



Department of City Development
 City Plan Commission
 Redevelopment Authority of the City of Milwaukee
 Neighborhood Improvement Development Corporation

Rocky Marcoux
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IV.D. Narrative Information Sheet

The following provides information regarding the City of Milwaukee's grant application:

1. **Applicant Identification:** City of Milwaukee, 809 North Broadway, Milwaukee, WI 53202
2. **Funding Requested:** (a) Grant type: Single Site Cleanup; (b) Federal Funds Requested – (i) \$390,000, (ii) A cost share waiver is not being requested; (c) Contamination: Hazardous Substances
3. **Location:** City of Milwaukee, County of Milwaukee, Wisconsin
4. **Property Information:** 2001 W. Vliet Street, Milwaukee, WI 53205
5. **Project Director:**
 Mathew Reimer
 809 North Broadway
 Milwaukee, WI 53202
 Phone: 414-286-5693
 Fax: 414-286-5778
 E-mail: mreime@milwaukee.gov
- Highest Ranking Elected Official:**
 Mayor Tom Barrett
 200 East Wells St
 Milwaukee, WI 53202
 Phone: 414-286-2200
 Fax: 414-286-3191
 E-mail: mayor@milwaukee.gov
6. **Population:** (i) 599,086 (2013-2017 American Community Survey 5-Year Estimates)
7. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the 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).	
The proposed site(s) is in a federally designated flood plain.	
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3

8. **Letter from the State Environmental Authority:** Please see Attachment.





January 18, 2019

David P. Misky
City of Milwaukee
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Subject: State Acknowledgement Letter for the City of Milwaukee
Cleanup Grant for 2001 W. Vliet Street (up to \$500,000, Hazardous Substance)

Dear Mr. Misky:

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

The Wisconsin DNR is fully committed to a collaborative partnership with the City of Milwaukee, 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: Margarete Brunette – DNR SER

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Targeted Area and Brownfields

1.a.i. Background and Description of Target Area (3 pts): Built on a foundation of industrial activity beginning in the 1850's, the City of Milwaukee was dominated by die cast companies, machine tool manufacturers, tanneries and foundries. Over the past 30 years, Milwaukee has seen a decline in its manufacturing base as companies have outsourced internationally and moved to suburban industrial parks. This has left a legacy of vacant and underutilized formerly industrial brownfield properties, which only compound the adverse economic effects created by smaller neighborhood brownfield properties like gas stations, auto repair shops and dry cleaners. As industries have moved or closed, they have left behind sites on which little or no economic activity has returned, resulting in extremely high unemployment and poverty. Milwaukee is experiencing “persistent poverty” where more than 20% of its population has lived in poverty over the past 30 years, as measured by the most recent Small Area Income and Poverty Estimates. To make matters worse, according to a 2018 study by the Brookings Institute, Milwaukee tops the list of cities with the highest black-white segregation, meaning that black residents, living in these depressed areas, suffer at a much greater rate than whites.

The property that is the subject of this grant application, 2001 W. Vliet Street, is located in the Midtown neighborhood within the City of Milwaukee's Near West Side Planning area, an area on the northern side of the city that is in dire need of safe, affordable housing for both underemployed and unemployed residents including veterans and their families. Many of the original occupants of the Midtown neighborhood were affluent and built large houses there between 1850 and 1900. The neighborhood slowly expanded, centered around businesses in the Menomonee Valley and Miller Valley to the South. Along with the Miller Brewery, Harley-Davidson, and businesses in these two valleys, there were eventually several hospitals in the area. These employers drew thousands of workers and created a demand for more affordable housing. Slowly, apartment buildings replaced mansions along the primary corridors. The majority of these contained efficiency and one-bedroom units which still dominate the local rental market. A number of factors have shaped current conditions in the Near West Side, beginning in the second half of the 20th Century. Large areas of Midtown were leveled in the 1960's, to enable construction of limited-access highways that not only slashed through the neighborhood but restricted residents' mobility. Beginning in the 1970's, many of the large companies that employed area citizens greatly reduced employment or closed, including the A.O. Smith Corporation, which employed thousands of residents. The closures also included most of the hospitals in the neighborhood. New housing in the suburbs and elements of “white flight” from a growing African-American population helped fuel an exodus of middle-income households. In addition, racially restrictive land covenants, which existed in 16 out of 18 suburbs in Milwaukee County, prohibited most residents of the Midtown neighborhood and surrounding sections of the north side from following the jobs. In fact, from a jobs perspective, the area has never recovered, which is reflected in income and poverty data. According to a University of Wisconsin-Milwaukee report, “The overwhelming number of black residents, who make up 40% of Milwaukee's population, are concentrated on its north side (on which the proposed site is located). People living on the north side are far more likely to live in poverty, to be incarcerated, or to be out of work than those in the city overall or the metro area.”

1.a.ii. Description of the Brownfield Site (5 pts): The project site at 2001 W. Vliet Street is a building that has been an integral part of the neighborhood for 130 years. The 60,000-square-foot, former William McKinley School was originally built in 1885. It was designated as a Milwaukee Historic Site in 1984 and was operated by Milwaukee Public Schools until September 1991, when it was sold to VE Carter Child Development Corporation. VE Carter Development operated a school and daycare facility at the site until a fire damaged the facility in November 2013. The City of Milwaukee foreclosed on the building in October 2016, and due to the

dangerous conditions inside the building, asked EPA for assistance with abandoned containers, mercury, hazardous incinerator ash, contaminated sump water, and friable asbestos. Assistance was desperately needed because despite the City's extensive efforts to secure the building, there was and is rampant trespassing and vandalism at the site. Reports indicate that the long school hallways are even being used as shooting ranges. Based on lab data, airborne asbestos throughout the school was over four times the OSHA Permissible Exposure Limit prior to the removal. EPA started the removal action on April 24, 2017. During the removal action, hazardous waste abandoned at the site was sent off-site for proper disposal. Friable asbestos containing material (ACM) was removed and/or secured. The removal action was completed on August 8, 2017 and cost approximately \$425,000; however, significant quantities of ACM and lead-based paint (LBP) remain at the building that must be remediated prior to rehabilitation of the historic building. According to a Draft Asbestos, Lead-based Paint, and Hazardous/Regulated Materials Assessment Report prepared by AECOM and completed on January 8, 2019, materials remaining include, but are not limited to, ACMs, including approximately 8,375 linear feet of thermal system insulation (TSI), 7,370 cubic feet of TSI with comingled debris, 8,000 linear feet of caulk, 17,280 square feet of floor tile and mastic, and LBP through the building.

1.b Revitalization of the Target Area

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans (7 pts): 2001 W. Vliet Street is located in the Midtown neighborhood within the City of Milwaukee's Near West Side Planning area. The Near West Side Area Comprehensive Plan was completed by the City of Milwaukee Planning Department and adopted in 2004 by the Common Council of the City of Milwaukee, and amended in 2009. The purpose of the Near West Side Comprehensive Plan is to create a place where people can live, work and play in a safe, clean, inviting community. By creating new affordable housing and business opportunities, enhancing existing recreation and cultural opportunities, creating pedestrian-friendly areas, and creating a lifestyle option that can result in minimizing the development of outlying areas, the improvements to the area will provide benefits for the Midtown neighborhood, city, and region as a whole.

