$675,500				\$1,000	\$679,000		

Indirect Costs	\$0	\$0	\$0	\$0
Total Federal Funding (not to exceed \$500,000)	\$2,500	\$246,500	\$1,000	\$250,000
Cost share	\$0	\$429,000	\$0	\$429,000
Total Budget	\$2,500	\$675,500	\$1,000	\$679,000

Task 1 – Community Outreach (\$5,000): The budget includes \$1,000 (10 @ \$100/hour) in contractual services to assist in facilitating community outreach efforts. In addition, \$3,000 in travel costs (\$1,500/person per conference) is budgeted for two City staff members to attend two National Brownfields conferences (or alternative relevant conferences). The budget also includes \$1,000 for supplies including \$500 for printing and \$2,500 for mailing expenses associated with public notices. Additional City staff time for public outreach efforts will not be reimbursed by the grant. Outputs will include: 1) Outreach meetings (3 total) with notices, agendas, presentations, sign-in sheets, and meeting notes. 2) Outreach materials (fact sheets; results summary sheets; website updates w/ all materials prepared in both Spanish and English). 3) Quarterly progress reports (12), annual DBE reports (3), final closeout report (1), ACRES updates (as needed).

Task 2 – Remediation Activities (\$1,352,000): This budget includes all contractual costs for remediation activities and oversight developed as part of the City’s EPA assessment grant with a detailed breakdown included in the attached ABCAs (Attachment A). Cleanup contractor costs include prevailing wages under the Davis-Bacon Act. The cost share of \$429,000 will be paid by the RDA through TIF funds. Outputs will include: 1) Final ACBAs 2) Final RAP, 3) Final QAPP, 4) Contractor RFPs and bid results, 5) Contractor Pre-Work Submittals, and 6) Remedial Action and Closure Reports.

Task 3 – Grant Administration (\$2,000): The City estimates \$2,000 (20 @100/hour) will be needed for QEP to assist with reporting requirements. Outputs will include: 1) Quarterly progress reports (12), annual DBE reports (3), final closeout report (1), ACRES updates (as needed).

3.d. Measuring Environmental Results Project outcomes include improved health and welfare in the Target Area, the creation of public recreation space and riverfront access, development of the \$8 million corporate headquarters building, and the promotion of further community revitalization.

Specifically the RDA will measure the following:

Environmental Cleanup Results: The anticipated short-term cleanup results or outcomes for the project will include: 1) the quantity and mass of contaminated soil, and associated mass of individual contaminants of concern remediated, 2) the land area made safe for non-industrial/commercial use through installation of engineered caps.

Redevelopment Outcomes: The eventual long-term redevelopment outcomes that will be tracked, measured, and evaluated will include: 1) acres of land for which environmental issues have been resolved and made available for reuse, 2) dollars of public and private funding leveraged. Jobs created, and local neighborhood jobs created. All outputs and outcomes completed during and after the three-year grant period will be reported/updated in the ACRES database system.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure: As the site’s property owner, the City of Green Bay Redevelopment Authority (RDA) is serving as the official applicant. The RDA is a sub-entity operating under the City of Green Bay. The RDA is a Mayor-appointed Board, staffed by City employees within the Department of Community and Economic Development. Additionally the City of Green Bay Economic Development Authority (EDA) currently serves as the City’s Brownfields Advisory Committee (BAC), providing guidance for the implementation of EPA Brownfields Assessment Grant funds. The BAC will continue to serve in this capacity with the implementation of cleanup funds. The BAC holds monthly public meetings where brownfield

activities are regularly reported by staff, public input is sought, and direction is provided by the BAC.

This grant will be administered and financially managed by Matt Buchanan, the City's Economic Development Specialist. Mr. Buchanan will oversee implementation of all grant activities, including tracking, reporting, and coordinating with the EPA, WDNR, and the qualified environmental professional. Mr. Buchanan has managed EPA brownfield grants for two years, including the City's FY17 Community-wide Brownfield Assessment Grant, which is over 75% expended. Matt Buchanan is a certified Planner (AICP) with the American Planning Association. He's earned a Master's degree in urban planning and a Bachelor's degree in geography and political science. Mr. Buchanan's work will be overseen by Dr. Kevin Vonck, the City's Development Director. Dr. Vonck received his Ph.D. in urban affairs and public policy. Dr. Vonck oversaw both the City FY13 and FY17 Community-wide Brownfield Assessment Grants.

4.a.ii. Acquiring Additional Resources: The City procures hundreds of thousands of dollars in professional engineering and environmental services on an annual basis and has the ability to acquire any additional expertise or resources necessary to implement the EPA Cleanup Grant and to successfully complete the project. The City will retain an environmental consultant per the requirements of 2 CFR 200.317 - 200.326 to assist with cleanup tasks. If needed, additional contractors can be procured following similar procurement methods.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

4.b.i (1) Accomplishments: As previously stated, the City of Green Bay RDA is the site property owner and therefore the official applicant. The RDA is a sub-entity of the City of Green Bay, and this grant will be administered by City employees that have managed the following grants:

- BF 00E02279 (FY18): \$300,000 Community-wide Assessment grant for three Target Areas, one of which (Broadway Corridor) is encompassed in the Target Area for this cleanup grant. After 15 months of implementation the grant has been ±75% expended. Most of these funds were spent on sites associated with the Shipyard redevelopment. This grant has leveraged \$500,000 in state funding and is expected to leverage \$20 million more dollars in private investment for redevelopment. The grant funded the assessment of 11 sites, two of which are currently being remediated. These outputs are accurately reflected in ACRES.
- BF 00E01245 (FY13): \$400,000 Community-wide Assessment grant also focusing on the Shipyard redevelopment area and downtown Green Bay. This grant leveraged 653 jobs and over \$36 Million in funding to date. These numbers are expected to increase significantly as redevelopment is still underway. Overall, 17 sites were assessed, 8 were cleaned up, and 5 are planned for cleanup. This includes 3 contiguous parcels associated with this cleanup grant application. These outputs are accurately reflected in ACRES.
- BF 00E041601 (FY07): \$200,000 Community-wide Assessment grant focusing on the downtown, especially the eastern shore of the Fox River. This grant leveraged 960 jobs and over \$89.5 million in funding to date. Overall, 8 sites were assessed and 5 were cleaned up. These outputs are accurately reflected in ACRES

4.b.i (2) Compliance with Grant Requirements: The City has received four EPA Brownfields grants since 2007. All quarterly performance reports, technical reporting and ACRES reporting were acceptable to EPA and submitted on time. Terms and conditions of all grants have been met. The FY13 CWA grant was approved for a 6-month extension which occurred due to lulls in local development activities.

The City's current CWA grant (FY 2018 – FY2021) is over 75% expended. Remaining funds are anticipated to be expended within the next few months and over one year ahead of schedule. The remaining funds will mostly be dedicated to remedial action planning of Shipyard area properties. ACRES reporting is up to date and maintained quarterly.

Application for USEPA Brownfield Cleanup Grant
City of Green Bay, WI – FY2019

Threshold Criteria for Brownfields Cleanup Grants

- 1. Applicant Eligibility:** As the site's property owner, the City of Green Bay Redevelopment Authority (RDA) is serving as the official applicant. The RDA is a sub-entity operating under the City of Green Bay. The RDA is a Mayor-appointed Board, staffed by City employees within the Department of Community and Economic Development. City of Green Bay, Wisconsin is a "general purpose unit of local government" as that term is defined in 2 CFR 200.64 and is therefore eligible to receive USEPA funds for Brownfields Assessment.
- 2. Previously Awarded Cleanup Grants:** The Redevelopment Authority or the City of Green Bay has not been previously awarded cleanup grants on any site, including the proposed sites.
- 3. Site Ownership:** The Green Bay Redevelopment Authority is the sole owner of the sites. The title is fee simple. The site is 14 acres in size and is comprised of nine mostly contiguous parcels. The respective parcel number, address, year acquired, acreage, and immediate previous owner of each parcel are provided below. The City will retain ownership of the Site until all Brownfields Cleanup Grant funds are expended.

Parcel #	Site Address	Year Acquired	Acres	Previous Owner
2-78	100 W Mason Street	1993	7.97	Green Bay & Western Railroad
2-77	531 S Broadway	2017	0.30	RAVI Enterprises, LLC
2-76	525 S Broadway	2017	0.07	RAVI Enterprises, LLC
2-71	517 S Broadway	1998	0.06	Jacob Reichert
2-70	515 S Broadway	1999	0.09	Unknown
2-949-A	511-513 S Broadway	1998	0.15	Ed Miller
2-946	505 S Broadway	1998	0.30	Ed Miller
3-551	239 Arndt Street	1994	4.67	Fort Howard Corporation
3-556	119 Bridge Street	1994	0.70	Fort Howard Corporation

- 4. Basic Site Information:**
 - a. Name of Site:** The Shipyard
 - b. Site Address:** Numerous parcels with addresses listed above.
 - c. Current Owner:** Green Bay Redevelopment Authority
 - d. Ownership Status:** Not applicable. The RDA is the current owner.
- 5. Status and History of Contamination at the Site:**
 - a. Contamination Type:** Site contamination includes both hazardous substances and petroleum.

b. Operational History and Current Use: The site may be categorized into three developable sections (southern, northern, and western sections), which are centered on a large boat slip that opens to the Fox River to the east. Prior to 1907, the boat slip was the mouth of a slough which extended to the west through the Shipyard and was filled with material from an unknown source.

The ±8-acre southern section (100 W Mason Street) was previously used by the Green Bay & Western Railroad Company from the 1930s to the 1980s for coal storage and for transferring a variety of goods between railcars and cargo ships. Structures present during this time included warehouses, a concrete mixing plant, oil house, truck storage garage with petroleum storage tanks, and multiple railroad spurs. Currently the southern section is vacant and no structures remain.

The ±6-acre northern section (239 Arndt and 119 Bridge Street) was primarily used as a storage yard/distribution facility from 1883 to the 1980s, where coal, lumber, and other materials were transferred between cargo ships and railcars. A furniture manufacturing facility was also known to be located in this section in the 1960s.

The western section (500 block of S. Broadway) includes a narrow ±1 acre tract of developable land that is sandwiched between Broadway to the west and an active rail line to the east. Since the 1880s this area was used for a variety of industrial and commercial operations, including a foundry, gas station, auto repair shops, and electrical repair shop. The area is currently vacant and all structures have been demolished with the exception of two former auto shops.

c. Environmental Concerns: The following contaminants have been identified in soil and groundwater samples exceeding minimum state standards. These contaminants were each identified across multiple parcels.

- Polycyclic aromatic hydrocarbons (PAHs)
- Resource Conservation and Recovery Act (RCRA) metals
- Hexavalent Chromium
- Volatile organic compounds (VOCs)
- Cyanide

d. Contamination History: This historic urban fill that was placed throughout the site and in other parts of the community is known to contain RCRA metals, VOCs and/or select PAHs exceeding state standards for protection of groundwater. Undocumented releases of hazardous substances and petroleum are also likely to have occurred in years past when the site was used for a variety of industrial uses.

6. Brownfield Site Definition: The Site is real property, for which reuse is significantly complicated by the presence of petroleum and hazardous substances in soil and groundwater associated with previous uses and activities. Per CERCLA §§ 101(39)(B)(ii), (iii), and (vii) and “Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k)”, the Site is (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on

consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

- 7. Environmental Assessment Required for Cleanup Proposal:** The following Phase II Environmental Site Assessments (ESAs) have been completed using FY13 or FY17 EPA Community-wide Assessment funds.

Parcel #	Site Address	Phase II ESA Date
2-78	100 W Mason Street	4/3/2017
2-77	531 S Broadway	1/31/2017
2-76	525 S Broadway	1/31/2017
2-71	517 S Broadway	7/16/2018
2-70	515 S Broadway	7/16/2018
2-949-A	511-513 S Broadway	7/16/2018
2-946	505 S Broadway	7/16/2018
3-551	239 Arndt Street	2/14/2017
3-556	119 Bridge Street	2/14/2017

- 8. Enforcement or Other Actions:** There are no ongoing or anticipated enforcement actions at the Site. The Site is enrolled in the Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS).
- 9. Sites Requiring a Property-Specific Determination:** A site-specific eligibility determination request for the Property was submitted to USEPA on January 24, 2019 under the City's USEPA Brownfields Community-Wide Assessment Grant. The USEPA Brownfield Project manager (Mr. Christopher Choi) approved the eligibility determination on January 30, 2019. The City affirms that the Site does not need an additional property-specific determination.
- 10. Threshold Criteria Related to CERCLA/Petroleum Liability:** As described in Criterion 5 above, both hazardous substances and petroleum have been identified throughout the site. Not one type of contamination is significantly more present than the other.
- a. **Property Ownership Eligibility – Hazardous Substance Sites:** The City asserts that it has liability protection from CERCLA as a bona fide prospective purchaser, and therefore per the instructions, is providing responses below only for "10.a.iii – Landowner Liability Protections from CERCLA Liability."
- Bona Fide Prospective Purchaser Liability Protection
- a. Information on the Property Acquisition:
As described in Criterion 3 above, the Green Bay Redevelopment Authority is the sole owner of the sites. The title is fee simple. The parcels were purchased from the previous owners.

Parcel #	Site Address	Year Acquired	Acres	Previous Owner
2-78	100 W Mason Street	1993	7.97	Green Bay & Western Railroad
2-77	531 S Broadway	2017	0.30	RAVI Enterprises, LLC
2-76	525 S Broadway	2017	0.07	RAVI Enterprises, LLC

2-71	517 S Broadway	1998	0.06	Jacob Reichert
2-70	515 S Broadway	1999	0.09	Unknown
2-949-A	511-513 S Broadway	1998	0.15	Ed Miller
2-946	505 S Broadway	1998	0.30	Ed Miller
3-551	239 Arndt Street	1994	4.67	Fort Howard Corporation
3-556	119 Bridge Street	1994	0.70	Fort Howard Corporation

The RDA has no known familial, contractual, corporate, or financial relationships or affiliations with any prior owner or operator of the Site, or any potential responsible parties.

- b. Pre-Purchase Inquiry: The City of Green Bay hired qualified environmental firms to conduct Phase I ESAs of each parcel prior to acquisition per the All Appropriate Inquiry rule in accordance with ASTM Standard E1527-05 or E1527-13, as applicable at the time the ESAs were prepared. The Phase I ESAs were performed on behalf of the City and the City completed the necessary tasks to meet the definition of a "User." The Phase I ESAs were completed by staff who meet the definition of an Environmental Professional as defined in 312.10 of 40 CFR Part 312 and ASTM E1527-13. The Phase I ESAs were issued within 180-days of purchase. The date of each Phase I ESA and entity performing the Phase I ESA is provided by parcel below.

Parcel #	Entity Performing Phase I ESA	Phase I ESA Date	Env. Professional
2-78	Stantec Consulting Services Inc.	10/7/2016	Lynelle Caine
2-77	Stantec Consulting Services Inc.	10/7/2016	Lynelle Caine
2-76	Stantec Consulting Services Inc.	10/7/2016	Lynelle Caine
2-71	Stantec Consulting Services Inc.	2/22/2018	Lynelle Caine
2-70	Stantec Consulting Services Inc.	2/22/2018	Lynelle Caine
2-949-A	Stantec Consulting Services Inc.	2/22/2018	Lynelle Caine
2-946	Stantec Consulting Services Inc.	2/22/2018	Lynelle Caine
3-551	Stantec Consulting Services Inc.	10/21/16	Lynelle Caine
3-556	Stantec Consulting Services Inc.	10/21/16	Lynelle Caine

- c. Timing and/or Contribution toward Hazardous Substances Disposal: All disposal of hazardous substance at the Site occurred prior to acquisition by the City. The City did not cause or contribute to any releases of hazardous substances at the Site. Furthermore, the City has not at any time arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.
- d. Post-Acquisition Uses: There have been no uses of the site by the City or other entities since the City acquired ownership. The Site is currently vacant and is fenced, locked, and secured from public access.
- e. Continuing Obligations:
 - i. Stop Continuing Releases. No sources of continuing releases are known. No underground or aboveground storage tanks are known to remain at the Property. As

described below, the City removed all remaining/discarded scrap/junk associated with prior industrial uses from the Site following acquisition.

- ii. Prevent Threatened Future Releases. All remaining/discard materials from prior industrial/commercial operations were removed from the Site with WDNR's guidance and oversight. The Site is secured to prevent dumping. Further, City police officers routinely patrol the area to further prevent dumping at the Site.
- iii. Prevent or Limit Exposure to Previously Released Hazardous Substances. The City fenced off the Site immediately after taking possession to restrict public access and assure that no additional contamination would occur.

The City utilized USEPA Brownfields Assessment Grant funds to conduct site assessments after acquisition and prepare and begin remedial action planning to address remaining contamination. As summarized above, there are no known or suspected conditions that are considered to represent continuing releases or a threat of future release. As such, reasonable steps are being taken to stop any continuing releases, prevent any threatened future release, and prevent or limit exposure to any previously released hazardous substance, as applicable to the Site.

The City confirms its commitment to: (i) comply with all land use restrictions and institutional controls and not impede the effectiveness or integrity of any institutional controls; (ii) assist and cooperate with those performing the cleanup and provide access to the property; (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and (iv) provide all legally required notices.

- b. **Property Ownership Eligibility – Petroleum Sites:** The WDNR (Mr. Michael Prager) has reviewed and approved the following petroleum site eligibility determinations which are attached to this application. Each eligibility determination was made for Environmental Site Assessments funded by EPA Communitywide Assessment Grants, and therefore meet the EPAs guidelines for petroleum determinations.

Parcel #	WDNR Acceptance Date
2-78	8/2016
2-77	9/2016
2-76	9/2016
2-71	1/11/2017
2-70	1/11/2017
2-949-A	1/11/2017
2-946	1/11/2017
3-551	9/2016
3-556	9/2016

11. Cleanup Authority and Oversight Structure:

- a. Cleanup Oversight: The sites are enrolled in the WDNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS). Therefore, a project manager from the WDNR has been

assigned to provide regulatory oversight of the project. The objective of the cleanup is to obtain a No Further Action (NFA) letter for commercial/ industrial reuse.

- b. Access to Neighboring Properties: Not applicable. All portions of the Site are immediately accessible from S Broadway, Arndt, or Bridge streets. Therefore, no cleanup (or associated confirmation sampling or monitoring activities activities) to be performed using USEPA funds will require access to neighboring properties.

12. Community Notification

- a. Draft Analysis of Brownfield Cleanup Alternatives: The proposal and draft ABCA were made available to the public for review at City Hall. Additional paper copies were made available upon request and were available at a Public Meeting held on January 31, 2019. A copy of the draft ABCA is provided in the application package.
- b. Community Notification Advertisement: A public notice was published on January 15, 2019 in the Green Bay Press-Gazette newspaper and on the City's website. This ad notified the public of the public meeting originally scheduled for January 29, 2019. Due to inclement winter weather, the City was forced to cancel or postpone all public meetings scheduled on January 29th in order to ensure public safety. The public meeting was rescheduled for Thursday, January 31st. A second public notice was published on January 30, 2019 in the Green Bay Press-Gazette newspaper and on the City's website notifying the public of the date change. The public notices are attached. The signed affidavit for the notice published on January 30th had not been received by mail by the time of the grant submittal. An email confirmation from the newspaper has been submitted.
- c. Public Meeting: A public meeting was held at 10:00AM on January 31, 2019 at City Hall (100 N Jefferson St., Room 604) to discuss the draft USEPA brownfield cleanup grant application and consider public comments on the grant proposal and draft ABCA. This meeting was organized to serve as a forum for community discussion of the draft ABCA, which provides the basis for the cleanup grant proposal. All required documentation for this meeting is provided in the application packet.
- d. Submission of Community Notification Documents: Copies of the required community notification documents are provided in the application packet.

13. Statutory Cost Share: The City of Green Bay RDA will exceed the 20 percent cost share. The cost share total to be provided by the RDA/City includes \$858,500 equating to a ±63% match for a \$500,000 grant. The City is not requesting a hardship waiver. The cost share will be paid by the RDA through TIF funds. A Development Agreement was approved in June 2018 by the Green Bay RDA and the City of Green Bay, to fund the \$11 million project in TIF funding for the Shipyard. These funds may be used for property acquisition, engineering, construction, and site preparation, including environmental assessment and remediation. A Development Agreement has also been signed with Breakthrough Fuel, LLC, which has committed to building an \$8.3 million corporate headquarters at the Shipyard. Their investment will generate an additional \$189,100 in annual property taxes that will be partly dedicated toward TIF-funded investments including remediation.



January 11, 2017

Matt Buchanan
City of Green Bay
100 N. Jefferson St., Room 200
Green Bay, WI 54301

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
515 S. Broadway, Green Bay, Wisconsin

Dear Mr. Buchanan:

This letter provides a state determination of eligibility for petroleum assessment of the property located at 515 S. Broadway, Green Bay, Wisconsin ("the Property"), parcel number is 2-07. This work will be performed under the City of Green Bay 2017 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership

The Property is currently owned by the City of Green Bay. The property was used for electrical and automobile repair businesses. It is not known who the City of Green Bay bought the Property from.

Contaminant Information

Discharges of petroleum contamination may have occurred from the uses of the Property as an automobile and electrical repair businesses. In addition, an automobile repair shop was located immediately adjacent of the Property to the south.

Based on the information provided by the City of Green Bay and Stantec, the Department has made the following determination regarding petroleum assessment for a Property located at 515 S Broadway, in Green Bay, Wisconsin:

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, the City of Green Bay, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess investigate or clean up the Property.
- The current owner, the City of Green Bay did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products. The previous owner is unknown. Since the presence contamination is not confirmed, reasonable steps with regard to any contamination at the Property were not necessary.

- Petroleum contamination would be of “relatively low risk” based on the criteria in EPA’s 2017 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Green Bay’s plan to assess the Property under its 2017 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,



Michael Prager
Bureau for Remediation and Redevelopment

cc: Keld Lauridsen, NER (via email)
Lynelle Caine, Stantec (via email)

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



January 11, 2017

Matt Buchanan
City of Green Bay
100 N. Jefferson St., Room 200
Green Bay, WI 54301

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
517 S. Broadway, Green Bay, Wisconsin

Dear Mr. Buchanan:

This letter provides a state determination of eligibility for petroleum assessment of the property located at 517 S. Broadway, Green Bay, Wisconsin ("the Property"), parcel number is 2-71. This work will be performed under the City of Green Bay 2017 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership

The Property is currently owned by the City of Green Bay. The property was used for electrical and automobile repair businesses. The property is currently vacant. The City of Green Bay bought this Property from Jacob Reichert in 1998.

Contaminant Information

Discharges of petroleum contamination may have occurred from the uses of the Property as an automobile and electrical repair businesses. In addition, an automobile repair shop was located immediately adjacent of the Property to the south.

Based on the information provided by the City of Green Bay and Stantec, the Department has made the following determination regarding petroleum assessment for a Property located at 517 S Broadway, in Green Bay, Wisconsin:

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, the City of Green Bay, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess, investigate or clean up the Property.
- The current owner and immediate past owner, City of Green Bay and Jacob Reichert respectively, did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products. Since the presence of contamination is not confirmed, reasonable steps with regard to any contamination at the Property were not necessary.

- Petroleum contamination would be of “relatively low risk” based on the criteria in EPA’s 2017 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Green Bay’s plan to assess the Property under its 2017 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,



Michael Prager
Bureau for Remediation and Redevelopment

cc: Keld Lauridsen, NER (via email)
Lynelle Caine, Stantec (via email)



January 11, 2017

Matt Buchanan
City of Green Bay
100 N. Jefferson St., Room 200
Green Bay, WI 54301

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
511-513 S. Broadway, Green Bay, Wisconsin

Dear Mr. Buchanan:

This letter provides a state determination of eligibility for petroleum assessment of the property located at 511-513 S. Broadway, Green Bay, Wisconsin ("the Property"), parcel number is 2-949-A. This work will be performed under the City of Green Bay 2017 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership

This .15 acre Property is currently owned by the City of Green Bay. The property was used for a restaurant and a store. The property is currently vacant. The City of Green Bay bought this Property from Mr. Ed Miller in 1999.

Contaminant Information

The Property is directly adjacent to a site which stored/ dispensed petroleum products and has known discharges of petroleum contamination. This Property may have been impacted by petroleum contamination that was discharged on the Property or from the adjacent site.

Based on the information provided by the City of Green Bay and Stantec, the Department has made the following determination regarding petroleum assessment for a Property located at 511-513 S Broadway, in Green Bay, Wisconsin:

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, the City of Green Bay, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess investigate or clean up the Property.
- The current owner and immediate past owner, City of Green Bay and Mr. Ed Miller respectively, did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products. Since the presence contamination is not confirmed, reasonable steps with regard to any contamination at the Property were not necessary.

- Petroleum contamination would be of “relatively low risk” based on the criteria in EPA’s 2017 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Green Bay’s plan to assess the Property under its 2017 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,



Michael Prager
Bureau for Remediation and Redevelopment

cc: Keld Lauridsen, NER (via email)
Lynelle Caine, Stantec (via email)



January 11, 2017

Matt Buchanan
City of Green Bay
100 N. Jefferson St., Room 200
Green Bay, WI 54301

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
Parcel # 3-568-1 located on S. Broadway, Green Bay, Wisconsin

Dear Mr. Buchanan:

This letter provides a state determination of eligibility for petroleum assessment of Parcel # 3-568-1 located on S. Broadway, Green Bay, Wisconsin ("the Property"). This work will be performed under the City of Green Bay 2017 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership

This .37 acre Property is currently owned by the City of Green Bay. The property was part of a foundry that operated from the late 1870s to the 1970s. The property is currently vacant. The City of Green Bay bought this Property from Wisconsin Public Service Corp. in 1995.

Contaminant Information

The Property was part of a former foundry that may have used and discharged petroleum materials in the 100 years it was in operations. The Property also includes a rail line and discharges may have occurred from the rail use.

Based on the information provided by the City of Green Bay and Stantec, the Department has made the following determination regarding petroleum assessment for Parcel # 3-568-1 located on S Broadway, in Green Bay, Wisconsin:

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, the City of Green Bay, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess investigate or clean up the Property.
- The current owner and immediate past owner, City of Green Bay and Wisconsin Public Service respectively, did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products. Since the presence contamination is

not confirmed, reasonable steps with regard to any contamination at the Property were not necessary.

- Petroleum contamination would be of “relatively low risk” based on the criteria in EPA’s 2017 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Green Bay’s plan to assess the Property under its 2017 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,



Michael Prager
Bureau for Remediation and Redevelopment

cc: Keld Lauridsen, NER (via email)
Lynelle Caine, Stantec (via email)



January 11, 2017

Matt Buchanan
City of Green Bay
100 N. Jefferson St., Room 200
Green Bay, WI 54301

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
402, 420 S. Broadway and 419 S Maple Ave., Green Bay, Wisconsin

Dear Mr. Buchanan:

This letter provides a state determination of eligibility for petroleum assessment of the property located at 402, 420 S. Broadway and 419 S. Maple Ave, Green Bay, Wisconsin ("the Property"), parcel numbers 2-974, 3-572, 3-569. This work will be performed under the City of Green Bay 2017 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership

The Property is now under single ownership however the three parcels had different historical uses.

- 402 South Broadway - The property was utilized as a gas station from at least the 1930s to the 1950s and was later used as a barber shop. The property is currently vacant with a building on-site.
- 420 South Broadway - The property has had several industrial uses. It was used for warehousing wood and paint supplies in the 1950s. It was also used for industrial sheet metal works. The property is currently vacant with several buildings on-site.
- 419 S Maple Ave. - The property was used in the 1950s as a wholesale grain business. It was also used by the Green Bay and Western railroad for warehousing freight.

All these properties are owned by Badger Capital Investments LLC who bought the properties in 2015. They acquired the property from GADJAD Properties, LLC however it is not known how long GADJAD owned the properties but GADJAD was created in 2001. Records indicate that Badger Sheet Metals, Inc owned the Property when the tank cleanup occurred.

Contaminant Information

Discharges of petroleum contamination have occurred from the former uses of the Property. There were three gas and diesel underground tanks that were removed from the parcel located at 420 Broadway. An investigation and remedial action was taken however residual petroleum contamination remains in the soil and groundwater after the state approved the cleanup in 1999. In addition, there is likely petroleum discharges from the former filling station and other industrial and commercial uses on the properties that may have used or spilled petroleum substances.

Based on the information provided by the City of Green Bay and Stantec, the Department has made the following determination regarding petroleum assessment for a Property located at 402, 420 S. Broadway and 419 S Maple Ave, in Green Bay, Wisconsin:

- The Property meets the federal definition of a brownfield.

- There are no viable responsible parties based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, the City of Green Bay, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess investigate or clean up the Property.
- The current and immediate past owners, Badger Capital Investments LLC and GADJAD LLC, respectively did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products. The closed tank cleanup did not require any continuing obligations be followed. Since the presence additional contamination other than the known tank cleanup is not confirmed, reasonable steps with regard to any contamination at the Property were not necessary.
- Petroleum contamination would be of "relatively low risk" based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Green Bay's plan to assess the Property under its 2017 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,



Michael Prager
Bureau for Remediation and Redevelopment

cc: Keld Lauridsen, NER (via email)
Lynelle Caine, Stantec (via email)



January 11, 2017

Matt Buchanan
City of Green Bay
100 N. Jefferson St., Room 200
Green Bay, WI 54301

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
505 S. Broadway, Green Bay, Wisconsin

Dear Mr. Buchanan:

This letter provides a state determination of eligibility for petroleum assessment of the property located at 505 S. Broadway, Green Bay, Wisconsin ("the Property"), parcel numbers 2-946. This work will be performed under the City of Green Bay 2017 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership

The Property was used a gas station from the 1930s to the 1990s. The Property is now owned by the City of Green Bay. The City bought the Property in 1998 from Mr. Ed Miller. It is not known how long he owned the Property.

Contaminant Information

Discharges of petroleum contamination have occurred from the former uses of the Property as a gas station. In 1998 the DNR selected this Property to be in the Brownfields Environmental Assessment Program (BEAP). The testing done by DNR discovered contamination and the City demolished the building and removed nine underground tanks from the Property. An investigation and remedial action was taken however residual petroleum contamination remains in the soil and groundwater after the state approved the cleanup in 2016. The closure letter requires the property owner maintain a cap over remaining soil contamination.

Based on the information provided by the City of Green Bay and Stantec, the Department has made the following determination regarding petroleum assessment for a Property located at 505 S. Broadway in Green Bay, Wisconsin:

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, the City of Green Bay, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess investigate or clean up the Property.

- The current and immediate past owners, the City of Green Bay and Mr. Ed Miller, respectively did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products. The City has taken reasonable steps to cleanup the Property to maintain the cover over the contaminated soil.
- Petroleum contamination would be of “relatively low risk” based on the criteria in EPA’s 2017 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Green Bay’s plan to assess the Property under its 2017 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,

Two handwritten signatures are shown side-by-side. The signature on the left appears to be "Michael Prager" and the signature on the right appears to be "Brian".

Michael Prager
Bureau for Remediation and Redevelopment

cc: Keld Lauridsen, NER (via email)
Lynelle Caine, Stantec (via email)

Return completed form with attachments to:

Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
PO Box 7921
Madison, WI 53707-7921
Fax: 608-267-7646
dnr.wi.gov/topic/Brownfields/

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Notice: Use this form to request a site-specific eligibility determination for use of U.S. Environmental Protection Agency Brownfields Grant funds for assessment or cleanup of petroleum contamination. Personally identifiable information collected will be used to prepare the determination and will also be accessible by request under Wisconsin's Open Record law. [ss.19.31 - 19.69, Wis. Stats.]. Applications must be "complete" in order to be processed.

Instructions: Complete the following application to receive a State of Wisconsin eligibility determination for use of EPA Brownfields Grant funds for assessment or cleanup of petroleum contamination. Fill out one application per property and send to: Christine Haag at christine.haag@wisconsin.gov. The "Submit by Email" button above will create an email with the correct address.

Section 1: Applicant* Information

Consulting Firm Name (if applicable)

Stantec Consulting Services Inc.

Contact Name Last Caine	First Lynelle	MI	Title Senior Project Manager
Mailing Address 210 South Highway 141	City Crivitz	State WI	ZIP Code 54114
Phone Number (incl. area code) (715) 854-3360	Fax Number (incl. area code) (715) 854-3361	Email lynelle.caine@stantec.com	

Determination Letter Recipient (i.e. name of municipality)

City of Green Bay

Contact Name Last Upfal	First Julia	MI L	Title Business Development Specialist
Mailing Address 100 N. Jefferson Room 200	City Green Bay	State WI	ZIP Code 54301
Phone Number (incl. area code) (920) 448-3396	Fax Number (incl. area code) (920) 448-3081	Email juliaup@greenbaywi.gov	

EPA Cooperative Agreement Grantee, if different than above (i.e. county planning commission or economic development authority)

Contact Name Last	First	MI	Title
Mailing Address	City	State	ZIP Code
Phone Number (incl. area code)	Fax Number (incl. area code)	Email	

Section 2: General Site Information

Site Name RAVI Enterprises, LLC	County Brown		
Site Address 525 South Broadway	City Green Bay	State WI	ZIP Code 54303
Size (acres) 0.06	DNR BRRTS Numbers (if known)		

Tax Parcel Number(s)

2-76

DNR Project Manager Name (if known)	Federal fiscal year for the assessment or cleanup award 2016
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*For the purposes of receiving a petroleum eligibility determination, an "Applicant" includes those entities that: 1. Received an area-wide EPA assessment or cleanup grant; 2. Are applying for an EPA site-specific assessment or cleanup grant; 3. Are applying for a petroleum grant or loan from the Ready for Reuse program.

**Brownfields Assessment and Cleanup
Grants: Application for Petroleum
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Section 3: Site Description

1. Past Land Uses of the Site - Indicate if the sources of petroleum contamination or wastes are Known "K" or Suspected "S":

Gas Station	Industrial	Residential
Service Station	Commercial	Pipeline
Bulk Plant	Agricultural Co-op	Salvage Yard
Terminal Storage	Coal Gas Manufacturer	Other - Specify S _____
Foundry	Utility	Past land uses of the site are unknown <input type="checkbox"/>

2. Describe the historical and current use of the site, including associated years:

The parcel is almost entirely covered by a vacant building most recently occupied by a motorcycle repair shop. A railroad right-of-way has been present adjacent to the eastern parcel boundary since at least 1883 to the present. The building was constructed during 1940. Before 1940, a large foundry and machine works facility occupied numerous parcels west of the railroad right-of-way with the parcel occupying the south portion of this facility. A former automotive repair facility was present on the adjacent land to the south.

3. Does or did the site have a fuel storage tank(s)? Yes, if so how many? _____ No Unknown

- If yes, please provide details on the status of the tank(s) from DATCP tank database found at http://datcp.wi.gov/Consumer/Hazardous_Materials_Storage_Tanks/. Attach a site map with the location of current and historic ASTs and USTs.

Historic petroleum storage area(s) (for sites where tanks have been removed):

Removed Tanks				
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)	
			A. Diesel	
			B. Fuel Oil	
			C. Gasoline	
			D. Kerosene	
			E. Used Motor Oil	
			F. Other (describe)	

Current petroleum storage areas (for sites with tanks currently in place):

Tanks in Place				
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)	
			A. Diesel	
			B. Fuel Oil	
			C. Gasoline	
			D. Kerosene	
			E. Used Motor Oil	
			F. Other (describe)	

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Status of Tanks in Place		
DATCP Tank ID #	Current Status (enter A, B, etc.)	
		A. In Use
		B. Abandoned with product
		C. Abandoned without product
		D. Closed - filled with inert materials
		E. Closed - in place
		F. Other (describe)

4. Has petroleum contamination been confirmed at the site? Yes No Inconclusive

- If yes, describe previous assessment activities, associated dates and which contaminants were found:

- If no, why is petroleum contamination suspected?

Automotive and motorcycle service facilities are often associated with the bulk storage of petroleum products such as lubricants and fuels widely used in the industry. A release of petroleum products has the potential to negatively impact soil and groundwater quality at the Property.

- What are the areas of concern at the site where petroleum contamination is known or suspected?

Suspected former petroleum product storage areas inside or adjacent to the parcel building. Potential petroleum spillage into building interior floor drains (if present).

5. For which activities will the EPA assessment or cleanup grant be used?

- Phase I Site Assessment NR 716 Site Investigation
 Phase II Site Assessment Clean up: NR 722 and 724 Cleanup
 Other – Specify: _____

Section 4: Use of Other Federal Funds

1. Has the site received LUST trust fund monies for assessment or cleanup? Yes No

- If yes, please provide details:

2. Is the site currently subject to a response under the Oil Pollution Act (OPA)? Yes No

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Section 5: Judgements, Claims, Actions or Suits (Note: if a responsible party is identified through any of the three criteria below, the site is not eligible to use petroleum assessment or cleanup funds.)

1. Has a responsible party been identified for the site through either:

- An unresolved judgment rendered in a court of law or an administrative order that would require any party (including the applicant) to assess, investigate, or clean up the site? Yes No
- An unresolved enforcement action by federal or state authorities that would require any party (including the applicant) to assess, investigate or clean up the site? Yes No
- An unresolved citizen suit, contribution action or other third party claim brought against the current or immediate past owner for the site that would, if successful, require either party to assessment, investigation or cleanup the site? Yes No

Section 6: Acquisition Method by Current Owner

1. Who currently owns this site?

- Name: RAVI Enterprises, LLC

- On what date was the property acquired?

03/14/2006

- By what method was the property acquired?

Involuntary Acquisition:

Tax foreclosure Escheat

Condemnation Slum or blight proceeding under ch. 32, Wis. Stats.

Lender foreclosure of a security interest

Other Acquisition:

Simple purchase Donation

Transfer Other (specify): _____

Note: If the site was last acquired through an involuntary acquisition method or lender foreclosure of a security interest, skip to Section 8. If the site was last acquired through "other acquisition", please continue to Section 7.

Section 7: Determination of Viable Responsible Party

The state is required to determine that there is no viable responsible party that can address the contamination at the site. For the purposes of this petroleum eligibility determination, the state must affirm that:

- The current and immediate past owner did not dispense or dispose of, or own the subject property during the dispensing or disposal of any petroleum contamination at the site;
- Did not exacerbate the petroleum contamination at the site; and
- Took reasonable steps* with regard to the petroleum contamination at the site.

**For the purposes of determining petroleum brownfield grant eligibility, "reasonable steps with regard to contamination at the site" includes, as appropriate: stopping continuing releases, preventing threatened future releases, and preventing or limiting human, environmental, or natural resource exposure to earlier petroleum or petroleum product releases.*

Applicants are responsible for providing complete information in their proposal that demonstrates that the activities for which they seek funding have no viable responsible party.

**Brownfields Assessment and Cleanup
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1. Current Owner:

- Describe on-site operations during the time of current ownership, particularly as it relates to use of petroleum ASTs, USTs and containers.

This site was purchased as an investment and was unoccupied during most of the recent ownership.

- Is the property leased to an operator (another person or business)? Yes No

- Identify whether the current owner (please describe):

- Dispensed or disposed of any petroleum products on the site:

n/a

- Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:

n/a

- Did not exacerbate the contamination at the site:

The owner did not exacerbate the contamination at the site

- Took *reasonable steps** with regard to the contamination at the site:

Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

No, reasonable steps were not necessary. Please explain:

Contamination is not confirmed

Known or suspected sources of contamination were removed (i.e. storage tank)

Other (please describe): _____

2. Immediate Past Owner:

- Name of immediate past owner: Womac LLC
- Date range of years of ownership: 2001 through 2006
- Describe the operations on site during the ownership of the immediate past owner, particularly as it relates to petroleum ASTs, USTs and containers:

unknown

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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- Was the property leased to an operator (another person or business)? Yes No

- Identify whether the immediate past owner (please describe):

- Dispensed or disposed of any petroleum products on the site:
unknown

- Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:
unknown

- Did not exacerbate the contamination at the site:
unknown

- Took *reasonable steps** with regard to the contamination at the site:

- Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

- No, reasonable steps were not necessary. Please explain:

- Contamination is not confirmed

- Known or suspected sources of contamination were removed (i.e. storage tank)

- Other (please describe): _____

3. Financial Viability:

- If the current or immediate past owner is identified as a responsible party for the petroleum contamination on site, provide information in Attachment F that demonstrates why the party does not have the financial capability to satisfy their obligations under federal or state law to assess the property, including the resources consulted to determine a responsible party's financial status. In general, the Department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable.

Section 8: Actions by the EPA Assessment Grant Recipient (i.e. Cooperative Agreement Recipient)

- Has the EPA Assessment or Cleanup Grant recipient dispensed or disposed of or owned the property during the dispensing or disposal of petroleum product at the site? Yes No
- Has the EPA Assessment or Cleanup Grant recipient exacerbated the contamination at the site? Yes No
- Did the EPA Assessment or Cleanup Grant recipient take reasonable steps* with regard to contamination at the site? Yes No

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Section 9: Subject to Resource Conservation and Recovery Act (RCRA)

1. Is the site subject to a corrective action order under RCRA S9002(h)? Yes No

Section 10: Required Attachments

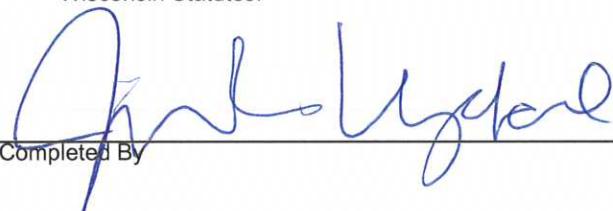
Please include the following with your eligibility determination request:

- A. Current photographs of site
- B. Site map - Note location of any past or current ASTs, USTs, or other petrol-related containers
- C. Aerial photo of site
- D. Previous assessment information, if available: Phase I and II on disk
- E. Documentation of acquisition method if the site was last acquired through involuntary acquisition or lender foreclosure
- F. Information that demonstrates why a responsible party does not have the financial capability to satisfy their obligations under federal or state law to assess the property (if a responsible party is identified). See page 8

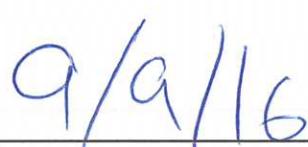
Section 11: Self-Certification

- I certify that information in this application and all its attachments are true and correct and in conformity with applicable Wisconsin Statutes.