As identified in the Near West Side Area Comprehensive Plan, the 2001 W. Vliet Street site is part of a planned catalytic project area known as the Vliet Street Area Revitalization project. The goal of the revitalization project is to add taxable housing units to increase city tax base, add residential population to support commercial development and revitalization efforts on Vliet Street, and spur additional investment and substantial amounts of residential and commercial rehabilitation in the district. The revitalization plan for the 2001 W. Vliet St. site will help achieve these objectives. The Milwaukee Homeless Veterans Initiative is a nonprofit founded and run by veterans and recently reported requests for aid and housing come in at close to 400 each year. A national study done by Feeding America called 'Hunger in America' showed that in Wisconsin, 19 % of all the families served by food banks had a veteran in the household. This redevelopment would provide much needed safe, affordable housing for veteran families, and offer on-site supportive services from Dryhooch and Lutheran Social Services (LSS). Dryhooch is a nonprofit organization formed by combat veterans to help veterans in their return home and encourage veteran interaction with the community. LSS provides a wide range of social services to people of all faiths and backgrounds. New affordable housing and supportive services will help stabilize the neighborhood, and especially veteran families by providing a safe, healthy environment. The Milwaukee Common Council has unanimously approved the adaptive reuse of the former school at 2001 W. Vliet Street by Gorman & Co., who is seeking to redevelop it into 35 affordable apartments for veterans, individuals and families, who require access to supportive services to maintain housing. Due to the greater than \$600,000 financial gap that currently exists for the project, it will not move forward without EPA assistance. Redevelopment of the former school will contribute to the revitalization of the area; therefore, helping to achieve the objectives of the Near West Plan. Lastly, in 2018, City of Milwaukee Mayor Tom Barrett unveiled the "10,000 Households" plan aimed at building 10,000 affordable homes over the next decade in neighborhoods in the heart of the city, just like Midtown, centered around financing the rehabilitation of existing buildings for residential use. Growing affordable units in the Midtown neighborhood

will make it easier for workers to get to nearby jobs and help achieve the goals of the Vliet Street Area Revitalization project.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy (5 pts): The outcomes and benefits of the redevelopment strategy include new safe and affordable housing for veterans and veteran families, addition of taxable housing units to increase city tax base, addition of residential population to support commercial development and revitalization efforts on Vliet Street, as well as the spurring of additional investment and substantial amounts of residential and commercial rehabilitation in the district, which aligns with the goals of the Vliet Street Area Revitalization project. Milwaukee is committed to rehabilitation of blighted properties in a sustainable fashion. *ReFresh Milwaukee, 2013*, Milwaukee's first sustainability plan, provides a vision for community sustainability over the next 10 years and seeks to make Milwaukee a center for sustainability innovation. Not only does the City of Milwaukee strive to achieve the goals outlined in the sustainability plan, but the City of Milwaukee believes that brownfield redevelopment is one simple way to promote sustainable and equitable development. The 2001 W. Vliet Street project could not only provide housing and services, but also act as a catalyst for further growth because it includes numerous community benefits: (1) transportation choices will be made available by locating a residential development on a transit line, which will help decrease household transportation costs and promote public health, (2) access to new green space will be created by removing a significant amount of currently existing pavement, (3) the project will create affordable housing for veterans and their families and expand energy-efficient housing choices through a solar installation that will be included in the project; this will contribute to greener and healthier residences, (4) the existing community will be supported in numerous ways including removal of blight, and improvement of the environment by mitigating environmental conditions through effective remediation strategies, and (5) the project builds on the intrinsic value of the community and neighborhood by implementing a community-driven revitalization effort, which will help retain residents who have historically lived within the area affected by the brownfield.

1.c Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse (7 pts): The City of Milwaukee and the Redevelopment Authority of the City of Milwaukee (RACM) have a strong track record of successfully leveraging federal, state, and local funding to meet the financial needs of all stages of brownfields redevelopment. The City of Milwaukee and RACM work hand in hand on environmental projects. The City of Milwaukee and RACM have been exceedingly fortunate to receive more than \$20 million in brownfield grant funding from EPA over the past 20 years. The City of Milwaukee Common Council also recognizes the importance of brownfield development and provides funding to match federal and state grants as well as fill unexpected funding gaps. The Common Council has approved \$500,000 in 2019 for brownfield related expenditures, funding which is available for this project. Documentation of the \$500,000 of leveraged funds is included in Attachment E. The City of Milwaukee is working with Gorman & Co. to revitalize the 2001 W. Vliet Street site, which is expected to cost approximately \$10M. Gorman is planning to utilize traditional bank financing (\$1.2M), Low Income Housing Tax Credit Equity (\$5.3M), and Historic Tax Credit Equity (\$2.9M) to complete the project; however, there is a significant financial gap that remains, which is approximately \$600,000. This project will not move forward without EPA assistance. An EPA Brownfield Cleanup Grant for this site would help close that gap and make this project a reality, which would provide much-needed quality affordable housing for local residents and bring new life to a historic building that has been a part of the community for over 130 years.

1.c.ii. Use of Existing Infrastructure (3 pts): The cleanup and adaptive reuse of the historic building would maintain the integrity of the neighborhood by building upon existing infrastructure in an urban setting, versus development on a greenfield, which aligns with the component of the City's Comprehensive Plan to reduce urban sprawl. Existing utilities are available at the site, and will be utilized for the project. Lastly, the City of Milwaukee's cabinet-level Environmental Collaboration Office (ECO) was created by Mayor Tom Barrett to position Milwaukee as a leader in environmental sustainability and performance in the 21st century. ECO staff

will encourage redevelopment of the site that will utilize existing infrastructure and create sustainable buildings that will focus on energy and water efficiency, and reduced waste and air pollution.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a Community Need

2.a.i. The Community's Need for Funding (3 pts): The City of Milwaukee does not have the resources to implement the cleanup work described herein without support. In recent years, the City's general fund budget has declined. The City met these funding challenges at great expense: reduction in basic services, library closures, furlough days, wage/cost of living freezes, and reductions in our street maintenance program. In addition, the City raised its property tax levy and fees to fund core services. A major portion of the City's budget is funded by property taxes. The current stressed housing market conditions and increased foreclosure rates are causing greater numbers of residential properties to be removed from the City's tax roll. According to the City of Milwaukee Treasurers Office, the City foreclosed on 5,958 properties in the last five years. The amount of foreclosures in Milwaukee continues to increase and this high rate of foreclosures is expected to continue. Additionally, Milwaukee faces an ongoing economic burden associated with the maintenance of foreclosed properties. Of the 857 foreclosed properties in 2018, the average annual maintenance cost per site was approximately \$2,500, if there were no roof repairs or environmental issues. These maintenance costs for just these properties alone total over \$2M per year, which further reduces the City's available revenue with which to operate the City. Due to these funding constraints on the City, this project will not occur without EPA assistance.