Completed By



Date



**Brownfields Assessment and Cleanup
Grants: Application for Petroleum
Eligibility Determination**

Form 4400-304 (3/14)

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Attachment F: Determining Whether a Responsible Party is Viable

If a responsible party is identified for the site, the Department must determine whether that party is viable. If any such party is determined to be viable, then the petroleum-contaminated site is not eligible for funding.

- In general, the department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable. A defunct or insolvent company and an individual responsible party will be deemed not viable, unless there is information suggesting that the assumption is not appropriate in a particular case.
- An Applicant seeking to determine the financial status (i.e. the viability) of a responsible party should consider consulting the following resources and any other resources it may deem useful to make this determination:
 - Responsible Party (i.e. tax returns, bank statements, financial statements)
 - Federal, State and Local Records (i.e. regulatory records, Secretary of State databases, property/land records)
 - Public and Commercial Financial Databases (i.e. Lexus/Nexus, Dun & Bradstreet reports, Internet search engines)

Applicants are responsible for explaining what steps it took to determine a responsible party's financial status and why the information presented indicates that the responsible party is not viable:

** Excerpted from Appendix 1 of EPA's Guidelines for Brownfields Assessment Grants

Return completed form with attachments to:
 Wisconsin Department of Natural Resources
 Remediation and Redevelopment Program
 PO Box 7921
 Madison, WI 53707-7921
 Fax: 608-267-7646
dnr.wi.gov/topic/Brownfields

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

Form 4400-304 (3/14)

Page 1 of 8

Notice: Use this form to request a site-specific eligibility determination for use of U.S. Environmental Protection Agency Brownfields Grant funds for assessment or cleanup of petroleum contamination. Personally identifiable information collected will be used to prepare the determination and will also be accessible by request under Wisconsin's Open Record law. [ss.19.31 - 19.69, Wis. Stats.]. Applications must be "complete" in order to be processed.

Instructions: Complete the following application to receive a State of Wisconsin eligibility determination for use of EPA Brownfields Grant funds for assessment or cleanup of petroleum contamination. Fill out one application per property and send to: Christine Haag at christine.haag@wisconsin.gov. The "Submit by Email" button above will create an email with the correct address.

Section 1: Applicant* Information

Consulting Firm Name (if applicable)

Stantec Consulting Services Inc.

Contact Name Last	First	MI	Title		
Caine	Lynelle		Senior Project Manager		
Mailing Address	City			State	ZIP Code
210 South Highway 141	Crivitz			WI	54114
Phone Number (incl. area code)	Fax Number (incl. area code)	Email			
(715) 854-3360	(715) 854-3361	lynelle.caine@stantec.com			

Determination Letter Recipient (i.e. name of municipality)

City of Green Bay

Contact Name Last	First	MI	Title		
Upfal	Julia	L	Business Development Specialist		
Mailing Address	City			State	ZIP Code
100 N. Jefferson Room 200	Green Bay			WI	54301
Phone Number (incl. area code)	Fax Number (incl. area code)	Email			
(920) 448-3396	(920) 448-3081	juliaup@greenbaywi.gov			

EPA Cooperative Agreement Grantee, if different than above (i.e. county planning commission or economic development authority)

Contact Name Last	First	MI	Title		
Mailing Address	City			State	ZIP Code
Phone Number (incl. area code)	Fax Number (incl. area code)	Email			

Section 2: General Site Information

Site Name	County		
Jones Sign Company, Inc	Brown		
Site Address	City	State	ZIP Code
531 South Broadway	Green Bay	WI	54303
Size (acres)	DNR BRRTS Numbers (if known)		
0.3	09-05-292335		

Tax Parcel Number(s)

2-77

DNR Project Manager Name (if known)	Federal fiscal year for the assessment or cleanup award		
Denise Danielski	2016		

*For the purposes of receiving a petroleum eligibility determination, an "Applicant" includes those entities that: 1. Received an area-wide EPA assessment or cleanup grant; 2. Are applying for an EPA site-specific assessment or cleanup grant; 3. Are applying for a petroleum grant or loan from the Ready for Reuse program.

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Section 3: Site Description

1. Past Land Uses of the Site - Indicate if the sources of petroleum contamination or wastes are Known "K" or Suspected "S":

Gas Station	Industrial	Residential
Service Station K	Commercial	Pipeline
Bulk Plant	Agricultural Co-op	Salvage Yard
Terminal Storage	Coal Gas Manufacturer	Other - Specify S
Foundry	Utility	Past land uses of the site are unknown <input type="checkbox"/>

2. Describe the historical and current use of the site, including associated years:

The majority of the parcel is covered by a building and adjacent paved parking area. The building previously was occupied by a sign company, taxi company, and most recently, an auto repair shop. A railroad right-of-way has been present adjacent to the eastern parcel boundary since at least 1883 to the present. A second railroad right-of-way has been present adjacent to the southwestern parcel boundary since at least 1936 to the present.

The building was constructed during 1940. Before 1940, a large foundry and machine works facility occupied numerous parcels west of the railroad right-of-way with the parcel occupying the south portion of this facility. A former motorcycle repair facility was present on the adjacent land to the north.

3. Does or did the site have a fuel storage tank(s)? Yes, if so how many? 1 No Unknown

- If yes, please provide details on the status of the tank(s) from DATCP tank database found at http://datcp.wi.gov/Consumer/Hazardous_Materials_Storage_Tanks/. Attach a site map with the location of current and historic ASTs and USTs.

Historic petroleum storage area(s) (for sites where tanks have been removed):

Removed Tanks					
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)		
256607	UST	500 gallon	C	Gasoline	A. Diesel B. Fuel Oil C. Gasoline D. Kerosene E. Used Motor Oil F. Other (describe)

Current petroleum storage areas (for sites with tanks currently in place):

Tanks in Place					
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)		
					A. Diesel B. Fuel Oil C. Gasoline D. Kerosene E. Used Motor Oil F. Other (describe)

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Status of Tanks in Place		
DATCP Tank ID #	Current Status (enter A, B, etc.)	
		A. In Use
		B. Abandoned with product
		C. Abandoned without product
		D. Closed - filled with inert materials
		E. Closed - in place
		F. Other (describe)

4. Has petroleum contamination been confirmed at the site? Yes No Inconclusive

- If yes, describe previous assessment activities, associated dates and which contaminants were found:

Very low concentrations of gasoline range organics were detected in soil samples collected beneath a 500-gallon UST removed from the parcel during 1995. The WDNR assigned BRRTS #09-05-292335 but issued a "no action required" status, did not require additional investigation and closed the BRRTS case.

- If no, why is petroleum contamination suspected?

- What are the areas of concern at the site where petroleum contamination is known or suspected?

Suspected former petroleum product storage areas inside or adjacent to the parcel building. Potential petroleum spillage into building interior floor drains (if present).

5. For which activities will the EPA assessment or cleanup grant be used?

- Phase I Site Assessment NR 716 Site Investigation
 Phase II Site Assessment Clean up: NR 722 and 724 Cleanup
 Other – Specify: _____

Section 4: Use of Other Federal Funds

1. Has the site received LUST trust fund monies for assessment or cleanup? Yes No

- If yes, please provide details:

2. Is the site currently subject to a response under the Oil Pollution Act (OPA)? Yes No

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Section 5: Judgements, Claims, Actions or Suits (Note: if a responsible party is identified through any of the three criteria below, the site is not eligible to use petroleum assessment or cleanup funds.)

1. Has a responsible party been identified for the site through either:

- An unresolved judgment rendered in a court of law or an administrative order that would require any party (including the applicant) to assess, investigate, or clean up the site? Yes No
- An unresolved enforcement action by federal or state authorities that would require any party (including the applicant) to assess, investigate or clean up the site? Yes No
- An unresolved citizen suit, contribution action or other third party claim brought against the current or immediate past owner for the site that would, if successful, require either party to assessment, investigation or cleanup the site? Yes No

Section 6: Acquisition Method by Current Owner

1. Who currently owns this site?

- Name: RAVI Enterprises, LLC

- On what date was the property acquired?
- By what method was the property acquired?

Involuntary Acquisition:

- Tax foreclosure
- Escheat
- Condemnation
- Slum or blight proceeding under ch. 32, Wis. Stats.

Lender foreclosure of a security interest

Other Acquisition:

- Simple purchase
- Donation
- Transfer
- Other (specify): _____

Note: If the site was last acquired through an involuntary acquisition method or lender foreclosure of a security interest, skip to Section 8. If the site was last acquired through "other acquisition", please continue to Section 7.

Section 7: Determination of Viable Responsible Party

The state is required to determine that there is no viable responsible party that can address the contamination at the site. For the purposes of this petroleum eligibility determination, the state must affirm that:

- The current and immediate past owner did not dispense or dispose of, or own the subject property during the dispensing or disposal of any petroleum contamination at the site;
- Did not exacerbate the petroleum contamination at the site; and
- Took reasonable steps* with regard to the petroleum contamination at the site.

**For the purposes of determining petroleum brownfield grant eligibility, "reasonable steps with regard to contamination at the site" includes, as appropriate: stopping continuing releases, preventing threatened future releases, and preventing or limiting human, environmental, or natural resource exposure to earlier petroleum or petroleum product releases.*

Applicants are responsible for providing complete information in their proposal that demonstrates that the activities for which they seek funding have no viable responsible party.

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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1. Current Owner:

- Describe on-site operations during the time of current ownership, particularly as it relates to use of petroleum ASTs, USTs and containers.

This site was purchased as an investment and was unoccupied during most of the time of the most recent ownership. At one point, the owner did allow an auto-repair shop(including auto painting and autobody work) to operate on the site. This was in violation of City zoning code and was not a permitted use of the property.

- Is the property leased to an operator (another person or business)? Yes No

- Identify whether the current owner (please describe):

- Dispensed or disposed of any petroleum products on the site:
unknown

- Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:
unknown

- Did not exacerbate the contamination at the site:
Unknown

- Took *reasonable steps** with regard to the contamination at the site:

- Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

No, reasonable steps were not necessary. Please explain:

Contamination is not confirmed

Known or suspected sources of contamination were removed (i.e. storage tank)

Other (please describe): _____

2. Immediate Past Owner:

- Name of immediate past owner: Womac LLC

- Date range of years of ownership: 2001 - 2006

- Describe the operations on site during the ownership of the immediate past owner, particularly as it relates to petroleum ASTs, USTs and containers:

unknown

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- Was the property leased to an operator (another person or business)? Yes No

- Identify whether the immediate past owner (please describe):

- Dispensed or disposed of any petroleum products on the site:
unknown

- Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:
unknown

- Did not exacerbate the contamination at the site:
unknown

- Took *reasonable steps** with regard to the contamination at the site:

- Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

- No, reasonable steps were not necessary. Please explain:

- Contamination is not confirmed

- Known or suspected sources of contamination were removed (i.e. storage tank)

- Other (please describe): _____

3. Financial Viability:

- If the current or immediate past owner is identified as a responsible party for the petroleum contamination on site, provide information in Attachment F that demonstrates why the party does not have the financial capability to satisfy their obligations under federal or state law to assess the property, including the resources consulted to determine a responsible party's financial status. In general, the Department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable.

Section 8: Actions by the EPA Assessment Grant Recipient (i.e. Cooperative Agreement Recipient)

- Has the EPA Assessment or Cleanup Grant recipient dispensed or disposed of or owned the property during the dispensing or disposal of petroleum product at the site? Yes No
- Has the EPA Assessment or Cleanup Grant recipient exacerbated the contamination at the site? Yes No
- Did the EPA Assessment or Cleanup Grant recipient take reasonable steps* with regard to contamination at the site? Yes No

**Brownfields Assessment and Cleanup
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Section 9: Subject to Resource Conservation and Recovery Act (RCRA)

1. Is the site subject to a corrective action order under RCRA S9002(h)? Yes No

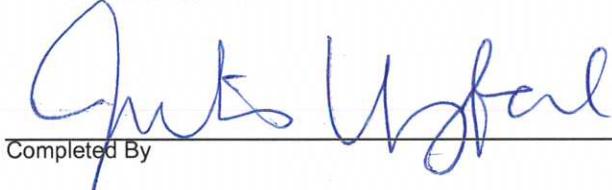
Section 10: Required Attachments

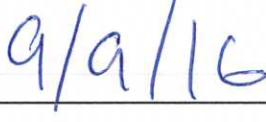
Please include the following with your eligibility determination request:

- A. Current photographs of site
- B. Site map - Note location of any past or current ASTs, USTs, or other petrol-related containers
- C. Aerial photo of site
- D. Previous assessment information, if available: Phase I and II on disk
- E. Documentation of acquisition method if the site was last acquired through involuntary acquisition or lender foreclosure
- F. Information that demonstrates why a responsible party does not have the financial capability to satisfy their obligations under federal or state law to assess the property (if a responsible party is identified). See page 8

Section 11: Self-Certification

- I certify that information in this application and all its attachments are true and correct and in conformity with applicable Wisconsin Statutes.


Completed By


Date

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Attachment F: Determining Whether a Responsible Party is Viable

If a responsible party is identified for the site, the Department must determine whether that party is viable. If any such party is determined to be viable, then the petroleum-contaminated site is not eligible for funding.

- In general, the department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable. A defunct or insolvent company and an individual responsible party will be deemed not viable, unless there is information suggesting that the assumption is not appropriate in a particular case.
- An Applicant seeking to determine the financial status (i.e. the viability) of a responsible party should consider consulting the following resources and any other resources it may deem useful to make this determination:
 - Responsible Party (i.e. tax returns, bank statements, financial statements)
 - Federal, State and Local Records (i.e. regulatory records, Secretary of State databases, property/land records)
 - Public and Commercial Financial Databases (i.e. Lexus/Nexus, Dun & Bradstreet reports, Internet search engines)

Applicants are responsible for explaining what steps it took to determine a responsible party's financial status and why the information presented indicates that the responsible party is not viable:

** Excerpted from Appendix 1 of EPA's Guidelines for Brownfields Assessment Grants

Return completed form with attachments to:

Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
PO Box 7921
Madison, WI 53707-7921
Fax: 608-267-7646
dnr.wi.gov/topic/Brownfields/

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Notice: Use this form to request a site-specific eligibility determination for use of U.S. Environmental Protection Agency Brownfields Grant funds for assessment or cleanup of petroleum contamination. Personally identifiable information collected will be used to prepare the determination and will also be accessible by request under Wisconsin's Open Record law. [ss.19.31 - 19.69, Wis. Stats.]. Applications must be "complete" in order to be processed.

Instructions: Complete the following application to receive a State of Wisconsin eligibility determination for use of EPA Brownfields Grant funds for assessment or cleanup of petroleum contamination. Fill out one application per property and send to: Christine Haag at christine.haag@wisconsin.gov. The "Submit by Email" button above will create an email with the correct address.

Section 1: Applicant* Information

Consulting Firm Name (if applicable)

Stantec Consulting Services Inc.

Contact Name Last Caine	First Lynelle	MI	Title Senior Project Manager
Mailing Address 210 South Highway 141	City Crivitz	State WI	ZIP Code 54114
Phone Number (incl. area code) (715) 854-3360	Fax Number (incl. area code) (715) 854-3361	Email lynelle.caine@stantec.com	

Determination Letter Recipient (i.e. name of municipality)

City of Green Bay

Contact Name Last Upfal	First Julia	MI L	Title Business Development Specialist
Mailing Address 100 N. Jefferson Room 200	City Green Bay	State WI	ZIP Code 54301
Phone Number (incl. area code) (920) 448-3396	Fax Number (incl. area code) (920) 448-3081	Email juliaup@greenbaywi.gov	

EPA Cooperative Agreement Grantee, if different than above (i.e. county planning commission or economic development authority)

Contact Name Last	First	MI	Title
Mailing Address	City	State	ZIP Code
Phone Number (incl. area code)	Fax Number (incl. area code)	Email	

Section 2: General Site Information

Site Name Former Riverfront Property	County Brown		
Site Address 239 Arndt Street	City Green Bay	State WI	ZIP Code 54303
Size (acres) 4.67	DNR BRRTS Numbers (if known) 03-05-213757 and 13-05-575514		

Tax Parcel Number(s)

3-551

DNR Project Manager Name (if known) Denise Danelski	Federal fiscal year for the assessment or cleanup award 2016
--	---

*For the purposes of receiving a petroleum eligibility determination, an "Applicant" includes those entities that: 1. Received an area-wide EPA assessment or cleanup grant; 2. Are applying for an EPA site-specific assessment or cleanup grant; 3. Are applying for a petroleum grant or loan from the Ready for Reuse program.

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Section 3: Site Description

1. Past Land Uses of the Site - Indicate if the sources of petroleum contamination or wastes are Known "K" or Suspected "S":

Gas Station	Industrial K	Residential
Service Station	Commercial	Pipeline
Bulk Plant	Agricultural Co-op	Salvage Yard
Terminal Storage	Coal Gas Manufacturer	Other - Specify S _____
Foundry	Utility	Past land uses of the site are unknown <input type="checkbox"/>

2. Describe the historical and current use of the site, including associated years:

During the late 1800s, a lumber planing mill and lumber yard was present on and adjacent to the parcel. From the early 1900s through at least the 1950s a coal storage and supply company operated a large facility that included the parcel. Bulk coal storage continued on the parcel into the 1980s. Railroad spurs extended through the parcel from at least the late-1800s through the 1950s. In 1994, the Redevelopment Authority of City of Green Bay purchased the parcel from Fort Howard Paper Company. Since the early 1990s, the parcel has remained vacant.

3. Does or did the site have a fuel storage tank(s)? Yes, if so how many? _____ No Unknown

- If yes, please provide details on the status of the tank(s) from DATCP tank database found at http://datcp.wi.gov/Consumer/Hazardous_Materials_Storage_Tanks/. Attach a site map with the location of current and historic ASTs and USTs.

Historic petroleum storage area(s) (for sites where tanks have been removed):

Removed Tanks					
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)		
					A. Diesel
					B. Fuel Oil
					C. Gasoline
					D. Kerosene
					E. Used Motor Oil
					F. Other (describe) _____

Current petroleum storage areas (for sites with tanks currently in place):

Tanks in Place					
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)		
					A. Diesel
					B. Fuel Oil
					C. Gasoline
					D. Kerosene
					E. Used Motor Oil
					F. Other (describe) _____

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Status of Tanks in Place		
DATCP Tank ID #	Current Status (enter A, B, etc.)	
		A. In Use
		B. Abandoned with product
		C. Abandoned without product
		D. Closed - filled with inert materials
		E. Closed - in place
		F. Other (describe)

4. Has petroleum contamination been confirmed at the site? Yes No Inconclusive

- If yes, describe previous assessment activities, associated dates and which contaminants were found:

BRRTS #03-05-213757 - Riverfront Property

Gasoline and diesel fuel compounds exceeding regulatory limits were detected in soil in the southwestern portion of the parcel during a 1998-1999 site investigation. The WDNR closed the site during 2008. Residual petroleum contaminated soil and/or groundwater remains on the parcel.

- If no, why is petroleum contamination suspected?

- What are the areas of concern at the site where petroleum contamination is known or suspected?

Petroleum contaminated soil detected on southwest portion of the parcel. Petroleum contaminated groundwater likely present on southwest portion of the parcel.

5. For which activities will the EPA assessment or cleanup grant be used?

- Phase I Site Assessment NR 716 Site Investigation
 Phase II Site Assessment Clean up: NR 722 and 724 Cleanup
 Other – Specify: _____

Section 4: Use of Other Federal Funds

1. Has the site received LUST trust fund monies for assessment or cleanup? Yes No

- If yes, please provide details:

2. Is the site currently subject to a response under the Oil Pollution Act (OPA)? Yes No

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Section 5: Judgements, Claims, Actions or Suits (Note: if a responsible party is identified through any of the three criteria below, the site is not eligible to use petroleum assessment or cleanup funds.)

1. Has a responsible party been identified for the site through either:

- An unresolved judgment rendered in a court of law or an administrative order that would require any party (including the applicant) to assess, investigate, or clean up the site? Yes No
- An unresolved enforcement action by federal or state authorities that would require any party (including the applicant) to assess, investigate or clean up the site? Yes No
- An unresolved citizen suit, contribution action or other third party claim brought against the current or immediate past owner for the site that would, if successful, require either party to assessment, investigation or cleanup the site? Yes No

Section 6: Acquisition Method by Current Owner

1. Who currently owns this site?

- Name: Green Bay Redevelopment Authority

• On what date was the property acquired? 12/14/1994

- By what method was the property acquired?

Involuntary Acquisition:

Tax foreclosure Escheat

Condemnation Slum or blight proceeding under ch. 32, Wis. Stats.

Lender foreclosure of a security interest

Other Acquisition:

Simple purchase Donation

Transfer Other (specify): _____

Note: If the site was last acquired through an involuntary acquisition method or lender foreclosure of a security interest, skip to Section 8. If the site was last acquired through "other acquisition", please continue to Section 7.

Section 7: Determination of Viable Responsible Party

The state is required to determine that there is no viable responsible party that can address the contamination at the site. For the purposes of this petroleum eligibility determination, the state must affirm that:

- The current and immediate past owner did not dispense or dispose of, or own the subject property during the dispensing or disposal of any petroleum contamination at the site;
- Did not exacerbate the petroleum contamination at the site; and
- Took reasonable steps* with regard to the petroleum contamination at the site.

*For the purposes of determining petroleum brownfield grant eligibility, "reasonable steps with regard to contamination at the site" includes, as appropriate: stopping continuing releases, preventing threatened future releases, and preventing or limiting human, environmental, or natural resource exposure to earlier petroleum or petroleum product releases.

Applicants are responsible for providing complete information in their proposal that demonstrates that the activities for which they seek funding have no viable responsible party.

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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1. Current Owner:

- Describe on-site operations during the time of current ownership, particularly as it relates to use of petroleum ASTs, USTs and containers.

The Redevelopment Authority purchased the property in 1994 for Fort Howard Paper Company. The site has remained undeveloped since the City acquired the Property and WDNR closure of the BRRTS site was obtained. The City has a short-term lease with J.F. Brennan Company Inc, for storage (sand, gravel, empty metal pipes).

- Is the property leased to an operator (another person or business)? Yes No

- Identify whether the current owner (please describe):

- Dispensed or disposed of any petroleum products on the site:

The current owner has not dispensed or disposed of any petroleum products on the site.

- Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:
The current owner did not own the property during the dispensing or disposal by an operator of any petroleum products on the site.

- Did not exacerbate the contamination at the site:

The current owner did not exacerbate contamination on the site.

- Took *reasonable steps** with regard to the contamination at the site:

Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:
WDNR closure of the Site was obtained.

No, reasonable steps were not necessary. Please explain:

Contamination is not confirmed

Known or suspected sources of contamination were removed (i.e. storage tank)

Other (please describe): _____

2. Immediate Past Owner:

- Name of immediate past owner: Fort Howard Corporation

- Date range of years of ownership: unknown through 1994

- Describe the operations on site during the ownership of the immediate past owner, particularly as it relates to petroleum ASTs, USTs and containers:

The fort howard corporation (now Georgia Pacific) was a paper goods manufacturer. The site was used as coal storage.

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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- Was the property leased to an operator (another person or business)? Yes No

- Identify whether the immediate past owner (please describe):

○ Dispensed or disposed of any petroleum products on the site:
unknown

○ Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:
unknown

○ Did not exacerbate the contamination at the site:
unknown

○ Took *reasonable steps** with regard to the contamination at the site:

- Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

- No, reasonable steps were not necessary. Please explain:

Contamination is not confirmed

Known or suspected sources of contamination were removed (i.e. storage tank)

Other (please describe): _____

3. Financial Viability:

- If the current or immediate past owner is identified as a responsible party for the petroleum contamination on site, provide information in Attachment F that demonstrates why the party does not have the financial capability to satisfy their obligations under federal or state law to assess the property, including the resources consulted to determine a responsible party's financial status. In general, the Department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable.

Section 8: Actions by the EPA Assessment Grant Recipient (i.e. Cooperative Agreement Recipient)

- Has the EPA Assessment or Cleanup Grant recipient dispensed or disposed of or owned the property during the dispensing or disposal of petroleum product at the site? Yes No
- Has the EPA Assessment or Cleanup Grant recipient exacerbated the contamination at the site? Yes No
- Did the EPA Assessment or Cleanup Grant recipient take reasonable steps* with regard to contamination at the site? Yes No

**Brownfields Assessment and Cleanup
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Section 9: Subject to Resource Conservation and Recovery Act (RCRA)

1. Is the site subject to a corrective action order under RCRA S9002(h)? Yes No

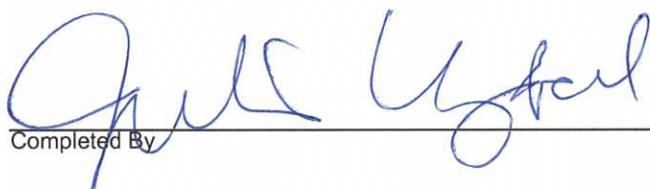
Section 10: Required Attachments

Please include the following with your eligibility determination request:

- A. Current photographs of site
- B. Site map - Note location of any past or current ASTs, USTs, or other petrol-related containers
- C. Aerial photo of site
- D. Previous assessment information, if available: Phase I and II on disk
- E. Documentation of acquisition method if the site was last acquired through involuntary acquisition or lender foreclosure
- F. Information that demonstrates why a responsible party does not have the financial capability to satisfy their obligations under federal or state law to assess the property (if a responsible party is identified). See page 8

Section 11: Self-Certification

- I certify that information in this application and all its attachments are true and correct and in conformity with applicable Wisconsin Statutes.


Completed By

Date

9/9/16

**Brownfields Assessment and Cleanup
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Attachment F: Determining Whether a Responsible Party is Viable

If a responsible party is identified for the site, the Department must determine whether that party is viable. If any such party is determined to be viable, then the petroleum-contaminated site is not eligible for funding.

- In general, the department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable. A defunct or insolvent company and an individual responsible party will be deemed not viable, unless there is information suggesting that the assumption is not appropriate in a particular case.
- An Applicant seeking to determine the financial status (i.e. the viability) of a responsible party should consider consulting the following resources and any other resources it may deem useful to make this determination:
 - Responsible Party (i.e. tax returns, bank statements, financial statements)
 - Federal, State and Local Records (i.e. regulatory records, Secretary of State databases, property/land records)
 - Public and Commercial Financial Databases (i.e. Lexus/Nexus, Dun & Bradstreet reports, Internet search engines)

Applicants are responsible for explaining what steps it took to determine a responsible party's financial status and why the information presented indicates that the responsible party is not viable:

** Excerpted from Appendix 1 of EPA's Guidelines for Brownfields Assessment Grants

Return completed form with attachments to:
 Wisconsin Department of Natural Resources
 Remediation and Redevelopment Program
 PO Box 7921
 Madison, WI 53707-7921
 Fax: 608-267-7646
dnr.wi.gov/topic/Brownfields

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Notice: Use this form to request a site-specific eligibility determination for use of U.S. Environmental Protection Agency Brownfields Grant funds for assessment or cleanup of petroleum contamination. Personally identifiable information collected will be used to prepare the determination and will also be accessible by request under Wisconsin's Open Record law. [ss.19.31 - 19.69, Wis. Stats.]. Applications must be "complete" in order to be processed.

Instructions: Complete the following application to receive a State of Wisconsin eligibility determination for use of EPA Brownfields Grant funds for assessment or cleanup of petroleum contamination. Fill out one application per property and send to: Christine Haag at christine.haag@wisconsin.gov. The "Submit by Email" button above will create an email with the correct address.

Section 1: Applicant* Information

Consulting Firm Name (if applicable)

Stantec Consulting Services Inc.

Contact Name Last Caine	First Lynelle	MI	Title Senior Project Manager
Mailing Address 210 South Highway 141	City Crivitz		State ZIP Code WI 54114
Phone Number (incl. area code) (715) 854-3360	Fax Number (incl. area code) (715) 854-3361	Email lynelle.caine@stantec.com	

Determination Letter Recipient (i.e. name of municipality)

City of Green Bay

Contact Name Last Upfal	First Julia	MI	Title Business Development Specialist
Mailing Address 100 N. Jefferson Room 200	City Green Bay		State ZIP Code WI 54301
Phone Number (incl. area code) (920) 448-3396	Fax Number (incl. area code) (920) 448-3081	Email juliaup@greenbaywi.gov	

EPA Cooperative Agreement Grantee, if different than above (i.e. county planning commission or economic development authority)

Contact Name Last	First	MI	Title
Mailing Address	City		State ZIP Code
Phone Number (incl. area code)	Fax Number (incl. area code)	Email	

Section 2: General Site Information

Site Name Riverfront Bridge Street Property	County Brown	
Site Address 119 Bridge Street	City Green Bay	State ZIP Code WI 54303
Size (acres) 0.7	DNR BRRTS Numbers (if known) 13-05-575515	

Tax Parcel Number(s)

3-556

DNR Project Manager Name (if known) Denise Danielski	Federal fiscal year for the assessment or cleanup award 2016
---	---

*For the purposes of receiving a petroleum eligibility determination, an "Applicant" includes those entities that: 1. Received an area-wide EPA assessment or cleanup grant; 2. Are applying for an EPA site-specific assessment or cleanup grant; 3. Are applying for a petroleum grant or loan from the Ready for Reuse program.

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Section 3: Site Description

1. Past Land Uses of the Site - Indicate if the sources of petroleum contamination or wastes are Known "K" or Suspected "S":

Gas Station	Industrial K	Residential
Service Station	Commercial	Pipeline
Bulk Plant	Agricultural Co-op	Salvage Yard
Terminal Storage	Coal Gas Manufacturer	Other - Specify S _____
Foundry	Utility	Past land uses of the site are unknown <input type="checkbox"/>

2. Describe the historical and current use of the site, including associated years:

Historically the parcel was part of larger industrial facilities. During the late 1800s, a lumber planing mill was present on and adjacent to the parcel. From the early 1900s through at least the 1950s a coal storage and supply company operated a large facility that included the parcel. No building are known to have existed on this parcel from the late 1800s to 1936. During the early 1900s the eastern portion of the parcel adjacent to the Fox River (likely used as a boat slip) was filled. During the mid 1900s multiple buildings were present on the western edge of the parcel. A railroad spur extended on or adjacent to the southwest parcel corner from the late 1800s through the mid-1900s. From the 1950s to at least 1978 a building was present on the western half of the parcel. The buildings on the parcel were likely part of the bulk coal storage facility operating on adjacent land to the south. Since the 1990s, the parcel has remained vacant.

3. Does or did the site have a fuel storage tank(s)? Yes, if so how many? No Unknown

- If yes, please provide details on the status of the tank(s) from DATCP tank database found at http://datcp.wi.gov/Consumer/Hazardous_Materials_Storage_Tanks/. Attach a site map with the location of current and historic ASTs and USTs.

Historic petroleum storage area(s) (for sites where tanks have been removed):

Removed Tanks				
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)	
			A. Diesel	
			B. Fuel Oil	
			C. Gasoline	
			D. Kerosene	
			E. Used Motor Oil	
			F. Other (describe)	

Current petroleum storage areas (for sites with tanks currently in place):

Tanks in Place				
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)	
			A. Diesel	
			B. Fuel Oil	
			C. Gasoline	
			D. Kerosene	
			E. Used Motor Oil	
			F. Other (describe)	

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Status of Tanks in Place		
DATCP Tank ID #	Current Status (enter A, B, etc.)	
		A. In Use
		B. Abandoned with product
		C. Abandoned without product
		D. Closed - filled with inert materials
		E. Closed - in place
		F. Other (describe)

4. Has petroleum contamination been confirmed at the site? Yes No Inconclusive

- If yes, describe previous assessment activities, associated dates and which contaminants were found:

- If no, why is petroleum contamination suspected?

Longterm industrial use (primarily bulk coal storage facility) of the parcel with adjacent railroad spur.

- What are the areas of concern at the site where petroleum contamination is known or suspected?

Spillage of petroleum products along railroad spur and possible use of petroleum storage tanks to fuel fleet vehicles delivering coal stored adjacent to the parcel.

5. For which activities will the EPA assessment or cleanup grant be used?

- Phase I Site Assessment NR 716 Site Investigation
 Phase II Site Assessment Clean up: NR 722 and 724 Cleanup
 Other – Specify: _____

Section 4: Use of Other Federal Funds

1. Has the site received LUST trust fund monies for assessment or cleanup? Yes No

- If yes, please provide details:

2. Is the site currently subject to a response under the Oil Pollution Act (OPA)? Yes No

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Section 5: Judgements, Claims, Actions or Suits (Note: if a responsible party is identified through any of the three criteria below, the site is not eligible to use petroleum assessment or cleanup funds.)

1. Has a responsible party been identified for the site through either:

- An unresolved judgment rendered in a court of law or an administrative order that would require any party (including the applicant) to assess, investigate, or clean up the site? Yes No
- An unresolved enforcement action by federal or state authorities that would require any party (including the applicant) to assess, investigate or clean up the site? Yes No
- An unresolved citizen suit, contribution action or other third party claim brought against the current or immediate past owner for the site that would, if successful, require either party to assessment, investigation or cleanup the site? Yes No

Section 6: Acquisition Method by Current Owner

1. Who currently owns this site?

- Name: Green Bay Redevelopment Authority

• On what date was the property acquired? 12/14/1994

- By what method was the property acquired?

Involuntary Acquisition:

- Tax foreclosure
- Escheat
- Condemnation
- Slum or blight proceeding under ch. 32, Wis. Stats.

Lender foreclosure of a security interest

Other Acquisition:

- Simple purchase
- Donation
- Transfer
- Other (specify): _____

Note: If the site was last acquired through an involuntary acquisition method or lender foreclosure of a security interest, skip to Section 8. If the site was last acquired through "other acquisition", please continue to Section 7.

Section 7: Determination of Viable Responsible Party

The state is required to determine that there is no viable responsible party that can address the contamination at the site. For the purposes of this petroleum eligibility determination, the state must affirm that:

- The current and immediate past owner did not dispense or dispose of, or own the subject property during the dispensing or disposal of any petroleum contamination at the site;
- Did not exacerbate the petroleum contamination at the site; and
- Took reasonable steps* with regard to the petroleum contamination at the site.

**For the purposes of determining petroleum brownfield grant eligibility, "reasonable steps with regard to contamination at the site" includes, as appropriate: stopping continuing releases, preventing threatened future releases, and preventing or limiting human, environmental, or natural resource exposure to earlier petroleum or petroleum product releases.*

Applicants are responsible for providing complete information in their proposal that demonstrates that the activities for which they seek funding have no viable responsible party.

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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1. Current Owner:

- Describe on-site operations during the time of current ownership, particularly as it relates to use of petroleum ASTs, USTs and containers.

The Site has been vacant since the City took ownership in 1994.

- Is the property leased to an operator (another person or business)? Yes No

- Identify whether the current owner (please describe):

- Dispensed or disposed of any petroleum products on the site:

The current owner did not dispense or dispose of petroleum products at the Site.

- Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:

The current owner did not own the property during the dispensing or disposal by an operator of any petroleum products on the site.

- Did not exacerbate the contamination at the site:

The current owner did not exacerbate contamination on the site.

- Took *reasonable steps** with regard to the contamination at the site:

Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

No, reasonable steps were not necessary. Please explain:

Contamination is not confirmed

Known or suspected sources of contamination were removed (i.e. storage tank)

Other (please describe): _____

2. Immediate Past Owner:

- Name of immediate past owner: Fort Howard Paper

- Date range of years of ownership: unknown - 1994

- Describe the operations on site during the ownership of the immediate past owner, particularly as it relates to petroleum ASTs, USTs and containers:

The previous owner used the site for coal storage.

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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- Was the property leased to an operator (another person or business)? Yes No

- Identify whether the immediate past owner (please describe):

○ Dispensed or disposed of any petroleum products on the site:
unknown

○ Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:
Unknown

○ Did not exacerbate the contamination at the site:
Unknown

○ Took *reasonable steps** with regard to the contamination at the site:

- Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

- No, reasonable steps were not necessary. Please explain:

Contamination is not confirmed

Known or suspected sources of contamination were removed (i.e. storage tank)

Other (please describe): _____

3. Financial Viability:

- If the current or immediate past owner is identified as a responsible party for the petroleum contamination on site, provide information in Attachment F that demonstrates why the party does not have the financial capability to satisfy their obligations under federal or state law to assess the property, including the resources consulted to determine a responsible party's financial status. In general, the Department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable.

Section 8: Actions by the EPA Assessment Grant Recipient (i.e. Cooperative Agreement Recipient)

- Has the EPA Assessment or Cleanup Grant recipient dispensed or disposed of or owned the property during the dispensing or disposal of petroleum product at the site? Yes No
- Has the EPA Assessment or Cleanup Grant recipient exacerbated the contamination at the site? Yes No
- Did the EPA Assessment or Cleanup Grant recipient take reasonable steps* with regard to contamination at the site? Yes No

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Section 9: Subject to Resource Conservation and Recovery Act (RCRA)

1. Is the site subject to a corrective action order under RCRA S9002(h)? Yes No

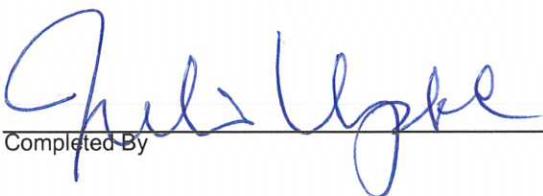
Section 10: Required Attachments

Please include the following with your eligibility determination request:

- A. Current photographs of site
- B. Site map - Note location of any past or current ASTs, USTs, or other petrol-related containers
- C. Aerial photo of site
- D. Previous assessment information, if available: Phase I and II on disk
- E. Documentation of acquisition method if the site was last acquired through involuntary acquisition or lender foreclosure
- F. Information that demonstrates why a responsible party does not have the financial capability to satisfy their obligations under federal or state law to assess the property (if a responsible party is identified). See page 8

Section 11: Self-Certification

- I certify that information in this application and all its attachments are true and correct and in conformity with applicable Wisconsin Statutes.


Completed By


Date

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Attachment F: Determining Whether a Responsible Party is Viable

If a responsible party is identified for the site, the Department must determine whether that party is viable. If any such party is determined to be viable, then the petroleum-contaminated site is not eligible for funding.

- In general, the department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable. A defunct or insolvent company and an individual responsible party will be deemed not viable, unless there is information suggesting that the assumption is not appropriate in a particular case.
- An Applicant seeking to determine the financial status (i.e. the viability) of a responsible party should consider consulting the following resources and any other resources it may deem useful to make this determination:
 - Responsible Party (i.e. tax returns, bank statements, financial statements)
 - Federal, State and Local Records (i.e. regulatory records, Secretary of State databases, property/land records)
 - Public and Commercial Financial Databases (i.e. Lexus/Nexus, Dun & Bradstreet reports, Internet search engines)

Applicants are responsible for explaining what steps it took to determine a responsible party's financial status and why the information presented indicates that the responsible party is not viable:

** Excerpted from Appendix 1 of EPA's Guidelines for Brownfields Assessment Grants

Return completed form with attachments to:
 Wisconsin Department of Natural Resources
 Remediation and Redevelopment Program
 PO Box 7921
 Madison, WI 53707-7921
 Fax: 608-267-7646
dnr.wi.gov/topic/Brownfields/

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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Notice: Use this form to request a site-specific eligibility determination for use of U.S. Environmental Protection Agency Brownfields Grant funds for assessment or cleanup of petroleum contamination. Personally identifiable information collected will be used to prepare the determination and will also be accessible by request under Wisconsin's Open Record law. [ss.19.31 - 19.69, Wis. Stats.]. Applications must be "complete" in order to be processed.

Instructions: Complete the following application to receive a State of Wisconsin eligibility determination for use of EPA Brownfields Grant funds for assessment or cleanup of petroleum contamination. Fill out one application per property and send to: Christine Haag at christine.haag@wisconsin.gov. The "Submit by Email" button above will create an email with the correct address.

Section 1: Applicant* Information

Consulting Firm Name (if applicable)

Stantec Consulting Services Inc.

Contact Name Last Caine	First Lynelle	MI	Title Senior Project Manager
Mailing Address 210 South Highway 141	City Crivitz	State WI	ZIP Code 54114
Phone Number (incl. area code) (715) 854-3360	Fax Number (incl. area code) (715) 854-3361	Email lynelle.caine@stantec.com	

Determination Letter Recipient (i.e. name of municipality)

City of Green Bay

Contact Name Last Upfal	First Julia	MI L	Title Business Development Specialist
Mailing Address 100 N. Jefferson Room 200	City Green Bay	State WI	ZIP Code 54301
Phone Number (incl. area code) (920) 448-3396	Fax Number (incl. area code) (920) 448-3081	Email juliaup@greenbaywi.gov	

EPA Cooperative Agreement Grantee, if different than above (i.e. county planning commission or economic development authority)

Contact Name Last	First	MI	Title
Mailing Address	City	State	ZIP Code
Phone Number (incl. area code)	Fax Number (incl. area code)	Email	

Section 2: General Site Information

Site Name Former Green Bay and Western Rail Site	County Brown		
Site Address 100 West Mason	City Green Bay	State WI	ZIP Code 54303
Size (acres) 7.97	DNR BRRTS Numbers (if known) 02-05-00049		

Tax Parcel Number(s)

2-78	Federal fiscal year for the assessment or cleanup award
DNR Project Manager Name (if known) Denise Danielski	2016

*For the purposes of receiving a petroleum eligibility determination, an "Applicant" includes those entities that: 1. Received an area-wide EPA assessment or cleanup grant; 2. Are applying for an EPA site-specific assessment or cleanup grant; 3. Are applying for a petroleum grant or loan from the Ready for Reuse program.