2.a.ii. Threats to Sensitive Populations (9 pts):

(1) Health or Welfare: Due to the demographic makeup of the target community (ACS 2013-2017 data: 93% minority, 50% poverty rate, 43% children), low-income minorities and children are disproportionately affected by the harmful effects of brownfields in the Midtown neighborhood, which is environmentally unjust. Furthermore, according to the World Health Organization, people in poverty and racial minorities are defined as sensitive or vulnerable populations, and their health conditions are exacerbated by inadequate access to healthcare, which can result in delayed treatment of health issues. The Midtown neighborhood is densely populated resulting in an increase in vehicle traffic and emissions, which contribute to asthma and other negative health effects. Older housing stock that has not been well-maintained has higher levels of lead-paint and asbestos building materials that also have detrimental health impacts, such as lung cancer. Again, the redevelopment of the 2001 W. Vliet Street site would provide much needed affordable housing for veteran families, and offer on-site supportive services from Dryhooch and Lutheran Social Services. Risks to the neighborhood from unsafe building conditions and rampant trespassing would be mitigated through the creation of new affordable housing and on-site supportive services that will help stabilize veteran families and provide a safe, healthy environment.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the most recent Milwaukee Health Report, prepared in 2013 by the Center for Urban Population Health and the City of Milwaukee Health Department, there is a direct relationship between people's socioeconomic status and their health. The 2013 report shows that there is a significantly higher rate of premature death, infant mortality, and poor to fair health in the area of 2001 W. Vliet Street, versus more affluent, white areas of the city. Also, according to 2013-2016 data from the WI Department of Health Services, 21% of children living in the target community have lead poisoning. The supportive services discussed in the previous section will assist veterans, families and individuals in numerous ways. LSS offers a financial literacy class series covering topics such as budgeting to create savings, debt reduction and asset building, which will help raise the socioeconomic status of the residents; therefore, improving overall physical and mental health. Dryhooch will assist veterans with reintegration services that will help them improve their lives in various ways. Lastly, current site conditions

include extensive paved surfaces, which will be largely removed and replaced with greenspace, which will provide a much needed place for residents to enjoy the outdoors and be with their families.

(3) Economically Impoverished/Disproportionately Impacted Populations: According to 2010 U.S. Census data, Milwaukee is the fourth poorest city in the nation. With a 93% overall minority population living in the target area, residents in the Midtown neighborhood are in particular need of economic and skill development opportunities that are brought to the neighborhood through redevelopment of brownfields. ACS 2013-2017 data shows 93% of persons 25 and older living in this area have not completed a college degree, and the per capita income of people in the target area is \$10,419. At the same time, 50% of the residents in the target area are living below the poverty level, while the comparable statistic at the State level is only 12%. Due to the extreme concentration of minorities and families living below the poverty rate, the concentration of brownfield properties in close proximity to residents (14 projects within a quarter-mile with known contamination), and the concentration of sensitive populations, particularly children (43% in target area), the data raises very serious questions about environmental justice. The City of Milwaukee is committed to ensuring that environmental justice is weighed heavily in all brownfields cleanup and redevelopment activities. To ensure that environmental risks to the nearby disadvantaged communities are not increased during cleanup at 2001 W. Vliet Street, the City of Milwaukee will work with one of our experienced environmental consultants and immediately address any public citizen concerns that arise through public meeting processes. The 2001 W. Vliet Street site is located in an especially challenging part of the neighborhood that suffers from continued disinvestment, dilapidated housing and a negative overall perception. The cleanup and redevelopment of the 2001 W. Vliet Street site would provide much needed housing to an area that is in dire need of sustainable affordable housing for veterans, families and individuals and aligns with the goals of the Vliet Street Area Revitalization efforts.

2.b Community Engagement

2.b.i. Community Involvement (5 pts):

City of Milwaukee Health Department (MHD) works to ensure that services are available to enhance the health of individuals and families, promote healthy neighborhoods, and safeguard the health of the Milwaukee community. MHD staff will work with neighborhood residents to explain/address any health and safety concerns residents may have associated with the cleanup. (Lindor Schmidt, Environmental & Disease Control Specialist, 414.286.2359, leschmi@milwaukee.gov)

Gorman & Co., based in Wisconsin, works to revitalize communities through innovative housing partnerships. As a trusted partner and respected industry leader since 1984, Gorman specializes in the preservation of affordable housing and the adaptive reuse of significant historic buildings. Gorman will be the developer of 2001 W. Vliet Street. Gorman has successfully rehabilitated two other large, former school buildings in Milwaukee. One was converted into 68 apartments for seniors, and a second was converted into 48 apartments for veterans and the elderly. (Ted Matkom, WI Market President, 608.835.3900, tmatkom@gormanusa.com)

Dryhootch is a nonprofit organization that helps veterans and their families with a variety of reintegration issues, including PTSD, drug/alcohol addiction, and family support. Dryhootch will provide on-site supportive services to veterans and their families with a stable, substance-free environment where they can gather, grow, and enhance their post-service life experience. Dryhootch will offer a social space for veterans and their families to congregate and share stories in an alcohol/drug-free environment. (Robert Curry, Executive Director, 262.337.2338, bob@dryhootch.org)

Lutheran Social Services (LSS) was founded in 1882, and offers a variety of services to people of all faiths and backgrounds. The organization will provide services across the lifespan and across a variety of conditions for veterans, individuals, and families who may require supportive services to sustain them in independent housing units. Specific services will include linking residents with programs that support independence and

self-sufficiency, employment opportunities and financial assistance and management. Counselors and psychologists will help build resilience, facilitate recovery and grow, so veterans and their families can live fuller, more productive lives. (Dennis Hanson, V.P. of Housing, 262.745.1000, dennis.hanson@lsswis.org)

2.b.ii. Incorporating Community Input (3 pts): Plans have been and will be established to involve the targeted community and other stakeholders. Neighborhood meetings to solicit community feedback on the redevelopment project were held on May 16, 2018 and October 30, 2018. Additional meetings regarding the project include the City Plan Commission meeting held on November 12, 2018, and the Zoning, Neighborhoods & Development Committee held on November 20, 2018. Community feedback received at the four meetings has been incorporated into the cleanup and adaptive reuse plans.