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Section 3: Site Description

1. Past Land Uses of the Site - Indicate if the sources of petroleum contamination or wastes are Known "K" or Suspected "S":

Gas Station	Industrial	Residential
Service Station	Commercial	Pipeline
Bulk Plant	Agricultural Co-op	Salvage Yard
Terminal Storage K	Coal Gas Manufacturer	Other - Specify S _____
Foundry	Utility	Past land uses of the site are unknown <input type="checkbox"/>

2. Describe the historical and current use of the site, including associated years:

The City of Green Bay Redevelopment Authority owns parcel 2-78 on the West bank of the Fox River. The City purchased the property from Green Bay and Western Railroad on July 7, 1993. At the time of the purchase, a 27,000 square foot wood and steel warehouse was present. The property had been used by the railroad for warehousing and rail container storage. Prior to the sale of the property, in October 1992, the city completed necessary environmental assessments. Shortly after purchasing the property, the City razed the existing warehouse and, following additional environmental investigation, submitted a remedial action plan to the WDNR. A remediation was conducted- impacted soils were excavated and incorporated into bioremediation cells at a remote site owned by the City of Green Bay. The WDNR granted the site closure and it has remained vacant and undeveloped since.

3. Does or did the site have a fuel storage tank(s)? Yes, if so how many? _____ No Unknown

- If yes, please provide details on the status of the tank(s) from DATCP tank database found at http://datcp.wi.gov/Consumer/Hazardous_Materials_Storage_Tanks/. Attach a site map with the location of current and historic ASTs and USTs.

Historic petroleum storage area(s) (for sites where tanks have been removed):

Removed Tanks					
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)		
					A. Diesel
					B. Fuel Oil
					C. Gasoline
					D. Kerosene
					E. Used Motor Oil
					F. Other (describe) _____

Current petroleum storage areas (for sites with tanks currently in place):

Tanks in Place					
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)		
					A. Diesel
					B. Fuel Oil
					C. Gasoline
					D. Kerosene
					E. Used Motor Oil
					F. Other (describe) _____

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Status of Tanks in Place		
DATCP Tank ID #	Current Status (enter A, B, etc.)	
		A. In Use
		B. Abandoned with product
		C. Abandoned without product
		D. Closed - filled with inert materials
		E. Closed - in place
		F. Other (describe)

4. Has petroleum contamination been confirmed at the site? Yes No Inconclusive

- If yes, describe previous assessment activities, associated dates and which contaminants were found:
BRRTS 02-05-000409 Green Bay and Western RR CO

In October 1992, soil borings and groundwater monitoring wells were analyzed on the site, indicating the presence of Polynuclear Aromatic Hydrocarbons (PAHs), Diesel range organics (DRO) and lead. Additionally, an area near the NW corner of the former warehouse structure was impacted by petroleum compounds (tests confirmed the presence of DRO and GRO). The City initiated a remediation process and removed impacted soil then incorporated it into bioremediation cells at a remote site owned by the City. The excavation was backfilled with clean sand with the concurrence of the WDNR. The WDNR granted the site closure after post-remedial sample results came in clear.

- If no, why is petroleum contamination suspected?

- What are the areas of concern at the site where petroleum contamination is known or suspected?
The areas of concern exist around the closed BRRTs locations.

5. For which activities will the EPA assessment or cleanup grant be used?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Phase I Site Assessment | <input type="checkbox"/> NR 716 Site Investigation |
| <input type="checkbox"/> Phase II Site Assessment | <input type="checkbox"/> Clean up: NR 722 and 724 Cleanup |
| <input type="checkbox"/> Other – Specify: _____ | |

Section 4: Use of Other Federal Funds

1. Has the site received LUST trust fund monies for assessment or cleanup? Yes No

- If yes, please provide details:

2. Is the site currently subject to a response under the Oil Pollution Act (OPA)? Yes No

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Section 5: Judgements, Claims, Actions or Suits (Note: if a responsible party is identified through any of the three criteria below, the site is not eligible to use petroleum assessment or cleanup funds.)

1. Has a responsible party been identified for the site through either:

- An unresolved judgment rendered in a court of law or an administrative order that would require any party (including the applicant) to assess, investigate, or clean up the site? Yes No
- An unresolved enforcement action by federal or state authorities that would require any party (including the applicant) to assess, investigate or clean up the site? Yes No
- An unresolved citizen suit, contribution action or other third party claim brought against the current or immediate past owner for the site that would, if successful, require either party to assessment, investigation or cleanup the site? Yes No

Section 6: Acquisition Method by Current Owner

1. Who currently owns this site?

- Name: City of Green Bay Redevelopment Authority

• On what date was the property acquired? 07/07/1993

- By what method was the property acquired?

Involuntary Acquisition:

Tax foreclosure Escheat

Condemnation Slum or blight proceeding under ch. 32, Wis. Stats.

Lender foreclosure of a security interest

Other Acquisition:

Simple purchase Donation

Transfer Other (specify): _____

Note: If the site was last acquired through an involuntary acquisition method or lender foreclosure of a security interest, skip to Section 8. If the site was last acquired through "other acquisition", please continue to Section 7.

Section 7: Determination of Viable Responsible Party

The state is required to determine that there is no viable responsible party that can address the contamination at the site. For the purposes of this petroleum eligibility determination, the state must affirm that:

- The current and immediate past owner did not dispense or dispose of, or own the subject property during the dispensing or disposal of any petroleum contamination at the site;
- Did not exacerbate the petroleum contamination at the site; and
- Took reasonable steps* with regard to the petroleum contamination at the site.

**For the purposes of determining petroleum brownfield grant eligibility, "reasonable steps with regard to contamination at the site" includes, as appropriate: stopping continuing releases, preventing threatened future releases, and preventing or limiting human, environmental, or natural resource exposure to earlier petroleum or petroleum product releases.*

Applicants are responsible for providing complete information in their proposal that demonstrates that the activities for which they seek funding have no viable responsible party.

**Brownfields Assessment and Cleanup
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1. Current Owner:

- Describe on-site operations during the time of current ownership, particularly as it relates to use of petroleum ASTs, USTs and containers.

The Redevelopment Authority purchased the property in 1993 from Green Bay and Western RR and Co. The City submitted a remedial action plan to the WDNR and initiated a remediation accordingly. The site has remained vacant and undeveloped since the WDNR provided closure in 1997.

- Is the property leased to an operator (another person or business)? Yes No

- Identify whether the current owner (please describe):

- Dispensed or disposed of any petroleum products on the site:

The current owner has not dispensed or disposed of any petroleum products on the site.

- Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:

The current owner did not own the property during the dispensing or disposal by an operator of any petroleum products on the site.

- Did not exacerbate the contamination at the site:

The current owner did not exacerbate contamination on the site.

- Took *reasonable steps** with regard to the contamination at the site:

Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

The City completed remediation activities at the site and obtained case closure.

No, reasonable steps were not necessary. Please explain:

Contamination is not confirmed

Known or suspected sources of contamination were removed (i.e. storage tank)

Other (please describe): _____

2. Immediate Past Owner:

- Name of immediate past owner: Green Bay and Western Railroad

- Date range of years of ownership: Unknown- 1993

- Describe the operations on site during the ownership of the immediate past owner, particularly as it relates to petroleum ASTs, USTs and containers:

The site was used as a railyard and for warehousing/ rail container storage

Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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- Was the property leased to an operator (another person or business)? Yes No
- Identify whether the immediate past owner (please describe):
 - Dispensed or disposed of any petroleum products on the site:

Unknown

- Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:
Unknown

- Did not exacerbate the contamination at the site:

According to the case closure request that contamination that was discovered at the Site was the result of a spill of an unknown origin.

- Took *reasonable steps** with regard to the contamination at the site:

Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

No, reasonable steps were not necessary. Please explain:

- Contamination is not confirmed
- Known or suspected sources of contamination were removed (i.e. storage tank)
- Other (please describe): Contamination was identified during the sale of property/city cleaned up site.

3. Financial Viability:

- If the current or immediate past owner is identified as a responsible party for the petroleum contamination on site, provide information in Attachment F that demonstrates why the party does not have the financial capability to satisfy their obligations under federal or state law to assess the property, including the resources consulted to determine a responsible party's financial status. In general, the Department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable.

Section 8: Actions by the EPA Assessment Grant Recipient (i.e. Cooperative Agreement Recipient)

1. Has the EPA Assessment or Cleanup Grant recipient dispensed or disposed of or owned the property during the dispensing or disposal of petroleum product at the site? Yes No
2. Has the EPA Assessment or Cleanup Grant recipient exacerbated the contamination at the site? Yes No
3. Did the EPA Assessment or Cleanup Grant recipient take reasonable steps* with regard to contamination at the site? Yes No

**Brownfields Assessment and Cleanup
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Section 9: Subject to Resource Conservation and Recovery Act (RCRA)

1. Is the site subject to a corrective action order under RCRA S9002(h)? Yes No

Section 10: Required Attachments

Please include the following with your eligibility determination request:

- A. Current photographs of site
- B. Site map - Note location of any past or current ASTs, USTs, or other petrol-related containers
- C. Aerial photo of site
- D. Previous assessment information, if available: Phase I and II on disk
- E. Documentation of acquisition method if the site was last acquired through involuntary acquisition or lender foreclosure
- F. Information that demonstrates why a responsible party does not have the financial capability to satisfy their obligations under federal or state law to assess the property (if a responsible party is identified). See page 8

Section 11: Self-Certification

- I certify that information in this application and all its attachments are true and correct and in conformity with applicable Wisconsin Statutes.

Julia Upfal
Completed By

08/22/2016

Date

**Brownfields Assessment and Cleanup
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Attachment F: Determining Whether a Responsible Party is Viable

If a responsible party is identified for the site, the Department must determine whether that party is viable. If any such party is determined to be viable, then the petroleum-contaminated site is not eligible for funding.

- In general, the department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable. A defunct or insolvent company and an individual responsible party will be deemed not viable, unless there is information suggesting that the assumption is not appropriate in a particular case.
- An Applicant seeking to determine the financial status (i.e. the viability) of a responsible party should consider consulting the following resources and any other resources it may deem useful to make this determination:
 - Responsible Party (i.e. tax returns, bank statements, financial statements)
 - Federal, State and Local Records (i.e. regulatory records, Secretary of State databases, property/land records)
 - Public and Commercial Financial Databases (i.e. Lexus/Nexus, Dun & Bradstreet reports, Internet search engines)

Applicants are responsible for explaining what steps it took to determine a responsible party's financial status and why the information presented indicates that the responsible party is not viable:

** Excerpted from Appendix 1 of EPA's Guidelines for Brownfields Assessment Grants

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES SHIPYARD REDEVELOPMENT AREA

Including

Former Green Bay and Western Railroad Property
100 West Mason Street
Green Bay, Wisconsin

RAVI Enterprises LLC
525 and 531 South Broadway
Green Bay, Wisconsin

Broadway Properties
505-517 South Broadway
Green Bay, Wisconsin

Riverfront Parcels
239 Arndt and 119 Bridge Street
Green Bay, Wisconsin

Prepared for:
City of Green Bay
City of Green Bay Redevelopment Authority

Prepared by
Stantec Consulting Services Inc.



**Analysis of Brownfield Cleanup Alternatives
Former Green Bay and Western Railroad Property
Shipyard Redevelopment Area
100 West Mason Street
Green Bay, Wisconsin**

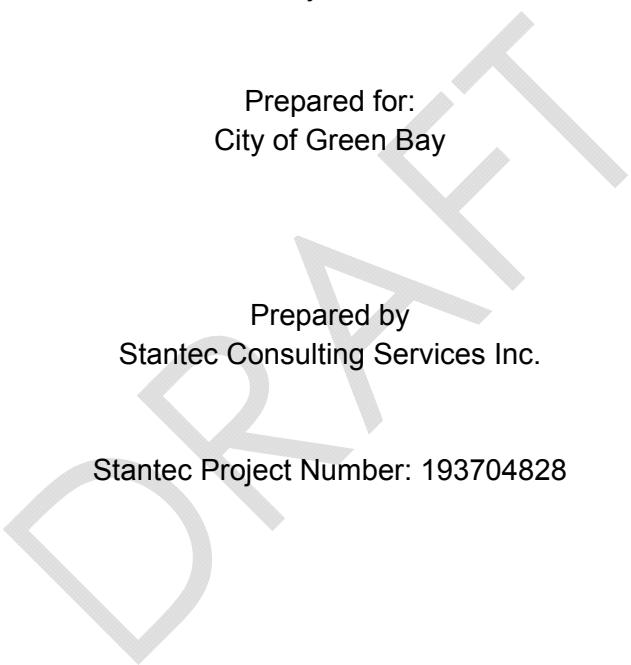
(BRRTS: 02-05-579141)

January 18, 2019

Prepared for:
City of Green Bay

Prepared by
Stantec Consulting Services Inc.

Stantec Project Number: 193704828




Lynelle Caine
Associate, Senior Project Manager
Lynelle.Caine@stantec.com


Stu Gross
Senior Associate
Stu.Gross@stantec.com


Mike Bach
Associate, Senior Project Manager
Michael.Bach@stantec.com

Analysis of Brownfield Cleanup Alternatives

Stantec Consulting Services Inc. (Stantec) prepared this Analysis of Brownfield Cleanup Alternatives to detail three alternatives evaluated as part of cleanup and redevelopment planning for the former Green Bay and Western Railroad Property at 100 West Mason Street, Green Bay, Wisconsin (the Property). This Property is part of the City of Green Bay's (the City) Shipyard Redevelopment planning area. Alternative cleanup and environmental management activities with respect to changing climate and green remediation considerations, effectiveness, implementability and cost consist of the following:

- Alternative One – No Action
- Alternative Two – Site wide excavation and offsite disposal of Resource Conservation Recovery Act (RCRA) metal, Polynuclear Aromatic Hydrocarbon (PAH), and/or Volatile Organic Compound (VOC)-impacted soil within two feet of the ground surface followed by capping the entire Property with at least two feet of clean fill and/or impermeable surfaces (i.e. asphalt, concrete, etc.). Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.
- Alternative Three – Onsite management and capping of RCRA metal, PAH, and VOC-impacted soil generated during construction of the proposed athletic field, parking lots, walkways, river shoreline stabilization enhancements; and maintenance of engineering and institutional controls. Engineered caps will consist of at least two feet of soil or impermeable surfaces (i.e. turf, asphalt, concrete and/or buildings). Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

Further details are provided in the following sections.

SITE HISTORY/COMPREHENSIVE PLAN

The City and the City of Green Bay Redevelopment Authority (“RDA”) seek to complete a major redevelopment project known as The Shipyard, which involves remediating brownfields, repurposing vacant and underused structures, and enhancing a residential neighborhood on the near west side of the City. The catalyst for development involves the construction of a signature public recreation and entertainment facility at 100 W. Mason Street (Tax Parcel 2-78) along with related public improvements. The City acquired the 7.97-acre Property from the Green Bay and Western Railroad on July 7, 1993. This portion of the City containing the Shipyard Redevelopment Area is currently economically distressed with significant blight and underutilized brownfield sites with known contamination. This area of the City is also the focus of ongoing area-wide planning, assessment, remediation and redevelopment efforts.

The Property has a general history of industrial and commercial use. From at least the 1930s to the 1980s, the Green Bay & Western Railroad used the Property to transfer goods between railcars and cargo ships. Structures present on the Property during this time included warehouses, an office, a concrete mixing plant, an oil house, a truck storage garage, and multiple railroad spurs. No buildings are currently present on the Property.

Prior to the City's acquisition of the Property in 1993, a soil and groundwater investigation revealed elevated levels of diesel range organics (DRO), PAHs, and lead. Additional groundwater monitoring was conducted. During building demolition in 1993, gasoline range organic (GRO) and DRO impacted soil were encountered near the northwest corner of the building. The impacted soils were excavated from the Property and transported offsite for bio-remediation. The Wisconsin Department of Natural Resources (WDNR) closed the Bureau of Remediation and Redevelopment Tracking System (BRRTS) case associated with this contamination in 1998.

Additional Phase I and II environmental site assessments (ESAs) conducted by the City in 2016 and 2017 revealed select RCRA metals, PAHs, and VOCs present in soil at concentrations above applicable Chapter NR 720 Wisconsin Administrative Code Residual Contaminant Levels (RCLs) for groundwater protection and/or direct contact. The contaminants are believed to be related to historic fill and are consistent with similar investigations conducted in general proximity to this Site in downtown Green Bay.

The Site is associated with one open WDNR BRRTS case No. **02-05-579141** and is managed under Case Manager Keld Lauridsen, (920) 662-5420, keld.lauridsen@wisconsin.gov.

Specific concerns include direct contact with contaminated soils as well as migration of contaminants to the adjacent Fox River and environmentally sensitive areas via surface water runoff.

BROWNFIELD CLEANUP ALTERNATIVES

As described above, alternative cleanup and environmental management activities considered for the Property consist of the following:

- Alternative One – No Action
- Alternative Two – Site wide excavation and offsite disposal of Resource Conservation Recovery Act (RCRA) metal, Polynuclear Aromatic Hydrocarbon (PAH), and/or Volatile Organic Compound (VOC)-impacted soil within two feet of the ground surface followed by capping the entire Property with at least two feet of clean fill and/or impermeable surfaces (i.e. asphalt, concrete, etc.). Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.
- Alternative Three – Onsite management and capping of RCRA metal, PAH, and VOC-impacted soil generated during construction of the proposed athletic field, parking lots, walkways, and river shoreline stabilization enhancements; and maintenance of engineering and institutional controls. Engineered caps will consist of at least two feet of soil or impermeable surfaces (i.e. asphalt, concrete and/or buildings). Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

The No Action Alternative (i.e. natural attenuation) was evaluated as a remedial alternative to address the health and environmental impacts at the Site. Alternative 1 would leave the Property in its current condition and no action would be taken given that a Site fence is already present and surrounds the entire property limiting access.

- Effectiveness – Very limited to no effectiveness. Identified RCRA metals and PAH impacts are unlikely to be effectively removed by natural attenuation. Residual VOC in soil through natural attenuation is likely to occur over an extended timeline depending upon geologic, atmospheric, and biological conditions. Planned redevelopment requires the onsite management of soils which must be appropriately managed. Alternative 1 provides no protection from direct contact with contaminants at the Site and provides little to no protection of public health, safety and welfare and the environment.
- Implementability – This alternative is easy to implement in the short term; however, the expected time frame needed to achieve appropriate remedial objectives through natural attenuation of identified constituents is unlikely to be considered acceptable by WDNR. Alternative 1 would hinder future development at the Site.
- Cost – Costs are thought to be minimal. As part of continuing obligations under CERCLA, at minimum, the Site will need to be secured. Probable costs for securing the Site (i.e.

video surveillance/fence maintenance) are \$5,000. The estimated cost for Alternative 1 is \$5,000. Additional detail is provided on Table 1.

Alternative 2 involves excavation and offsite disposal of 25,000 cubic yards (CY) of RCRA metal, PAH, and VOC-impacted soil from the Site. Excavation would remove soil from the surface to two feet below grade (direct contact interval). Following soil excavation, the site would be backfilled with clean materials to obtain desired subgrades. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

- Effectiveness – Highly effective in the short term and considered effective in the long term. Permanent removal of residual impacts and capping is consistent with WDNR guidance. In addition, excavation and offsite disposal of impacted soil is the most effective way to reduce the threat to public health, safety, welfare and the environment from soil and/or fill material impacted by low-level concentrations of RCRA metals, PAHs, and VOCs.
- Implementability – Alternative 2 is technically easy to implement and materials, equipment, technologies, and services are easy to procure. Site accessibility will coincide with development. The permits and approval processes required for excavation and offsite disposal of impacted soil and construction of the soil capping could begin immediately depending on the development schedule.
- Cost – Alternative 2 includes site preparation tasks such as mobilization/demobilization, soil erosion and sediment control measures, construction entrance preparation, and site security (\$10,000). Contaminated soil excavation, transportation and disposal (25,000 CY; \$1,414,200) and placement of clean excavation backfill and soil cover of 25,000 CY (\$308,688). Engineering fees are expected to be \$30,000. The estimated cost for Alternative 2 is \$1,762,8880. Additional detail is provided in Table 1.

Alternative 3 involves onsite management and capping of the entire Property. Approximately 2 feet of clean soil materials will be utilized to provide a cap across the Property in all areas where hard surface covers will not be utilized. Soil caps will consist of 18 inches of clean soil followed by 6 inches topsoil. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

- Effectiveness – Soil consolidation and capping would be effective for the RCRA metal, and PAH impacted soils. Capping the Property is also believed to be an effective short and long-term solution to address limited VOC impacts at the Property.
- Implementability - Alternative 3 is technically easy to implement and materials, equipment, technologies and services are easy to procure. Currently the Site is a large vacant parcel with ease of accessibility. The permits and approval processes required for excavation of impacted soil could begin immediately depending on the development schedule.
- Cost – Alternative 3 includes site preparation tasks such as mobilization/demobilization, soil erosion and sediment control measures; construction entrance preparation; and site security (\$10,000). The bulk of costs associated with Alternative 3 will be capping the site with an impervious surface or a two-foot thick clean soil cap over the entire Property (\$728,000). Engineering fees are expected to be \$30,000. The estimated cost range for Alternative 3 is \$828,500. Further detail is provided in Table 1.

CLIMATE CHANGE CONSIDERATIONS

The Site and Shipyard Redevelopment Area is located in Brown County which is in the northeastern portion of the State of Wisconsin. The Property is in a mixed commercial industrial/residential area and is bounded on the east by the Fox River. The water table in the

area of the site is at depths ranging from four to eight feet below grade. The site is located within the Fox River floodplain.

Authoritative Resources:

The National Flood Insurance Rate Maps from the National Flood Insurance Program (FIRM) were consulted for the Green Bay area. The United States Environmental Protection Agency (USEPA) website for Climate Impacts for the Midwest was consulted ([USEPA Website: http://www.epa.gov/climatechange/](http://www.epa.gov/climatechange/)). Information available through the website noted that the summers in the Midwest are hot and humid, and winters are cold, since the region is far from the temperature-moderating effect of the oceans. Therefore, variations in climate will tend to be expressed without significant moderation in the area.

Site Specific Risk Factors:

Based on the physiographic location of the Property, some major climatic risk factors do not apply. For instance, Green Bay is adjacent Lake Michigan and likely to be affected by fluctuations in future lake levels. In addition, local rainfall in the Midwest is expected to become more sporadic yet intense leading to higher rates of surface runoff, increasing the risk of contaminant transport. The primary climatic risk factors are the following:

- Changing flood zones – The Property is in the Fox River flood plain and therefore is at greater risk from the variations of the flood zone that could result from increased future rainfall totals.
- Changing dates for ground thaw/freezing – Decreases in long-term average temperatures will shorten the already narrow window of the Wisconsin growing season. Increases in average temperature will increase the length of the Wisconsin growing season. These factors could affect infiltration at the Property.
- Changing the environmental/ecological zones – Possible changes will depend on the decrease or increase in average temperatures and future variations in precipitation. These factors are interrelated with the changing dates for ground thaw/freezing. Variations in the growing season will result in changes in bird nesting and migration ranges and dates and be expressed in changes in the ecological diversity of Northeastern Wisconsin, the Green Bay shoreline, and the Fox River.
- Changing the air quality Index - Decreases in average temperature long term will result in less heat index days, while increases in average temperature long term will result in more heat index days, causing increased ozone formation in urban areas. This will make it more challenging to meet air quality standards and will increase the risks of health effects in these areas.

Accommodation of Identified Climate Risk Factors:

The increase risk factor that could most effect the remediation on the site is the possibility of variation of the flood zone. Within the scope of the brownfield cleanup alternatives being considered is the use of engineered capping of the entire Property which will serve as an engineering control over areas that have been affected by the historical use of the Property.

The selected remediation alternatives will have no effect on potential variations in the growing season, as the Property is in a municipal area and will be used for green space and/or commercial space. Because of the relatively low concentrations of chemical constituents at the site, residual contaminants will be controlled by engineered cap and primarily utilized as an outdoor green space. However, it is not recommended that the Property be used for community gardens. The green space will be only indirectly affected by any changes in environmental and ecological zone, in that the type of wildlife that may use the site may vary with those changes, but the brownfield

cleanup alternatives will not affect those variations. Also the increase in green space will only serve to mitigate any air quality changes due to variations in climate, as trees and landscape planting help reduce ozone formation. The increase in green space will also aid in infiltration of rain water into the unconsolidated zone, eventually recharging the bedrock and the Fox River.

The FIRM map number 55009 panel 0169F lists the Property as within the zone AE (Base Flood Elevations Determined). This is the 100-year flood plain. However, as part of the redevelopment efforts, the City plans to take the Site out of the flood zone.

Based on the above climate change is not anticipated to significantly affect the effectiveness of the alternatives evaluated.

GREEN REMEDIATION CONSIDERATIONS

Potential remedial alternatives were evaluated with respect to USEPA's Green Remediation Strategy key actions. Alternative 1 requires the least carbon footprint. Alternative 3 appears to represent a lower carbon footprint than that required to excavate and transport all impacted soil and replace with clean soil (Alternative 2). Engine idle reduction practices will help to minimize total emissions. Alternatives two and three include restoring the Site to green space with public access to the Fox River.

RECOMMENDATION

All three remedial alternatives are considered technically feasible, though the effectiveness of each in achieving a remedial goal and providing long-term protection of human health and the environment varies greatly. Based on the conceptual site model, identified environmental liabilities, and proposed remedial alternatives, Remedial Alternative 3 was selected as the most technically and economically feasible approach to achieve the remedial objectives and provide for long-term protection of human health and the environment while providing for the greatest potential for future redevelopment. Remedial Alternative 3 is compatible with all phases of potential future uses of the Property.



Table 1 Probable Costs of Potential Remedial Alternatives, Green Bay and Western Property - Shipyard Redevelopment, Green Bay, W

Task	Alternative 1	Alternative 2	Alternative 3
	No Action	Excavation, Off-Site Landfilling, Backfilling, and Final Capping w Clean Soil	Reuse of On-Site Material and Final Capping
Erosion Control Measures, Signage, and Security	\$5,000	\$10,000	\$10,000
Soil Excavation	\$0	\$128,000	\$13,750
Soil Transportation/On-site and/or Off-site Disposal	\$0	\$1,286,200	\$13,750
Backfill	\$0	\$308,688	\$33,000
<u>Cap Installation</u>			
Landscape Cap (Soil, vegetation, etc.)	\$0	\$0	\$145,000
Asphalt Cap (Parking Lots)	\$0	\$0	\$75,000
Concrete Cap (Multimodal Paths/other Gathering Surfaces)	\$0	\$0	\$108,000
Turf (Recreational field)		\$0	\$400,000
Remediation Oversight/Engineering Fees	\$0	\$30,000	\$30,000
Total Estimated Costs	\$5,000	\$1,762,888	\$828,500

**Analysis of Brownfield Cleanup Alternatives
RAVI Enterprises LLC - LGU
Part of Shipyard Redevelopment Area
525 and 531 South Broadway
Green Bay, Wisconsin**

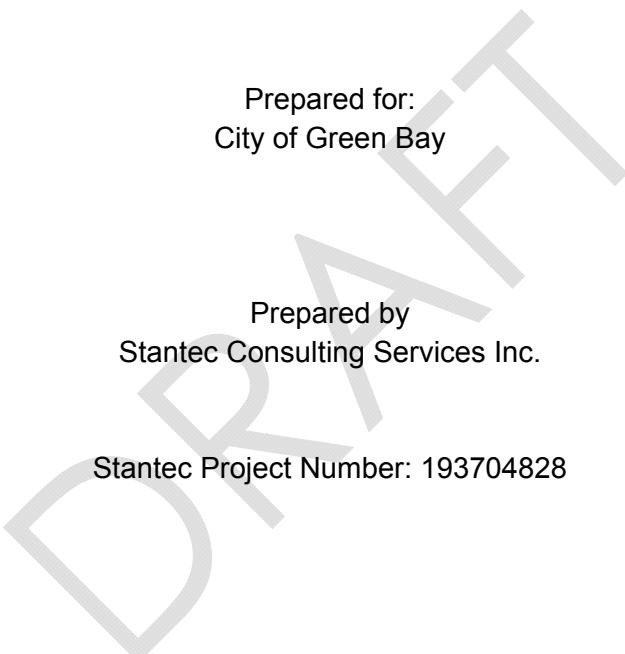
(BRRTS: 02-05-578930)

January 18, 2019

Prepared for:
City of Green Bay

Prepared by
Stantec Consulting Services Inc.

Stantec Project Number: 193704828



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Analysis of Brownfield Cleanup Alternatives

Stantec Consulting Services Inc. (Stantec) prepared this Analysis of Brownfield Cleanup Alternatives to detail three alternatives evaluated as part of cleanup and redevelopment planning for the Former RAVI Enterprises Property located at 525 (Tax Parcel 2-77) and 531 (Tax Parcel 2-77) South Broadway in the City of Green Bay, Wisconsin (the Property). The Property is to be incorporated into the larger Shipyard Redevelopment planning area. Alternative cleanup and environmental management activities with respect to changing climate and green remediation considerations, effectiveness, implementability and cost consist of the following:

- Alternative One – No Action
- Alternative Two – Site wide excavation and offsite disposal of Resource Conservation Recovery Act (RCRA) metal, Polynuclear Aromatic Hydrocarbon (PAH), and/or benzene-impacted soil within two feet of the ground surface followed by capping the entire Property with at least 18-inches of clean fill and six-inches of topsoil or impermeable surfaces including but not limited to asphalt, concrete and buildings. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.
- Alternative Three – Onsite management and capping of RCRA metal, PAH, and benzene-impacted soil during construction of the proposed parking lots and walkways; and maintenance of engineering and institutional controls. Caps will consist of at least 18-inches of clean fill underlying six-inches of topsoil or impermeable surfaces including but not limited to asphalt, concrete and buildings. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

Further details are provided in the following sections.

PROPERTY HISTORY/COMPREHENSIVE PLAN

The City and the City of Green Bay Redevelopment Authority (RDA) seek to complete a major redevelopment project known as The Shipyard, which involves remediating brownfields, repurposing vacant and underused structures, and enhancing a residential neighborhood on the near west side of the City. The catalyst for development involves the construction of a signature public recreation and entertainment facility at 100 W. Mason Street (Tax Parcel 2-78) along with related public improvements to adjacent lots including 525 and 531 South Broadway. The City acquired the 0.36-acre Property from RAVI Enterprises, LLC (RAVI) on May 1, 2017. This portion of the City containing the Shipyard Redevelopment Area is currently economically distressed with significant blight, underutilized brownfield sites, and known contamination. This area of the City is also the focus of ongoing area-wide planning, assessment, remediation and redevelopment efforts.

The Property has a general history of industrial and commercial use. Property buildings have been primarily utilized as automotive repair shops but have also been occupied by sign, taxi, and towing companies. From at least the late 1880s until present, the Green Bay & Western Railroad has bordered the Property to the north.

Prior to the City's acquisition of the Property in 2017, Phase I and II ESAs conducted by the City revealed select RCRA metals, PAHs, and benzene present in soil at concentrations above applicable Wisconsin Administrative Code (WAC) Natural Resources (NR) 720 Residual Contaminant Levels (RCLs) for groundwater protection and/or direct contact. The contaminants are believed to be related to historic fill and are consistent with similar investigations conducted in general proximity to this Property in downtown Green Bay.

The Property is associated with one open WDNR BRRTS case No. **02-05-578930** and is managed under Case Manager Keld Lauridsen, (920) 662-5420, keld.lauridsen@wisconsin.gov.

Specific concerns include direct contact with contaminated soils as well as migration of contaminants to the Fox River and environmentally sensitive areas via surface water runoff and groundwater migration.

BROWNFIELD CLEANUP ALTERNATIVES

As described above, alternative cleanup and environmental management activities considered for the Property consist of the following:

- Alternative One – No Action
- Alternative Two – Site wide excavation and offsite disposal of RCRA metal, PAH, and/or benzene-impacted soil within two feet of the ground surface followed by capping the remaining contaminated soil with at least 18-inches of clean fill and six-inches of topsoil or impermeable surfaces including concrete or asphalt pavements. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.
- Alternative Three – Onsite management and capping of RCRA metal, PAH, and benzene-impacted soil during construction of the proposed parking lots and walkways; and maintenance of engineering and institutional controls. Caps will consist of at least 18-inches of clean fill underlying six-inches of topsoil or impermeable surfaces including but not limited to asphalt, concrete and buildings. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

The No Action Alternative (i.e. natural attenuation) was evaluated as a remedial alternative to address the health and environmental impacts at the Property. Alternative 1 would leave the Property in its current condition and no action would be taken other than construction of a permanent fence to restrict access and limited groundwater monitoring.

- Effectiveness – This alternative has very limited to no effectiveness. Identified RCRA metals and PAH impacts are unlikely to be effectively removed by natural attenuation. Residual benzene in soil through natural attenuation is likely to occur over an extended timeline depending upon geologic, atmospheric, and biological conditions. Planned redevelopment requires the onsite management of soils which must be appropriately managed. Alternative 1 provides no protection from direct contact with contaminants at the Property and provides little to no protection of public health, safety and welfare and the environment.
- Implementability – This alternative is easy to implement in the short term; however, the expected time frame needed to achieve appropriate remedial objectives through natural attenuation of identified constituents is unlikely to be considered acceptable by WDNR. Alternative 1 would hinder future development at the Property.
- Cost – Costs are thought to be minimal. As part of continuing obligations under CERCLA, the Property will need to be secured. Probable costs for securing the Property (i.e. perimeter fencing and video surveillance/fence maintenance) are \$10,000. The estimated cost for Alternative 1 is \$10,000. Additional detail is provided on Table 1.

Alternative 2 involves excavation and offsite disposal of 1,185 cubic yards (CY) of RCRA metal, PAH, and benzene-impacted soil from the Property. Excavation would remove soil from the surface to four feet below grade (direct contact interval). Following soil excavation, the site would be backfilled with clean materials to obtain desired subgrades and capped with 18-inches

of clean fill followed by six-inches of topsoil. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

- Effectiveness – Alternative 2 is highly effective in the short term and considered effective in the long term. Permanent removal of residual impacts and capping is consistent with WDNR guidance. In addition, excavation and offsite disposal of impacted soil will remove the potential for future leaching of residual RCRA metal, PAH, and benzene soil impacts to groundwater. Soil excavation is the most effective way to reduce the threat to public health, safety, welfare and the environment from soil and/or fill material impacted by low-level concentrations of RCRA metals, PAHs, and benzene.
- Implementability – Alternative 2 is technically easy to implement and materials, equipment, technologies, and services are easy to procure. Site accessibility will coincide with development. The permits and approval processes required for excavation and offsite disposal of impacted soil and construction of the soil capping could begin immediately depending on the development schedule.
- Cost – Alternative 2 includes site preparation tasks such as mobilization/demobilization, soil erosion and sediment control measures and construction entrance preparation (\$10,000). The site will also be appropriately secured. This may include caution tape and lath, poly fencing, and/or signage as required. Contaminated soil excavation, transportation and disposal (1,185 CY; \$66,000) and placement of clean excavation backfill and soil cover of 1,185 CY (\$14,000). Engineering fees are expected to be \$20,000. The estimated cost for Alternative 2 is \$110,000. Additional detail is provided in Table 1.

Alternative 3 involves onsite management and capping of the entire Property. Approximately 2 feet of clean soil materials will be utilized to provide a cap across the Property in all areas where hard surface covers will not be utilized. Soil caps will consist of 18 inches of clean soil followed by 6 inches topsoil. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

- Effectiveness – Soil consolidation and capping would be effective for the RCRA metal, and PAH impacted soils. Capping the Property is also believed to be an effective short and long-term solution to address limited benzene impacts.
- Implementability - Alternative 3 is considered technically easy to implement. Materials, equipment, technologies and services associated with Alternative 3 are easy to procure. Currently the Site consists of two small vacant parcels with ease of accessibility. The permits and approval processes required for excavation of impacted soil could begin immediately depending on the development schedule.
- Cost – Alternative 3 includes site preparation tasks such as mobilization/demobilization, soil erosion and sediment control measures and construction entrance preparation (\$10,000). The site will also be appropriately secured. This may include caution tape and lath, poly fencing, and/or signage as required. The bulk of costs associated with Alternative 3 will be capping the site with an impervious surface or a two-foot thick clean soil cap over the entire Property (\$21,500). Engineering fees are expected to be \$20,000. The estimated cost range for Alternative 3 is \$56,500. Further detail is provided in Table 1.

CLIMATE CHANGE CONSIDERATIONS

The Property is located in Brown County, which is in the northeastern portion of the state of Wisconsin. The Property is in a mixed commercial industrial/residential area. The water table is

present at depths ranging from four to eight feet below grade. The Property is located within the Fox River floodplain.

Authoritative Resources:

The National Flood Insurance Rate Maps from the National Flood Insurance Program (FIRM) were consulted for the Green Bay area. The United States Environmental Protection Agency (USEPA) website for Climate Impacts for the Midwest was consulted (**USEPA Website: <http://www.epa.gov/climatechange/>**). Information available through the website noted summers in the Midwest are hot and humid, and winters are cold, since the region is far from the temperature-moderating effect of the oceans. Therefore, variations in climate will tend to be expressed without significant moderation in the area.

Site Specific Risk Factors:

Based on the physiographic location of the Property, some major climatic risk factors do not apply. For instance, Green Bay is adjacent Lake Michigan and likely to be affected by fluctuations in future lake levels. In addition, local rainfall in the Midwest is expected to become more sporadic yet intense leading to higher rates of surface runoff, increasing the risk of contaminant transport. The primary climatic risk factors are the following:

- Changing flood zones – The Property is in the Fox River flood plain and therefore is at greater risk from the variations of the flood zone that could result from increased future rainfall totals.
- Changing dates for ground thaw/freezing – Decreases in long-term average temperatures will shorten the already narrow window of the Wisconsin growing season. Increases in average temperature will increase the length of the Wisconsin growing season. These factors could affect infiltration at the Property.
- Changing the environmental/ecological zones – Possible changes will depend on the decrease or increase in average temperatures and future variations in precipitation. These factors are interrelated with the changing dates for ground thaw/freezing. Variations in the growing season will result in changes in bird nesting and migration ranges and dates and be expressed in changes in the ecological diversity of Northeastern Wisconsin, The Green Bay shoreline, and the Fox River.
- Changing the air quality Index - Decreases in average temperature long term will result in less heat index days, while increases in average temperature long term will result in more heat index days, causing increased ozone formation in urban areas. This will make it more challenging to meet air quality standards and will increase the risks of health effects in these areas.

Accommodation of Identified Climate Risk Factors:

The risk factor that could most effect the remediation on the Property is the possibility of variation of the flood zone. Within the scope of the brownfield cleanup alternatives being considered is the use of engineered capping of the entire Property which will serve as an engineering control over areas that have been affected by the historical use of the Property.

The selected remediation alternatives will have no effect on potential variations in the growing season, as the Property is in a municipal area and will be used for green space and/or commercial space. Because of the relatively low concentrations of chemical constituents at the site, residual contaminants will be controlled by engineered cap and primarily utilized as an outdoor green space. However, it is not recommended that the Property be used for community gardens. The green space will be only indirectly affected by any changes in environmental and ecological zone, in that the type of wildlife that may use the site may vary with those changes,

but the brownfield cleanup alternatives will not affect those variations. Also, the increase in green space will only serve to mitigate any air quality changes due to variations in climate, as trees and landscape planting help reduce ozone formation. The increase in green space will also aid in infiltration of rain water into the unconsolidated zone, eventually recharging the bedrock and the Fox River.

The FIRM map number 55009 panel 0169F lists the central Property as within the zone AE (Base Flood Elevations Determined). This is the 100-year flood plain. However, as part of the planned redevelopment, the elevation of the Property will be increased such that it is no longer in the flood zone.

Based on the information provided above, climate change is not anticipated to significantly affect the effectiveness of the alternatives evaluated.

GREEN REMEDIATION CONSIDERATIONS

Potential remedial alternatives were evaluated with respect to USEPA's Green Remediation Strategy key actions. Alternative 1 requires the least carbon footprint. Alternative 3 appears to represent a lower carbon footprint than that required to excavate and transport all impacted soil and replace with clean soil (Alternative 2). Engine idle reduction practices will help to minimize total emissions.

RECOMMENDATION

All three remedial alternatives are considered technically feasible, though the effectiveness of each in achieving a remedial goal and providing long-term protection of human health and the environment varies greatly. Based on the conceptual site model, identified environmental liabilities, and proposed remedial alternatives, Remedial Alternative 3 was selected as the most technically and economically feasible approach to achieve the remedial objectives and provide for long-term protection of human health and the environment while providing for the greatest potential for future redevelopment. Remedial Alternative 3 is compatible with all phases of potential future uses of the Property.