A Community Relations Plan (CRP) will be prepared that will serve as the framework for community involvement. The CRP will address the cleanup process with added emphasis on seeking out and considering concerns that local residents may have with regard to health, safety, and community disruption potentially posed by the proposed cleanup activities. If the City of Milwaukee receives this cleanup grant, staff will work with our community partners to connect with interested citizens and community groups at up to three additional community meetings during the cleanup planning and cleanup. The City of Milwaukee will use local newspapers, social media outlets, and aldermanic and community group newsletters to provide information about cleanup plans. As necessary, these notices will be provided in English, Spanish, and Hmong. Attachment C includes documentation of community notification, including a copy of the ad in the Daily Reporter. Attachment D includes the meeting minutes.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan (8 pts)

As summarized in the ABCA included in Attachment B, the City of Milwaukee considered multiple remedial options for the 2001 W. Vliet Street site. Abatement (removal) of the asbestos containing materials (ACM), and removal of lead-based paint (LBP) is the most reasonable and cost effective cleanup approach. The proposed cleanup plan consists of abatement of ACM and removal of LBP by licensed contractors, using approved methods for removal and disposal that will be protective of neighborhood residents and the environment. An environmental consultant will conduct air monitoring as appropriate, to ensure the cleanup activities are protecting the safety of workers and nearby residents. The building that will be rehabilitated has more than 160 square feet or more than 260 linear feet of regulated asbestos-containing material that will be disturbed; therefore, a notification must be submitted to the Wisconsin Department of Natural Resources. The notification must be submitted to DNR at least ten working days prior to beginning the renovation activity, including any asbestos abatement. According to a Draft Asbestos, Lead-based Paint, and Hazardous/Regulated Materials Assessment Report prepared by AECOM and completed on January 8, 2019, materials remaining include, not limited to ACMs include approximately 8,375 linear feet of thermal system insulation (TSI), 7,370 cubic feet of TSI with comingled ACM debris, 8,000 linear feet of caulk, 17,280 square feet of floor tile and mastic, and LBP throughout the building. LBP materials are throughout the building. The identified materials will be removed according to applicable State and Federal regulations including the National Emission Standards for Hazardous Air Pollutants and the Wisconsin Administrative Code (WAC) Chapter NR 447 Control of Asbestos Emissions standards. All ACM will remain adequately wet when collected, contained, treated for disposal and transported. All asbestos-containing waste material will be properly disposed of in leak-tight containers at a landfill approved to accept asbestos. Peeling or damaged LBP removed from the surface that contains more than 5.0 milligrams per liter, lead as determined by the Toxicity Characteristic Leaching Procedure will be disposed of as hazardous waste at a permitted hazardous waste facility.

The cleanup plan will incorporate Wisconsin and EPA guidelines for Green and Sustainable Remediation. The City of Milwaukee and their contractors will follow the ASTM Standard Guide to Greener Cleanups by evaluating key aspects, such as minimizing total energy use and maximizing use of renewable energy;

minimizing air pollutants and greenhouse gas emissions; minimizing water use and impacts to water resources; and evaluating ways to reduce, reuse, and recycle materials and waste.

3.b. Description of Tasks and Activities (12 pts)

Project Implementation (6 pts): The following tasks make up the cleanup project scope.

Community Involvement will be facilitated entirely by City of Milwaukee staff as described in the previous community engagement section. City of Milwaukee staff will work with our community partners to reach out to interested citizens and community groups during the cleanup planning and cleanup at up to three community meetings to solicit feedback about the cleanup project. The City of Milwaukee will use local newspapers, social media outlets, and aldermanic and community group newsletters to provide information.

Cleanup Planning will be conducted as a joint effort between City of Milwaukee staff and the environmental consultant. The City of Milwaukee currently contracts with three different consulting firms that were procured following federal procurement regulations. To ensure the quality of the project, our three environmental consultants have updated and submitted their Quality Assurance Protection Plans (QAPPs) to the EPA for review and approval. Activities will include remediation workplan preparation and review, meetings with the consultant and abatement contractors, site visits, report review, discussions with WDNR, and finalization of the ABCA.

Site Cleanup will be contracted with a qualified environmental consultant and additional contractors. Cleanup related activities will include ACM and LBP removal, and environmental consulting associated with the cleanup project. The City of Milwaukee's \$78,000 cost share will be applied to site cleanup and will be funded by the City of Milwaukee Brownfield Capital Fund or other available source. The City of Milwaukee is prepared to implement the site cleanup. The building that will be rehabilitated has more than 160 square feet and more than 260 linear feet of regulated asbestos-containing material that will be disturbed; therefore, a notification is required to be submitted to the Wisconsin Department of Natural Resources (WDNR) at least ten working days prior to beginning the renovation activity. Since the project includes ACM and LBP removal, the site will not be enrolled in the WDNR program related to the investigation and cleanup of contaminated soil or groundwater. A WDNR asbestos coordinator will ensure the asbestos removal project is in compliance with State and Federal regulations. Due to the redevelopment timing associated with this project and the desperate need to salvage the locally designated historic building that continues to fall into further disrepair, the City of Milwaukee will be requesting a pre-award from the EPA, if this grant application is successful, so this cleanup project may begin in the summer of 2019 and be completed within approximately one year.

Cleanup Project Oversight and Grant Management will be performed entirely by City of Milwaukee staff. Subtasks in this category include, but are not limited to, quarterly reporting, MBE/WBE/DBE reporting, financial reporting, correspondence with the EPA and state agencies, attendance at cleanup project related meetings, and updating ACRES. This category also includes estimated travel expenses to pay for one person attending the EPA Brownfields conference.

Task/Activity Lead (3 pts): The City of Milwaukee will play a primary role in the management of all four tasks identified in the previous section. City of Milwaukee staff is very experienced in the management of EPA Brownfield Grants, which is discussed in Section 4 of this grant application. Community Involvement will be managed by City of Milwaukee staff in coordination with our community partners. Cleanup Planning will be conducted as a joint effort between City of Milwaukee staff and the environmental consultant. The environmental consulting firm that will work on this project was procured following federal procurement regulations and is highly qualified to conduct grant eligible activities. Site Cleanup will be contracted with one of our environmental consultants and qualified, licensed abatement contractors. Cleanup Project Oversight and Grant Management will be performed entirely by City of Milwaukee staff.

Cost Share (3 pts): Milwaukee’s \$78,000 cost share will be applied to site cleanup activities. The cost share will be utilized for removal and management of ACM and LBP.

3.c. Cost Estimates and Outputs (10 pts)

Cost Estimates (7 pts)

Budget Categories	Project Tasks				
	Community Involvement	Cleanup Planning	Site Cleanup	Cleanup Project Oversight and Grant Management	Total
Personnel	\$2,450	\$3,990		\$4,518	\$10,958
Fringe Benefits	\$1,102	\$1,795		\$2,034	\$4,931
Travel				\$1,311	\$1,311
Contractual		\$5,000	\$367,800		\$372,800
Total Federal Funding	\$3,552	\$10,785	\$367,800	\$7,863	\$390,000
Cost Share			\$78,000		\$78,000
Total Budget	\$3,552	\$10,785	\$445,800	\$7,863	\$468,000

Note: The City of Milwaukee Office of the Comptroller, Financial Advisory Division, has specified a fringe rate for 2019 budgets of 45%. The fringe rate includes the following: Life Insurance, Social Security, Pension, Health, Dental and Long Term Disability.

Community Involvement \$3,552 for personnel/fringe was budgeted for this task based on an estimate of approximately 96 hours at \$37/hour. This allows the City of Milwaukee project manager (and other brownfields staff as necessary) to spend about 8 hours a month, on average, over the extent of the anticipated one-year project (summer 2019 through summer 2020) focusing on community outreach efforts.

Cleanup Planning The \$5,785 personnel/fringe estimate is based on City of Milwaukee, assistant executive director time (30 hours at \$88/hour) and City of Milwaukee project manager time (85 hours at \$37/hour). The environmental consulting costs for cleanup planning include costs associated with the development of a remediation work plan for the removal of the asbestos and lead-based paint, which is \$5,000.

Site Cleanup Site cleanup is estimated to cost \$445,800. Costs include asbestos abatement (\$320,000), LBP removal (\$30,800), comingled ACM debris removal (\$75,000), and environmental consulting related to the cleanup activities management (\$20,000).

Cleanup Project Oversight and Grant Management The \$6,552 salary/fringe estimate is based on an assumption of time spent by staff each month during a 12-month period of time. It was estimated that the City of Milwaukee project manager (or other brownfield staff) (\$37/hour) would spend about 10 hours each month and the City of Milwaukee assistant executive director (\$88/hour) would spend approximately 2 hours each month. This category also includes \$1,311 in estimated travel expenses to pay for one person attending the EPA Brownfields conference (conference registration at \$225, 3 nights of hotel stay at \$150/night, 4 days of per diem expenses at \$50, \$436 for plane ticket; totaling \$1,311).

Outputs (3 pts): Outputs will include a community involvement plan, up to three community meetings to solicit feedback about the cleanup project, a final ABCA, and an Asbestos and Lead-Based Paint Removal Report. Quantities of ACM that will be removed are approximately 8,300 linear feet of TSI, 7,300 cubic feet of TSI with comingled debris, 8,000 linear feet of caulk, and 17,000 square feet of floor tile and mastic. LBP will be removed from various locations throughout the building. An additional output, and one of the most critical, is 35 new affordable housing units will be created for veterans, families and individuals.

3.d. Measuring Environmental Results (5 pts)

The 2001 W. Vliet Street site is part of a planned catalytic project known as the Vliet Street Area Revitalization project, which is identified in the Near West Side Area Comprehensive Plan. The cleanup of

the 2001 W. Vliet Street site will contribute to the revitalization, stabilization, and enhancement of the Vliet Street area and entire Midtown neighborhood. Successful cleanup, redevelopment and occupancy of the 2001 W. Vliet Street site would improve the perception of the neighborhood by eliminating blight, generate economic activity through the influx of new residents in the neighborhood, reduce crime, engage residents in their neighborhood, provide an exceptional place for people to live, and demonstrate the City's commitment to revitalization of the area, which would attract additional business and development to the Midtown neighborhood. Again, according to the 2013 Milwaukee Health Report there is a direct relationship between people's socioeconomic status and their health. Generating economic activity through the creation of a residential redevelopment will support commercial development and revitalization efforts on Vliet Street, and would help increase the socioeconomic status of area residents and improve their overall health. These outcomes not only support progress toward the goals and objectives identified in the Community Need section, but also toward the goals and objectives of the EPA's 2014-2018 Strategic Plan, specifically goal #3; cleanup and restore contaminated areas (remediation would reduce threats from carcinogenic and hazardous substances at the site), protect disproportionately impacted low-income and minority communities, prevent continued release and exposure to hazardous substances, and advance sustainable development. The award of this grant would help reach these goals.

There will be direct and immediate economic and community benefits that will be measured and evaluated as a result of the environmental cleanup work at 2001 W. Vliet Street. Direct benefits include jobs retained and created through the cleanup work itself. Since the cleanup project site that is the focus of this grant is contaminated with hazardous substances, Davis-Bacon prevailing wage rates will apply. Additionally, the City attempts to direct job creation to neighborhood residents through two City programs: the Small Business Enterprise (SBE) program and the Residence Preference Program (RPP). Typically, a minimum of 25% of the work on-site is performed by SBE-certified companies and 40% of the hours worked on-site are performed by City residents who are unemployed or underemployed and certified under the RPP program. A direct community benefit that will be tracked are the number of new safe and affordable housing for veterans and their families that will be created. Achieving these benefits aligns with the goals of the Near West Side Area Comprehensive Plan. Other economic and community benefits include new spin-off private investment and improvements to the neighborhood, increased tax base at the 2001 W. Vliet Street site itself, as well as an increase in property values of neighboring properties. Redevelopment of this site would help create an anchor of transformation for the community, which will catalyze redevelopment of and investment in other nearby sites, which help strengthen the neighborhood economy.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability (9 pts)

4.a.i. Organizational Structure (5 pts): Mathew Reimer, Senior Environmental Project Coordinator with the City of Milwaukee, will be the Project Manager for this grant. Additional City of Milwaukee staff Benji Timm, Project Manager, will help to complete grant tasks and Mr. Timm will serve as the Alternate Project Manager in the event Mr. Reimer is no longer in his current position with the City of Milwaukee. Mr. Reimer and Mr. Timm were RACM employees until 2018, when they were transferred to being employed by the City of Milwaukee. Mr. Reimer and Mr. Timm have a tremendous depth of experience in the management of environmental projects and EPA grants, including 19 cleanup projects since 2010. Mr. Reimer and Mr. Timm have over 25 years of environmental project management experience with RACM. The City of Milwaukee works to retain current staff by providing competitive salary and benefits programs; however, in the event that the Mr. Reimer or Mr. Timm are no longer with the City of Milwaukee, duties would be assigned to other team members as described above. The City of Milwaukee would seek to fill the vacant position.

Mr. Reimer is very experienced in the management of EPA Brownfield Grants including workplan development, reporting, and closeout protocols. Mr. Reimer will develop a realistic workplan and schedule upon consultation with the selected environmental consultant. Quarterly reporting will be timely, and when

each quarterly report is submitted or when major project milestones are achieved, environmental staff will update the property profile directly into the ACRES system. On an annual basis, staff will compile and submit the MBE and WBE reports. Mr. Reimer will ensure timely submission of reports to the EPA, as well as to complete all required grant closeout documentation.

Dave Misky is the Assistant Executive Director of RACM and also a City of Milwaukee employee. Mr. Misky supervises the City of Milwaukee brownfield team, oversees the real estate operations of the City of Milwaukee, and his leadership in Brownfield development has put hundreds of properties back into productive use. In his role, he managed the \$28 million dollar revitalization of the Menomonee Valley Industrial Center, an award-winning 133-acre project where the most visible Brownfield in the State of Wisconsin was turned into a successful industrial and community park, creating thousands of new jobs for area residents.

4.a.ii. Acquiring Additional Resources (4 pts): The City of Milwaukee currently has a Master Services Agreement with three different consulting firms to contract grant eligible activities. The consultants are procured following federal procurement regulations and are contracted as needed for individual projects. The City of Milwaukee retains the environmental consultants to prepare cleanup plans and conduct cleanups at redevelopment sites. Mr. Reimer works with the contracted consultants to review data and make decisions on the best route to cleanup and eventual redevelopment. City of Milwaukee staff and one of their retained consultants will work with the WDNR staff in overseeing the cleanup at 2001 W. Vliet St.