Table 1 Probable Costs of Potential Remedial Alternatives, RAVI Properties - Shipyard Redevelopment, Green Bay, W

Task	Alternative 1	Alternative 2	Alternative 3
	No Action	Excavation, Off-Site Landfilling, Backfilling, and Final Capping w Clean Soil	Reuse of On-Site Material and Final Capping
Erosion Control Measures, Signage, and Security	\$10,000	\$10,000	\$10,000
Soil Excavation	\$0	\$6,000	\$2,500
Soil Transportation/On-site and/or Off-site Disposal	\$0	\$60,000	\$2,500
Backfill	\$0	\$14,000	\$0
<u>Cap Installation</u>			
Landscape Cap (Soil, vegetation, etc.)	\$0	\$0	\$5,000
Asphalt Cap (Parking Lots)	\$0	\$0	\$15,000
Concrete Cap (Multimodal Paths/other Gathering Surfaces)	\$0	\$0	\$1,500
Remediation Oversight/Engineering Fees	\$0	\$20,000	\$20,000
Total Estimated Costs	\$10,000	\$110,000	\$56,500

**Analysis of Brownfield Cleanup Alternatives
Broadway Properties
505-517 South Broadway
Green Bay, Wisconsin**

Shipyard Redevelopment Area

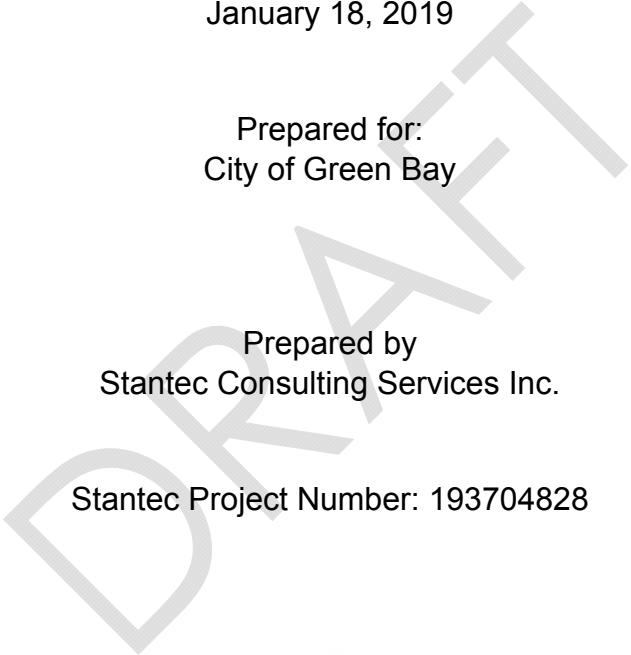
(BRRTS: 02-05-581922)

January 18, 2019

Prepared for:
City of Green Bay

Prepared by
Stantec Consulting Services Inc.

Stantec Project Number: 193704828



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Analysis of Brownfield Cleanup Alternatives

Stantec Consulting Services Inc. (Stantec) prepared this Analysis of Brownfield Cleanup Alternatives to detail three alternatives evaluated as part of cleanup and redevelopment planning for the parcels located at 511 through 517 South Broadway, Green Bay, Wisconsin (the Property). The Property is to be incorporated into the larger Shipyard Redevelopment planning area. Alternative cleanup and environmental management activities with respect to changing climate and green remediation considerations, effectiveness, implementability and cost consist of the following:

- Alternative One – No Action
- Alternative Two – Property wide excavation and offsite disposal of Resource Conservation Recovery Act (RCRA) metal, Polynuclear Aromatic Hydrocarbon (PAH), and benzene-impacted soil within two feet of the ground surface followed by capping the Property with at least two feet of clean fill. Continued groundwater monitoring would also be implemented to document contaminant trends over time. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.
- Alternative Three – Capping the Property to eliminate human exposure to residually RCRA metal, PAH, and benzene-impacted soil; and maintenance of engineering and institutional controls. Engineered caps will consist of at least two feet of soil or impermeable surfaces including but not limited to asphalt, concrete and/or buildings. Continued groundwater monitoring would also be implemented to document contaminant trends over time. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

Further details are provided in the following sections.

PROPERTY HISTORY/COMPREHENSIVE PLAN

The City and the City of Green Bay Redevelopment Authority (“RDA”) seek to complete a major redevelopment project known as “The Shipyard,” which involves remediating brownfields, repurposing vacant and underused structures, and enhancing a residential neighborhood on the near west side of the City. The catalyst for development involves the construction of a signature public recreation and entertainment facility at 100 W. Mason Street (Tax Parcel 2-78) along with related public improvements. As a part of the redevelopment, the City wishes to incorporate the underutilized Property into the design of the larger redevelopment. The City acquired the Property from private individuals between 1998 and 1999. This portion of the City containing the Shipyard Redevelopment planning area is currently economically distressed with significant blight and underutilized brownfield sites with known contamination. This area of the City is also the focus of ongoing area-wide planning, assessment, remediation and redevelopment efforts.

Portions of the Property have been developed since at least 1883 with the former Green Bay Foundry situated on parcels immediately adjacent to the north. Until 1907 a slough occupied southern portion of the Property. As the area developed, numerous commercial businesses occupied the Property including carpet cleaners, barber shops, bookstores, etc. A filling station was also present on the north-central portion of the Property from approximately 1936 to 1987. Around the early 1990s all structures on the Property were razed and the parcels left as vacant grass covered lots.

Prior to the City’s acquisition of the Property, contamination originating from underground storage tanks (USTs) was reported to the WDNR on March 30, 1992, (BRRRTS: 03-05-001143). Database records recorded that the USTs stored leaded- and unleaded gasoline, diesel fuel,

used oil, or kerosene. The Property was further investigated in June 2014. Remedial action activities were subsequently implemented which included installation of a clay cap overlain with topsoil. WDNR records indicate that petroleum-contaminated soil and groundwater remain at the Property and in the adjacent South Broadway right-of-way at concentrations exceeding the Wisconsin Administrative Code (WAC) Natural Resources (NR) 720 residual contaminant levels (RCLs) and NR140 groundwater standards. The WDNR determined that the Property was remediated to the extent practical and issued closure to the case on July 8, 2016 with continuing obligations that included:

- Proper management of impacted soil should it be excavated or removed.
- The existing soil/clay cover must be maintained over the impacted soil and any changes to the barrier must be approved by the WDNR.

Phase I and II environmental site assessments (ESAs) conducted by the City in 2018 revealed select RCRA metals, PAHs, and benzene present in soil at concentrations above applicable WAC NR720 RCLs for groundwater protection and/or direct contact. The contaminant concentrations encountered during the Phase II ESA are consistent with contamination detected during the previous investigation and closure obtained for the Property.

Groundwater analysis from one well during the Phase II ESA detected arsenic, benzo(a)pyrene, benzo(b)fluoranthene, and chrysene exceeding their respective WAC NR140 preventative action limits (PALs). Benzene was also detected within one well above the PAL.

The Property is associated with one open WDNR BRRTS case No. **02-05-581922** and is managed under Case Manager Keld Lauridsen, (920) 662-5420, keld.lauridsen@wisconsin.gov.

Specific concerns include direct contact with contaminated soils as well as migration of contaminants to the adjacent Fox River and environmentally sensitive areas via surface water runoff and groundwater migration.

BROWNFIELD CLEANUP ALTERNATIVES

As described above, alternative cleanup and environmental management activities considered for the Property consist of the following:

- Alternative One – No Action
- Alternative Two – Property wide excavation and offsite disposal of RCRA metal, PAH, and benzene-impacted soil within two feet of the ground surface followed by capping the Property with at least two feet of clean fill. Continued groundwater monitoring would also be implemented to document contaminant trends over time. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.
- Alternative Three – Capping the Property to eliminate human exposure to residually RCRA metal, PAH, and benzene-impacted soil; and maintenance of engineering and institutional controls. Engineered caps will consist of at least two feet of soil or impermeable surfaces including but not limited to asphalt, concrete and/or buildings. Continued groundwater monitoring would also be implemented to document contaminant trends over time. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

The No Action Alternative (i.e. natural attenuation) was evaluated as a remedial alternative to address the health and environmental impacts at the Property. Alternative 1 would leave the Property in its current condition and no action would be taken other than construction of a permanent site fence to restrict access.

- Effectiveness – this alternative has very limited to no effectiveness. Identified RCRA metals and PAH impacts are unlikely to be effectively removed by natural attenuation. Residual VOC in soil through natural attenuation is likely to occur over an extended timeline depending upon geologic, atmospheric, and biological conditions. Planned redevelopment requires the onsite management of soils which must be appropriately managed. Alternative 1 provides no protection from direct contact with contaminants at the Property and provides little to no protection of public health, safety and welfare and the environment.
- Implementability – This alternative is easy to implement in the short term; however, the expected time frame needed to achieve appropriate remedial objectives through natural attenuation of identified constituents is unlikely to be considered acceptable by WDNR. Alternative 1 would hinder future development at the Property.
- Cost – Costs are thought to be minimal. As part of continuing obligations under CERCLA, at minimum, the Property will need to be secured. Probable costs for securing the Property (i.e. perimeter fencing and video surveillance) are \$10,000.

Alternative 2 involves excavation and offsite disposal of 2,119 cubic yards (CY) of RCRA metal, PAH, and VOC-impacted soil from the Property. Excavation would remove soil from the surface to two feet below grade (direct contact interval). Following soil excavation, the Property would be backfilled with clean materials to obtain desired subgrades. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained. Groundwater monitoring would also be continued on the Property to document contaminant trends over time.

- Effectiveness – Alternative 2 is highly effective in the short term and considered effective in the long term. Permanent removal of residual impacts and capping is consistent with WDNR guidance. In addition, excavation and offsite disposal of impacted soil will remove the potential for future leaching of residual RCRA metal, PAH, and VOC soil impacts to groundwater. Soil excavation is the most effective way to reduce the threat to public health, safety, welfare and the environment from soil and/or fill material impacted by low-level concentrations of RCRA metals, PAHs, and VOCs.
- Implementability – Alternative 2 is technically easy to implement and materials, equipment, technologies, and services are easy to procure. Property accessibility will coincide with development. The permits and approval processes required for excavation and offsite disposal of impacted soil and construction of the soil capping could begin immediately depending on the development schedule.
- Cost – Alternative 2 includes site preparation tasks such as mobilization/demobilization, soil erosion and sediment control measures and construction entrance preparation (\$10,000). The Property will also be appropriately secured. This may include caution tape and lath, poly fencing, and/or signage as required. Contaminated soil excavation, transportation and disposal (2,119 CY; \$116,600) and placement of clean excavation backfill and soil cover of 2,119 CY (\$26,000). Groundwater monitoring fees are expected to be \$15,000. Engineering fees are expected to be \$25,000. The estimated cost for Alternative 2 is \$192,600. Additional detail is provided in Table 1.

Alternative 3 involves onsite management and capping of the entire Property. Approximately 2 feet of clean soil materials will be utilized to provide a cap across the Property in all areas where hard surface covers will not be utilized. Soil caps will consist of 18 inches of clean soil followed by 6 inches topsoil. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Engineering and institutional controls would be maintained.

Groundwater monitoring would also be continued on the Property to document contaminant trends over time.

- Effectiveness – Soil consolidation and capping would be effective for the RCRA metal, and PAH impacted soils. Capping the Property is also believed to be an effective short and long-term solution to address limited VOC impacts at the Property.
- Implementability - Alternative 3 is technically easy to implement and materials, equipment, technologies and services are easy to procure. Currently the Property is a large vacant parcel with ease of accessibility. The permits and approval processes required for excavation of impacted soil could begin immediately depending on the development schedule.
- Cost – Alternative 3 includes site preparation tasks such as mobilization/demobilization, soil erosion and sediment control measures and construction entrance preparation (\$10,000). The Property will also be appropriately secured. This may include caution tape and lath, poly fencing, and/or signage as required. The bulk of costs associated with Alternative 3 will be capping the Property with an impervious surface or a two-foot thick clean soil cap over the entire Property (\$41,500). On-site soil excavation and reuse on-site are expected to be \$5,000. Groundwater monitoring fees are expected to be \$15,000. Engineering fees are expected to be \$25,000. The estimated cost range for Alternative 3 is \$96,500. Further detail is provided in Table 1.

CLIMATE CHANGE CONSIDERATIONS

The Property and the larger Shipyard Redevelopment Area are located in the Brown County, which is in the northeastern portion of the state of Wisconsin. The Property is in a mixed commercial industrial/residential area and is situated approximately 80 feet west of the Fox River. The water table is at depths ranging from four to eight feet below grade. The Property is located within the Fox River floodplain.

Authoritative Resources:

The National Flood Insurance Rate Maps from the National Flood Insurance Program (FIRM) were consulted for the Green Bay area. The United States Environmental Protection Agency (USEPA) website for Climate Impacts for the Midwest was consulted (**USEPA Website: <http://www.epa.gov/climatechange/>**). Information available through the website noted that the summers in the Midwest are hot and humid, and winters are cold, since the region is far from the temperature-moderating effect of the oceans. Therefore, variations in climate will tend to be expressed without significant moderation in the area.

Site Specific Risk Factors:

Based on the physiographic location of the Property, some major climatic risk factors do not apply. For instance, Green Bay is adjacent Lake Michigan and likely to be affected by fluctuations in future lake levels. In addition, local rainfall in the Midwest is expected to become more sporadic yet intense leading to higher rates of surface runoff, increasing the risk of contaminant transport. The primary climatic risk factors are the following:

- Changing flood zones –The Property is in the Fox River flood plain and therefore is at greater risk from the variations of the flood zone that could result from increased future rainfall totals.
- Changing dates for ground thaw/freezing – Decreases in long-term average temperatures will shorten the already narrow window of the Wisconsin growing season. Increases in average temperature will increase the length of the Wisconsin growing season. These factors could affect infiltration at the Property.

- Changing the environmental/ecological zones – Potential changes will depend on the decrease or increase in average temperatures and future variations in precipitation. These factors are interrelated with the changing dates for ground thaw/freezing. Variations in the growing season will result in changes in bird nesting and migration ranges and dates and be expressed in changes in the ecological diversity of Northeastern Wisconsin, The Green Bay shoreline, and the Fox River.
- Changing the air quality Index - Decreases in average temperature long term will result in less heat index days, while increases in average temperature long term will result in more heat index days, causing increased ozone formation in urban areas. This will make it more challenging to meet air quality standards and will increase the risks of health effects in these areas.

Accommodation of Identified Climate Risk Factors:

The increase risk factor that could most effect the remediation on the Property is the possibility of variation of the flood zone. Within the scope of the brownfield cleanup alternatives being considered is the use of engineered capping of the entire Property which will serve as an engineering control over areas that have been affected by the historical use of the Property.

The selected remediation alternatives will have no effect on potential variations in the growing season, as the Property is in a municipal area and will be used for green space and/or commercial space. Because of the relatively low concentrations of chemical constituents at the site, residual contaminants will be controlled by an engineered cap and primarily utilized as an outdoor parking lot or green space. However, it is not recommended that the Property be used for community gardens. The green space will be only indirectly affected by any changes in environmental and ecological zone, in that the type of wildlife that may use the Property may vary with those changes, but the brownfield cleanup alternatives will not affect those variations. Also, any increase in green space will only serve to mitigate potential air quality changes due to variations in climate, as trees and landscape planting help reduce ozone formation. An increase in green space will also aid in infiltration of rain water into the unconsolidated zone, eventually recharging the bedrock and the Fox River.

The FIRM map number 55009 panel 0169F lists the central Property as within the zone AE (Base Flood Elevations Determined). This is the 100-year flood plain. However, as part of the redevelopment, Property elevations will be increased such that the Property is no longer in the flood zone.

Based on the above climate change is not anticipated to significantly affect the effectiveness of the alternatives evaluated.

GREEN REMEDIATION CONSIDERATIONS

Potential remedial alternatives were evaluated with respect to USEPA's Green Remediation Strategy key actions. Alternative 1 requires the least carbon footprint. Alternative 3 appears to represent a lower carbon footprint than that required to excavate and transport all impacted soil and replace with clean soil (Alternative 2). Engine idle reduction practices will help to minimize total emissions.

RECOMMENDATION

All three remedial alternatives are considered technically feasible, though the effectiveness of each in achieving a remedial goal and providing long-term protection of human health and the environment varies greatly. Based on the conceptual Property model, identified environmental liabilities, and proposed remedial alternatives, Remedial Alternative 3 was selected as the most technically and economically feasible approach to achieve the remedial objectives and provide

for long-term protection of human health and the environment while providing for the greatest potential for future redevelopment. Remedial Alternative 3 is compatible with all phases of potential future uses of the Property.

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Table 1 Probable Costs of Potential Remedial Alternatives, Broadway Parcels - Shipyard Redevelopment, Green Bay, W

Task	Alternative 1	Alternative 2	Alternative 3
	No Action	Excavation, Off-Site Landfilling, Backfilling, and Final Capping w Clean Soil	Reuse of On-Site Material and Final Capping
Erosion Control Measures, Signage, and Security	\$10,000	\$10,000	\$10,000
Soil Excavation	\$0	\$10,600	\$2,500
Soil Transportation/On-site and/or Off-site Disposal	\$0	\$106,000	\$2,500
Backfill	\$0	\$26,000	\$0
<u>Cap Installation</u>			
Landscape Cap (Soil, vegetation, etc.)	\$0	\$0	\$3,000
Asphalt Cap (Parking Lots)	\$0	\$0	\$34,000
Concrete Cap (Multimodal Paths/other Gathering Surfaces)	\$0	\$0	\$4,500
Groundwater Monitoring	\$0	\$15,000	\$15,000
Remediation Oversight/Engineering Fees	\$0	\$25,000	\$25,000
Total Estimated Costs	\$10,000	\$192,600	\$96,500

**Analysis of Brownfield Cleanup Alternatives
Riverfront Parcels
Shipyard Redevelopment Area
239 Arndt and 119 Bridge Street
Green Bay, Wisconsin**

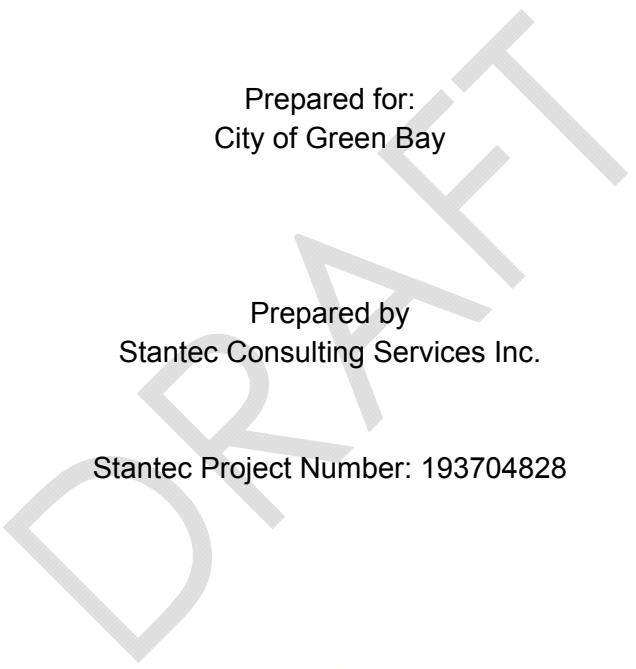
(BRRTS: 03-05-213757)

January 28, 2019

Prepared for:
City of Green Bay

Prepared by
Stantec Consulting Services Inc.

Stantec Project Number: 193704828



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Analysis of Brownfield Cleanup Alternatives

Stantec Consulting Services Inc. (Stantec) prepared this Analysis of Brownfield Cleanup Alternatives to detail three alternatives evaluated as part of cleanup and redevelopment planning for the Riverfront Parcels situated at 239 Arndt and 119 Bridge Streets, Green Bay, Wisconsin (the Property). This Property is part of the City of Green Bay's (the City) Shipyard Redevelopment planning area. Alternative cleanup and environmental management activities with respect to changing climate and green remediation considerations, effectiveness, implementability and cost consist of the following:

- Alternative One – No Action
- Alternative Two – Site wide excavation and offsite disposal of Resource Conservation Recovery Act (RCRA) metal, Polynuclear Aromatic Hydrocarbon (PAH), and/or Petroleum Volatile Organic Compound (PVOC)-impacted soil within two feet of the ground surface followed by capping the entire Property with at least two feet of clean fill and/or impermeable surfaces (i.e. asphalt, concrete, etc.). Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Established engineering and institutional controls would be maintained.
- Alternative Three – Onsite management and capping of RCRA metal, PAH, and PVOC-impacted soil generated during construction of the proposed commercial development, parking lots, walkways, river shoreline stabilization enhancements; and maintenance of engineering and institutional controls. Engineered caps will consist of at least two feet of soil or impermeable surfaces (i.e. turf, asphalt, concrete and/or buildings). Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Established engineering and institutional controls would be maintained.

Further details are provided in the following sections.