4.b Past Performance and Accomplishments (6 points)

(i.) Currently Has or Previously Received an EPA Brownfields Grant

(ii.1.) Accomplishments (3 points): The City of Milwaukee has received EPA Brownfield Grants, but not since 2002. Included below is information regarding the two most recent grants awarded to Milwaukee.

1998 Assessment Pilot BF 98596201: The Pilot targeted the Menomonee Valley, a 1,500-acre industrial area in the heart of Milwaukee. This assessment project led to a \$28M revitalization of the Menomonee Valley, creating thousands of new jobs for area residents. Today, the Valley is a national model of economic and environmental sustainability. Recognized by the Sierra Club as "One of the 10 Best Developments in the Nation," the Menomonee River Valley continues to receive local and national recognition.

2002 Revolving Loan Fund BF-97568301: This RLF included loans for the Milwaukee Road Shops and Solar Paints projects. The Milwaukee Road Shops project was located in the Menomonee Valley and included RLF funds for cleanup. Since 1999, 51 companies have moved to or expanded in the Valley and 5,200 jobs have been created. The Solar Paints loan leveraged \$1.3M of private investment in the rehab of an 8,400 square foot industrial building and the construction of a new 33,000 square foot industrial building. Three industrial users now occupy the site: Xcel Connection, Marshall Erecting, and Lone Wolf – creating more than 36 new jobs.

City of Milwaukee brownfield staff is diligent about measuring the outcomes and outputs of brownfield redevelopment projects and the impact on the City of Milwaukee. Project outcomes and outputs for EPA funded activities are regularly communicated to City of Milwaukee's EPA Project Officer as well as submitted formally during quarterly reporting, as well as updating the ACRES database system.

(i.i.2.) Compliance with Grant Requirements (3 points): City of Milwaukee staff is diligent about timely submittals of reports, including quarterly reports, technical reports, financial reports and MBE/WBE reports, and workplan compliance. The City of Milwaukee has closely monitored the outputs and outcomes of each of these grants by reporting progress regularly in quarterly reports submitted to the EPA Project Officer as well as updating details for each site on ACRES. The expected results were achieved and the full amount of grant funds were expended for the two grants identified in the previous section. The City of Milwaukee does not have any open EPA brownfield grants.

Cleanup Grant Proposal – 2001 W. Vliet Street

List of Attachments

- A. Threshold Criteria
- B. Draft Analysis of Brownfield Cleanup Alternatives (ABCA)
- C. Documentation of Community Notification
- D. Public Meeting Minutes
- E. Documentation of Committed Leveraged Resources

Attachment A

CLEANUP GRANT – 2001 W. VLIET STREET

III.B THRESHOLD CRITERIA FOR CLEANUP GRANTS

III.B.1 Applicant Eligibility

The City of Milwaukee is a General Purpose Unit of Local Government; therefore, an eligible entity.

III.B.2 Previously Awarded Cleanup Grants

The 2001 W. Vliet Street site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

III.B.3 Site Ownership

The site is currently owned by the City of Milwaukee.

III.B.4 Basic Site Information

(a) The name of the site is 2001 W. Vliet Street. (b) The address of the site is 2001 W. Vliet Street, Milwaukee, Wisconsin 53205. (c) The City of Milwaukee is the current owner of the site.

III.B.5 Status and History of Contamination at the Site

(a) This site is contaminated with hazardous substances. (b) The site is developed with an approximately 60,000-square-foot, brick, multi-story former school. The former school was originally built in 1885 with the first addition in the 1940s and the second addition in the 1970s. The school, formerly known as both the 5th District School and the William McKinley School, was operated by Milwaukee Public Schools (MPS) until September 1991, when it was sold to VE Carter Child Development Corporation. VE Carter Development Group operated a school and daycare facility at the site until a fire damaged the facility in November 2013. The school was designated as a Milwaukee Historic Site in 1984. The former charter school and daycare closed after a fire in 2013. The City of Milwaukee foreclosed on the building on October 13, 2016. Despite the City's extensive efforts to secure the building, there is rampant trespassing at the Site. (c) The City of Milwaukee foreclosed on the building in October 2016 and asked EPA for assistance with abandoned containers, mercury, hazardous incinerator ash, contaminated sump water, and friable asbestos. Airborne asbestos throughout the school was over four times the OSHA Permissible Exposure Limit (PEL) prior to the removal. Despite the City's extensive efforts to secure the building, there is rampant trespassing at the Site. EPA started the removal action on April 24, 2017. During the removal action, hazardous waste abandoned at the site was segregated, characterized, and sent off-site for proper disposal. Friable asbestos was removed and/or secured. The removal action was completed on August 8, 2017; however, a significant quantity of asbestos remains at the building that must be abated. (d) The asbestos was likely installed during construction and/or rehabilitation of the building. The asbestos is located throughout the structure. Additional hazardous materials include, but are not limited to, lead based paint, cathode-ray tubes, ballast, and light bulbs, are also located through the building.

III.B.6 Brownfield Site Definition

This site is not listed or proposed for listing on the National Priorities List; is 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 is not subject to the jurisdiction, custody, or control of the United States government.

III.B.7 Environmental Assessment Required for Cleanup Proposals

A Draft Asbestos, Lead-based Paint, and Hazardous/Regulated Materials Assessment Report was completed by AECOM on January 8, 2019.

III.B.8 Enforcement or Other Actions

Asbestos fibers are a known human carcinogen. Lung cancer, mesothelioma (cancer of the chest cavity lining) and asbestosis (a fibrotic scarring of lung tissue) have been proven to result from asbestos exposure. The Clean Air Act (CAA) of 1970 requires the EPA to develop and enforce regulations to protect the public from exposure to airborne contaminants that are known to be human health hazards. The EPA has since delegated the authority to implement and enforce the federal hazardous air pollutant rule on asbestos to the DNR. The DNR implemented its asbestos program to reduce the public's possible asbestos exposure. These regulations require facility owners and/or operators involved in demolition and renovation activities to inspect the affected facility before attempting to remove any asbestos, file proper notification and handle and dispose of asbestos properly. Lead-based paint removal and disposal will adhere to applicable State and Federal regulations.

III.B.9 Sites Requiring a Property-Specific Determination

This site does not require a property-specific determination.

III.B.10 Threshold Criteria Related to CERCLA/Petroleum Liability

III.B.10.a Property Ownership Eligibility – Hazardous Substance Sites

III.B.10.a.i. Exemptions to CERCLA §107 Liability

III.B.10.a.i.(3) Property Acquired Under Certain Circumstances by Units of State and Local Government - (a) The City of Milwaukee foreclosed on the property due to tax delinquency. (b) The property was foreclosed on October 13, 2016. (c) All disposal of hazardous substances at the site occurred before the City of Milwaukee acquired the property and the City of Milwaukee did not cause or contribute to any release of hazardous substances at the site. (d) The City of Milwaukee has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

III.B.11 Cleanup Authority and Oversight Structure

III.B.11.a Cleanup Oversight

City of Milwaukee staff and the environmental consultant will manage the site cleanup on a day-to-day basis. City of Milwaukee will adhere to Federal and state regulations that govern proper

identification and handling of asbestos-containing materials and lead-based paint to protect human health. Again, the Clean Air Act of 1970 requires the EPA to develop and enforce regulations to protect the public from exposure to airborne contaminants that are known to be human health hazards. The EPA has since delegated the authority to implement and enforce the federal hazardous air pollutant rule on asbestos to the Wisconsin Department of Natural Resources (WDNR). The WDNR implemented its asbestos program to reduce the public's possible asbestos exposure. These regulations require facility owners and/or operators involved in demolition and renovation activities to inspect the affected facility before attempting to remove any asbestos, file proper notification and handle and dispose of asbestos properly. The City of Milwaukee has over 20 years of experience in environmental testing and cleanup, and is experienced in working with environmental contractors to develop QAPPs, Work Plans, Sampling Plans, and Health and Safety Plans. Please also see the "Programmatic Capability" section of this grant proposal for additional information on staff qualifications.

III.B.11.b Access to Adjacent Properties

Access to adjacent properties will not be required during the cleanup activities.

III.B.12 Community Notification

The City of Milwaukee published a newspaper notice in the Daily Reporter on January 10, 2019 notifying the public of the intent to apply for EPA Brownfield Grants, of the availability of the draft Analysis of Brownfield Cleanup Alternatives (ABCA), and of the opportunity to comment on the applications and the ABCAs. This notification was posted more than two weeks prior to the grant submittal due date of January 31, 2019. The notification also informed the public that the Redevelopment Authority of the City Milwaukee (RACM) would be holding a public meeting on January 17, 2019 where the community was welcomed to submit comments. The public meeting was held as part of a regularly scheduled RACM Board meeting. This venue was chosen because the board meetings are traditionally better attended than meetings focused only on the grant proposals. No comments were received; therefore, there is not a summary of comments received included in this application. Also, no one attended the public meeting to provide comments; therefore, a sign-in-sheet is not included in this application. Attachment B includes a copy of the draft ABCA. Attachment C includes documentation of community notification, including a copy of the ad in the Daily Reporter. Attachment D includes the public meeting minutes.

III.B.13 Statutory Cost Share

The City of Milwaukee will be providing a 20% match in the form of \$78,000 of funds from the City of Milwaukee Brownfield Capital Fund or other available source. This funding will go towards site cleanup expenses as delineated in the budget table in this grant application.

The City of Milwaukee is not requesting a Hardship Waiver.

Attachment B

DRAFT
January 17, 2019
Analysis of Brownfield Cleanup Alternatives for
2001 W. Vliet Street

Introduction and Background

The City of Milwaukee is applying for a \$390,000 Cleanup Grant from the United States Environmental Protection Agency (EPA) for the purpose of remediating contamination from hazardous substances at the 2001 W. Vliet Street site. The City of Milwaukee is required to provide a minimum of a 20% match. This Analysis of Brownfield Cleanup Alternatives is provided to outline three alternatives evaluated during the cleanup and planning processes for the 2001 W. Vliet Street site.

The site is developed with an approximately 60,000-square-foot, brick, multi-story former school. The former school was originally built in 1885 with the first addition in the 1940's and the second addition in the 1970's. The school, formerly known as both the 5th District School and the William McKinley School, was operated by Milwaukee Public Schools (MPS) until September 1991, when it was sold to VE Carter Child Development Corporation. VE Carter Development Group operated a school and daycare facility at the site until a fire damaged the facility in November 2013. The school was designated as a Milwaukee Historic Site in 1984. The former charter school and daycare closed after a fire in 2013. The City of Milwaukee foreclosed on the building on October 13, 2016. Despite the City's extensive efforts to secure the building, there is rampant trespassing at the site. The City of Milwaukee foreclosed on the building in October 2016, and due to the dangerous conditions inside the building, asked EPA for assistance with abandoned containers, mercury, hazardous incinerator ash, contaminated sump water, and friable asbestos. Airborne asbestos throughout the school was over four times the OSHA Permissible Exposure Limit prior to the removal. EPA started the removal action on April 24, 2017. During the removal action, hazardous waste abandoned at the site was segregated, characterized, and sent off-site for proper disposal. Friable asbestos was removed and/or secured. The removal action was completed on August 8, 2017; however, significant quantities of asbestos, lead based paint and hazardous materials remain at the building that must be removed.

A Draft Asbestos, Lead-based Paint, and Hazardous/Regulated Materials Assessment Report was completed on January 8, 2019. In October and November 2016, the EPA and their contractor conducted a site assessment of the property under a Superfund Technical Assessment and Response Team (START) contract. The assessment included screening and sampling of asbestos containing materials (ACMs), lead-based paint (LBP), and hazardous/regulated materials. The reported results indicated that all three types of materials were present in the building. The START assessment was used as the basis for an EPA funded Time-Critical Removal Action. The removal action was performed by the EPA's Emergency and Rapid Response Service contractor during the period from April to June 2017.

With the completion of EPA's START assessment and Time-Critical Removal Action, the Redevelopment Authority of the City of Milwaukee (RACM) retained AECOM to conduct an ACM, LBP, and hazardous/regulated materials assessment of the property to document the current site conditions. Significant quantities of various types of ACMs, LBP, and hazardous/regulated materials were identified, which will require removal prior of renovation of the structure. ACMs include, but not limited to, pipe insulation, floor tile, mastic, and comingled debris. LBP materials are throughout the building.

Applicable Regulations and Cleanup Standards

The cleanup will be conducted in accordance with applicable State and Federal Regulations. The identified materials will be removed according to applicable State and Federal regulations including the National Emission Standards for Hazardous Air Pollutants and the Wisconsin Administrative Code (WAC) Chapter NR 447 Control of Asbestos Emissions standards. LBP waste that adheres to demolition/construction debris will be disposed of in a properly permitted sanitary landfill or sent to a facility that has a permit issued for storage, treatment, or recycling. Peeling or damaged LBP removed from the surface that contains more than 5.0 milligrams per liter, lead as determined by the Toxicity Characteristic Leaching Procedure will be disposed of as hazardous waste at a permitted hazardous waste facility.

Evaluation of Cleanup Alternatives

This section identifies various remediation alternatives that could be used to address the environmental contamination issues at the 2001 W. Vliet Street site. The "No Action Alternative" is used as the baseline against which the other alternatives are analyzed.

The following broad categories of evaluation criteria were considered in assembling remediation alternatives at the site: effectiveness, implementability, cost, the impact of potential climate changes to the remedy, and environmental benefits associated with sustainability factors.

Alternative One – No Action

With this alternative, the City of Milwaukee would take no action to remediate the subject site.