SITE HISTORY/COMPREHENSIVE PLAN

The City and the City of Green Bay Redevelopment Authority (“RDA”) seek to complete a major redevelopment project known as The Shipyard, which involves remediating brownfields, repurposing vacant and underused structures, and enhancing a residential neighborhood on the near west side of the City. The catalyst for development involves the construction of a new commercial office headquarters for Breakthrough Fuel, LLC on the Property in conjunction with the adjacent development of a public recreation and entertainment facility at 100 W. Mason Street (Tax Parcel 2-78). The City acquired the 5.37-acre Property from the Fort Howard Corporation in 1994. This portion of the City containing the Shipyard Redevelopment Area is currently economically distressed with significant blight and underutilized brownfield sites with known contamination. This area of the City is also the focus of ongoing area-wide planning, assessment, remediation and redevelopment efforts.

The Property has a general history of industrial and commercial use. From at least 1883 to 1907, the Property was primarily used as a lumber yard and coal storage and distribution facility, with the assumed transfer of materials between cargo ships and railcars. The National Coal & Supply Co. occupied the Property from at least 1936 to the early 1980s, with most of the Property used to store coal. During the 1960s, a building likely used by a furniture manufacturing business was constructed on northern end of the Property.

Previous environmental investigations of the Property identified multiple petroleum releases occurred on the Property along with contamination migrating from the adjacent parcel to the west. Site investigation activities between 1999 and 2002 identified petroleum-contaminated soil and groundwater in the southwest corner of the site. Elevated arsenic and lead concentrations were

also detected in historic fill material at the site. Cyanide concentrations in groundwater exceeded regulatory limits across a large portion of the Property and thallium concentrations in groundwater exceeded regulatory limits beneath its northeast corner. The source of the elevated cyanide and thallium concentrations in groundwater reportedly was an adjacent site ("Ultra Plating Corp" site) to the northwest (Bureau of Remediation and Redevelopment Tracking System [BRRTS] 02-05-120570).

During 2008, the Wisconsin Department of Natural Resources (WDNR) agreed to the close the Riverfront Property case but required maintenance of a soil cap over residual petroleum, lead, and arsenic soil contamination. The WDNR also indicated in the closure letter that construction over contaminated materials may result in vapor mitigation into enclosed structures or mitigation along newly placed underground utility lines.

Additional Phase I and II environmental site assessments (ESAs) conducted by the City in 2016 and 2017 revealed select RCRA metals, PAHs, and PVOCS present in soil at concentrations above applicable Chapter NR 720 Wisconsin Administrative Code Residual Contaminant Levels (RCLs) for groundwater protection and/or direct contact. The contaminants are believed to be related to historic fill and are consistent with similar investigations conducted in downtown Green Bay. The Phase II ESA also identified selenium, barium, and cyanide in groundwater exceeding their respective NR140 preventative action limits (PAL). The previous WDNR closure was modified to include site wide impacts across the two parcels requiring a cap.

The Property is associated with two closed WDNR BRRTS cases (No. **03-05213757** and **04-05-521255**) and is managed under Case Manager Keld Lauridsen, (920) 662-5420, keld.lauridsen@wisconsin.gov. Specific concerns include direct contact with contaminated soils.

As part of the proposed redevelopment plans, the existing cap will be modified and the WDNR will require a post closure modification request in addition to a Soil Management Plan to handle soil disturbed during the redevelopment efforts.

BROWNFIELD CLEANUP ALTERNATIVES

As described above, alternative cleanup and environmental management activities considered for the Property in conjunction the proposed redevelopment plans consist of the following:

- Alternative One – No Action
- Alternative Two – Site wide excavation and offsite disposal of RCRA metals, PAHs, and/or PVOCS-impacted soil within two feet of the ground surface followed by capping the entire Property with at least two feet of clean fill and/or impermeable surfaces (i.e. asphalt, concrete, etc.). Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Established engineering and institutional controls would be maintained.
- Alternative Three – Onsite management and capping of RCRA metal, PAH, and PVOCS-impacted soil generated during construction of the proposed commercial development, parking lots, walkways, river shoreline stabilization enhancements; and maintenance of engineering and institutional controls. Engineered caps will consist of at least two feet of soil or impermeable surfaces (i.e. turf, asphalt, concrete and/or buildings). Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Established engineering and institutional controls would be maintained.

No Action (i.e. natural attenuation) was evaluated as a remedial alternative to address the health and environmental impacts at the Property. Alternative 1 would leave the Property in its current condition and no action would be taken since a fence is already present surrounding the entire Property and limiting access.

- Effectiveness – Very limited to no effectiveness. Identified RCRA metals and PAH impacts are unlikely to be effectively removed by natural attenuation. Residual VOC in soil through natural attenuation is likely to occur over an extended timeline depending upon geologic, atmospheric, and biological conditions. Planned redevelopment requires the onsite management of soils which must be appropriately managed and does not provide protection from direct contact with contaminants at the Property and provides little to no protection of public health, safety and welfare and the environment if the current cap is disturbed.
- Implementability – This alternative is easy to implement in the short term; however, the expected time frame needed to achieve appropriate remedial objectives through natural attenuation of identified constituents is unlikely to be considered acceptable by WDNR. Alternative 1 would hinder future development at the Property.
- Cost – Costs are thought to be minimal. At a minimum, the Property will need to be secured as part of continuing obligations under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Probable costs for securing the Property (i.e. video surveillance/fence maintenance) are \$5,000. The estimated cost for Alternative 1 is \$5,000. Additional detail is provided on Table 1.

Alternative 2 involves excavation and offsite disposal of 17,500 cubic yards (CY) of RCRA metal, PAH, and PVOC-impacted soil from the Property. Excavation would remove soil from the surface to two feet below grade (direct contact interval). Following soil excavation, the site would be backfilled with clean materials to obtain desired subgrades. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Established engineering and institutional controls would be maintained.

- Effectiveness – Highly effective in the short term and considered effective in the long term. Permanent removal of residual impacts that pose a direct contact concern and capping is consistent with WDNR guidance. In addition, excavation and offsite disposal of impacted soil is the most effective way to reduce the threat to public health, safety, welfare and the environment from soil and/or fill material impacted by low-level concentrations of RCRA metals, PAHs, and PVOCs.
- Implementability – Alternative 2 is technically easy to implement and materials, equipment, technologies, and services are easy to procure. Site accessibility will coincide with development. The permits and approval processes required for excavation and offsite disposal of impacted soil and construction of the soil capping could begin immediately depending on the development schedule.
- Cost – Alternative 2 includes site preparation tasks such as mobilization/demobilization, soil erosion and sediment control measures, construction entrance preparation, and site security (\$10,000). Contaminated soil excavation, transportation and disposal (17,500 CY; \$962,500) and placement of clean excavation backfill and soil cover of 17,500 CY (\$210,000). Engineering fees are expected to be \$30,000. The estimated cost for Alternative 2 is \$1,212,500. Additional detail is provided in Table 1.

Alternative 3 involves onsite management and capping of the entire Property. Approximately two-feet of clean soil materials will be utilized to provide a cap across the Property in all areas where hard surface covers will not be utilized. Soil caps will consist of 18-inches of clean soil followed by six-inches of topsoil. Engine idle reduction practices would be utilized to minimize total emissions and fuel costs. Established engineering and institutional controls would be maintained.

- Effectiveness – Soil consolidation and capping would be effective for the RCRA metal, PAH, and PVOC impacted soils.

- Implementability - Alternative 3 is technically easy to implement and materials, equipment, technologies and services are easy to procure. Currently the Property is a large vacant parcel and easily accessible. The permits and approval processes required for excavation of impacted soil could begin immediately depending on the development schedule.
- Cost – Alternative 3 includes site preparation tasks such as mobilization/demobilization, soil erosion and sediment control measures; construction entrance preparation; and site security (\$10,000). The bulk of costs associated with Alternative 3 will be capping the site with an impervious surface or a two-foot thick clean soil cap over the entire Property with minimal soil excavation and reuse on-site (\$329,500). Engineering fees are expected to be \$30,000. The estimated cost range for Alternative 3 is \$369,500. Further detail is provided in Table 1.

CLIMATE CHANGE CONSIDERATIONS

The Property and Shipyard Redevelopment Area is located in Brown County which is in the northeastern portion of the State of Wisconsin. The Property is in a mixed commercial industrial/residential area and is bounded on the east by the Fox River. The water table in the area of the site is at depths ranging from four to eight feet below grade. The site is located within the Fox River floodplain.

Authoritative Resources:

The National Flood Insurance Rate Maps from the National Flood Insurance Program (FIRM) were consulted for the Green Bay area. The FIRM map number 55009 panel 0169F lists the Property as within the zone AE (Base Flood Elevations Determined). This is the 100-year flood plain. However, as part of the redevelopment efforts, the City plans to take the Property out of the flood zone.

The United States Environmental Protection Agency (USEPA) website for Climate Impacts for the Midwest was consulted (**USEPA Website:** <http://www.epa.gov/climatechange/>). Information available through the website noted that the summers in the Midwest are hot and humid, and winters are cold, since the region is far from the temperature-moderating effect of the oceans. Therefore, variations in climate will tend to be expressed without significant moderation in the area.

Site Specific Risk Factors:

Based on the physiographic location of the Property, some major climatic risk factors do not apply. For instance, Green Bay is not adjacent to an ocean or large saltwater body and therefore not likely to be affected by saltwater intrusion. In addition, local rainfall in the Midwest is expected to become more sporadic yet intense leading to higher rates of surface runoff, increasing the risk of contaminant transport. The primary climatic risk factors are the following:

- Changing flood zones – The Property is in the Fox River floodplain and therefore is at greater risk from the variations of the flood zone that could result from increased future annual and daily precipitation totals.
- Changing dates for ground thaw/freezing – Decreases in long-term average temperatures will shorten the already narrow window of the Wisconsin growing season. Increases in average temperature will increase the length of the Wisconsin growing season. These factors could affect infiltration and runoff at the Property.
- Changing the environmental/ecological zones – Possible changes will depend on the decrease or increase in average temperatures and future variations in precipitation. These factors are interrelated with the changing dates for ground thaw/freezing. Variations in the growing season will result in changes in bird nesting and migration ranges and dates and

be expressed in changes in the ecological diversity of Northeastern Wisconsin, the Green Bay shoreline, and the Fox River.

- Changing the air quality Index - Decreases in average temperature long term will result in less heat index days, while increases in average temperature long term will result in more heat index days, causing increased ozone formation in urban areas. This will make it more challenging to meet air quality standards and will increase the risks of health effects in these areas.

Accommodation of Identified Climate Risk Factors:

The increase risk factor that could most effect the remediation on the site is the possibility of variation of the flood zone. Within the scope of the brownfield cleanup alternatives being considered is the use of engineered capping of the entire Property which will serve as an engineering control over areas that have been affected by the historical use of the Property.

The selected remediation alternatives will have no effect on potential variations in the growing season, as the Property is in a municipal area and will be used for green space and/or commercial space. Because of the relatively low concentrations of chemical constituents at the site, residual contaminants will be controlled by engineered cap and primarily utilized as an outdoor green space. However, it is not recommended that the Property be used for community gardens. The green space will be only indirectly affected by any changes in environmental and ecological zone, in that the type of wildlife that may use the site may vary with those changes, but the brownfield cleanup alternatives will not affect those variations. Also, the increase in green space will only serve to mitigate any air quality changes due to variations in climate, as trees and landscape planting help reduce ozone formation. The increase in green space will also aid in infiltration of rain water into the unconsolidated zone, eventually recharging the bedrock and the Fox River.

Based on the above climate change is not anticipated to significantly affect the effectiveness of the alternatives evaluated.

GREEN REMEDIATION CONSIDERATIONS

Potential remedial alternatives were evaluated with respect to USEPA's Green Remediation Strategy key actions. Alternative 1 requires the least carbon footprint. Alternative 3 appears to represent a lower carbon footprint than that required to excavate and transport all impacted soil and replace with clean soil (Alternative 2). Engine idle reduction practices will help to minimize total emissions. Alternatives two and three include restoring the Property to green space with public access to the Fox River.

RECOMMENDATION

All three remedial alternatives are considered technically feasible, though the effectiveness of each in achieving a remedial goal and providing long-term protection of human health and the environment varies greatly. Based on the conceptual site model, identified environmental liabilities, and proposed remedial alternatives, Remedial Alternative 3 was selected as the most technically and economically feasible approach to achieve the remedial objectives and provide for long-term protection of human health and the environment while providing for the greatest potential for future redevelopment. Remedial Alternative 3 is compatible with all phases of potential future uses of the Property.



Table 1 Probable Costs of Potential Remedial Alternatives, Riverfront Parcels - Shipyard Redevelopment, Green Bay, W

Task	Alternative 1	Alternative 2	Alternative 3
	No Action	Excavation, Off-Site Landfilling, Backfilling, and Final Capping w Clean Soil	Reuse of On-Site Material and Final Capping
Erosion Control Measures, Signage, and Security	\$10,000	\$10,000	\$10,000
Soil Excavation	\$0	\$87,500	\$15,000
Soil Transportation/On-site and/or Off-site Disposal	\$0	\$875,000	\$15,000
Backfill	\$0	\$210,000	\$0
<u>Cap Installation</u>			
Landscape Cap (Soil, vegetation, etc.)	\$0	\$0	\$100,000
Asphalt Cap (Parking Lots)	\$0	\$0	\$87,000
Concrete Cap (Multimodal Paths/other Gathering Surfaces)	\$0	\$0	\$112,500
Remediation Oversight/Engineering Fees	\$0	\$30,000	\$30,000
Total Estimated Costs	\$10,000	\$1,212,500	\$369,500



PUBLIC MEETING

City of Green Bay Redevelopment Authority – FY19 EPA Cleanup Grant Proposal

Thursday, January 31, 2019, 10:00 AM

(Rescheduled from January 29, 2019 due to inclement weather)

Green Bay City Hall, Room 604
100 N Jefferson Street, Green Bay WI

AGENDA

- A) Introductions**
- B) City staff presentation on project proposal and Analysis of Brownfield Cleanup Alternatives**
- C) Public Questions and Comments**
- D) Adjournment**



PUBLIC MEETING

City of Green Bay Redevelopment Authority – FY19 EPA Cleanup Grant Proposal

Thursday, January 31, 2019, 10:00 AM

(Rescheduled from January 29, 2019 due to inclement weather)

Green Bay City Hall, Room 604
100 N Jefferson Street, Green Bay WI

MEETING NOTES

The public meeting was originally scheduled for Tuesday, January 29th at 5:00 PM in Green Bay City Hall, Room 604. A public notice was published on January 15, 2019 in the Green Bay Press-Gazette newspaper and on the City's website. This meeting was to be included as part of the Green Bay Economic Development Authority, which serves as the City's Brownfield Advisory Committee.

Due to inclement winter weather, the City was forced to cancel or postpone all public meetings scheduled on January 29th in order to ensure public safety. The public meeting was rescheduled for Thursday, January 31st at 10:00 AM in Green Bay City Hall, Room 604. A public notice was published on January 30, 2019 in the Green Bay Press-Gazette newspaper and on the City's website. The public notices are attached. The signed affidavit for the notice published on January 30th had not been received by mail by the time of the grant submittal. An email confirmation from the newspaper has been submitted.

Matt Buchanan (City's brownfields program director) started the public meeting at 10:00 AM on January 31st. No members of the public were in attendance. To accommodate any possible late-comers, the meeting was held open until 10:30 AM. No public comments were made or submitted electronically or by mail.

Public Notices



STATE OF WISCONSIN
BROWN COUNTY

G B PLANNING DEPT LEGALS
Lisa Bergelin
100 N JEFFERSON ST RM 608

GREEN BAY WI 543015006

Being duly sworn, doth depose and say that she/he is an authorized representative of the Green Bay Press Gazette, a newspaper published in Green Bay, Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, which was published therein on:

Account Number: GWM-284364
Order Number: 0003337960
No. of Affidavits: 1
Total Ad Cost: \$40.13
Published Dates: 01/15/19

(Signed) Kazoua Yang (Date) 1-16-19
Legal Clerk



Signed and sworn before me

My commission expires 11/9/22

City of Green Bay Redevelopment
Authority EPA Cleanup Grant Proposal
Public Comment & Notice of Public
Meeting

The public is invited to review and comment on the City of Green Bay Redevelopment Authority's draft EPA Cleanup Grant proposal and draft Analyses of Brownfield Cleanup Alternatives (ABCAs). If selected, contractors will assist in environmental cleanup activities on properties associated with the Shipyard redevelopment in the vicinity of 100 W. Mason Street. Application materials are available at the front desk of the Dept. of Community & Economic Development at Green Bay City Hall, Room 604, 100 N Jefferson Street, Green Bay, WI 54301. Comments may be made in person by attending the following public meeting:

Economic Development Authority
Meeting

January 26, 2019, 5:00 PM
Green Bay City Hall, Room 604,
100 N Jefferson Street, Green Bay, WI

Comments may also be made by phone or email by January 30, 2019 by contacting the City of Green Bay Economic Development Specialist, Matt Buchman, at 920-448-3386 or mattbuch@greenbaywi.gov. More information is available at www.greencity.wi.gov/brownfields. Run: January 15, 2019 WNAJOLP

G B PLANNING DEPT LEGALS
Re: EPA Cleanup Grant

GANNETT WI MEDIA
435 EAST WALNUT ST.
PO BOX 23430
GREEN BAY, WI 54305-3430

GANNETT
Wisconsin Media
Delivering Customers. Driving Results.

PHONE 920-431-8298
FAX 877-943-0443
EMAIL legals@greenbaypressgazette.com

Your ad is set to run in the:

Green Bay Press Gazette on January 30th for \$38.98 which includes an affidavit.

Please reply prior to 4:00 PM on January 29th with any changes for the ad.

*Rescheduled from January 28, 2019

Due to Inclement Weather*

City of Green Bay Redevelopment Authority EPA Cleanup Grant Proposal
Public Comment & Notice of Public Meeting

The public is invited to review and comment on the City of Green Redevelopment Authority's draft EPA Cleanup grant application and draft Analysis of Brownfield Cleanup Alternatives (ABCAs). If awarded, grant funds would assist in environmental cleanup activities on properties associated with the Shipyard redevelopment in the vicinity of 100 W Mason Street. Application materials are available at the front desk of the Dept. of Community & Economic Development at Green Bay City Hall, Room 608, 100 N Jefferson Street, Green Bay, WI 54301. Comments may be made in person by attending the following public meeting:

January 31, 2019, 10:00 AM
Green Bay City Hall, Room 604, 100 N Jefferson Street, Green Bay, WI
Comments may also be made by phone or email by January 30, 2019 by contacting the City's Economic Development Specialist, Matt Buchanan, at 920-448-3396 or matthewbu@greenbaywi.gov. More information is available at www.greabaywi.gov/brownfields.

Run: January 30, 2019 WNAXLP|

Thank you,

Melissa Rome
Team Lead- Public Notice | Business Solutions

Wisconsin | LOCALiQ

PART OF THE USA TODAY NETWORK

Office: 888-774-7744

PUBLIC MEETING

City of Green Bay Redevelopment Authority – FY19 EPA Cleanup Grant Proposal

Thursday, January 31, 2019, 10:00 AM

(Rescheduled from January 29, 2019 due to inclement weather)

Green Bay City Hall, Room 604
100 N Jefferson Street, Green Bay WI

SIGN-IN SHEET

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
<input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<input type="text"/>
* 3. Date Received:		4. Applicant Identifier:
<input type="text" value="01/31/2019"/>		<input type="text"/>
5a. Federal Entity Identifier:		5b. Federal Award Identifier:
<input type="text" value="39-1970265"/>		<input type="text"/>
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Green Bay Redevelopment Authority"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="39-1970265"/>		* c. Organizational DUNS: <input type="text" value="9634919850000"/>
d. Address:		
* Street1:	<input type="text" value="100 N JEFFERSON ST"/>	
Street2:	<input type="text" value="ROOM 608"/>	
* City:	<input type="text" value="Green Bay"/>	
County/Parish:	<input type="text" value="Brown"/>	
* State:	<input type="text" value="WI: Wisconsin"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="54301-5026"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Matt"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Buchanan"/>		
Suffix: <input type="text" value="AICP"/>		
Title: <input type="text" value="Economic Development Specialist"/>		
Organizational Affiliation: <input type="text" value="City of Green Bay"/>		
* Telephone Number: <input type="text" value="920-448-3396"/>	Fax Number:	<input type="text"/>
* Email: <input type="text" value="matthewbu@greenbaywi.gov"/>		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-07

* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Green Bay Shipyard Redevelopment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant WI-8

* b. Program/Project WI-8

Attach an additional list of Program/Project Congressional Districts if needed.

	Add Attachment	Delete Attachment	View Attachment
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17. Proposed Project:

* a. Start Date: 07/01/2019

* b. End Date: 07/01/2022

18. Estimated Funding (\$):

* a. Federal	500,000.00
* b. Applicant	858,500.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	1,358,500.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____.
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach

	Add Attachment	Delete Attachment	View Attachment
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21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Dr. * First Name: Kevin

Middle Name:

* Last Name: Vonck

Suffix: Ph.D.

* Title: Development Director

* Telephone Number: 920-448-3395 Fax Number:

* Email: kevinvo@greenbaywi.gov

* Signature of Authorized Representative: Matthew A Buchanan * Date Signed: 01/31/2019