1. Effectiveness – This alternative would not be effective at reducing the toxicity, mobility, or volume of contamination and would leave ACMs and LBP in place. Risks associated with materials would continue to persist. This alternative would not take action to protect public health, safety, and welfare and the environment.
2. Implementability – This alternative is implementable.
3. Cost – Indirect costs of the no action alternative will include a continued blighting influence on surrounding properties which would be manifested in lower property values and a decreased tax base.
4. Impact of Potential Extreme Weather Events – This alternative is susceptible to impact from potential extreme weather events including the risk of increased/decreased temperatures and precipitation, and higher/lower groundwater tables. Impacts are

expected to be minimal considering the property's proximity to floodplains and coastal zones.

Alternative Two – Asbestos and Lead-Based Paint Remain On-Site

With this alternative, the contractor would address contamination by managing ACMs and LBP on-site.

1. Effectiveness – This alternative would not be effective at reducing the toxicity, mobility, or volume of contamination and would leave ACMs and LBP in place.
2. Implementability – This alternative is not likely implementable. Encapsulation of ACMs and LBP are not likely approaches that would be feasible, or allowable as part of the building rehabilitation.
3. Cost – The cost to implement this alternative would likely be incurred by the developer during site development. This alternative is implementable, however, it would be cost prohibitive and not a sound redevelopment approach.
4. Impact of Potential Extreme Weather Events – This alternative is susceptible to impact from potential extreme weather events including the risk of increased/decreased temperatures and precipitation, and higher/lower groundwater tables. Impacts are expected to be minimal considering the property's proximity to floodplains and coastal zones.

Alternative Three – Abatement of Asbestos and Removal of Lead-Based Paint

With this alternative, the contractor would abate the ACMs and remove the LBP.

1. Effectiveness – This alternative would be effective at reducing the toxicity, mobility, and volume of contamination on site and would also be protective of public health, safety, and welfare and the environment. During the remediation activities, care would need to be taken to minimize the risk to public health, safety, welfare, or the environment.
2. Implementability – Removal of ACMs and LBP are common remedial strategies and are technically and administratively feasible in this case.
3. Cost – The estimated cost to implement this strategy would be prohibitive. The estimated cost for this alternative, including the required 20% match, is approximately \$468,000.
4. Impact of Potential Extreme Weather Events – This alternative is not susceptible to impact from potential extreme weather events since contamination would be removed from the site.

Recommendation

The Remedial Alternatives were evaluated based on their effectiveness, their feasibility of implementation, the costs of each alternative, and the impact of potential extreme weather events. The recommended alternative is *Alternative Three*.

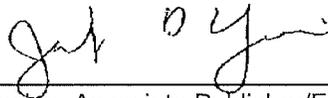
Attachment C

PROOF OF PUBLICATION

STATE OF WISCONSIN }
MILWAUKEE COUNTY } S.S.

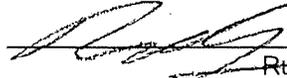
Joe Yovino, being the first duly sworn on oath, says that he or she is the Associate Publisher/Editor of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached is a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on

Jan. 10, 2019

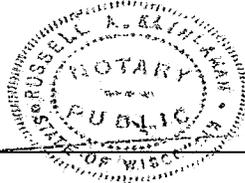


Joe Yovino, Associate Publisher/Editor

Sworn to me this 10th day of January 2019



Russell A. Klingaman
Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



PROOF OF PUBLICATION

OFFICIAL NOTICE NO. 57827 PUBLIC MEETING Environmental Grant Application

Notice is hereby given that the City of Milwaukee is planning to apply for one US Environmental Protection Agency (EPA) brownfield cleanup grant on or about January 31, 2019. The site currently being considered for a grant application up to \$500,000 for hazardous cleanup is located at 2001 W. Vliet Street.

A draft application including an Analysis of Brownfield Cleanup Alternatives (ABCA) report will be available for the proposed cleanup grant site. The ABCA summarizes the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered and the proposed cleanup.

The public may view the draft ABCA as well as the draft application by contacting Dave Misky at 414-286-8682 or dmisky@milwaukee.gov or by visiting

City of Milwaukee
809 N Broadway, 2nd Floor
Milwaukee, WI 53202
Contact: Dave Misky at
414-286-8682

Hours: weekdays 8:00 AM – 4:45 PM

If it is necessary to view the materials after hours, please contact Dave Misky to schedule an appointment.

This material is available in alternative formats for individuals with disabilities upon request. Please contact:

Rebecca Rabatin,
ADA Coordinator
City of Milwaukee
Department of Administration
Budget and Management Division
200 East Wells Street, Room 603
Milwaukee, WI 53202
Phone: (414) 286-3475
TTY: 711

Fax: (414) 286-5475
Email: rrrabat@milwaukee.gov

Provide a 72 hour advance notice to ensure accommodation of request.

The public may comment on the draft application and draft ABCA by sending written comments by January 24, 2019 to Dave Misky, 809 North Broadway, Milwaukee, Wisconsin 53202, or via e-mail to dmisky@milwaukee.gov, or by speaking at a public meeting that will be held during the RACM meeting on January 17, 2019 at 1:30 P.M.

AFFIDAVIT OF PUBLICATION

at the
First Floor Board Room
809 North Broadway
Milwaukee, Wisconsin.

The City of Milwaukee will include
comments received and staff
responses in the grant application.
11674997/1-10

Attachment D

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JANUARY 17, 2019**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Frances Hardrick, Chair
 Commissioner Lois A. Smith, Vice Chair
 Commissioner Kathryn West
 Commissioner Bill Schwartz
 Commissioner Jose Galvan
 Commissioner Cavalier Johnson
 Commissioner Monique Charlier

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the December 20, 2018 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

No public hearings scheduled for this meeting

Item 1, Regular Business

Resolution authorizing approval and execution of the Consent to Mortgage for the Parking Structure Lease at 210 W. Cherry Street by the Redevelopment Authority of the City of Milwaukee. (6th Aldermanic District; submitted by Real Estate)

Assistant Executive Director Dave Misky summarized the Board's approval from the December 2018 meeting. The entity purchasing the former Schlitz Park and their financial institution, Wells Fargo, have requested a consent to mortgage the parking deck owned by the Authority. The City Attorney's Office has approved the consent as prepared which indicates the only two future buyers of the deck being the owner of the Manpower Office building and the Stockhouse, the two adjacent buildings.

Commissioner Schwartz asked if this would create any risk to the Authority with owning the deck to which Mr. Misky stated there is no risk.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10754.

Item 2, Regular Business

Resolution relative to application, acceptance, and funding of a Brownfield Multipurpose Grant application to the USEPA for assessment and cleanup of various brownfields throughout the 30th Street Industrial Corridor in the City of Milwaukee. (1st, 7th and 15th Aldermanic Districts; submitted by Environmental Team)

Tory Kress of the Environmental Team summarized the Brownfield work performed in the 30th Street Corridor including inventories, assessments, remediations, and community involvement. Ms. Kress then described the new grant opportunities for Brownfield grants with the USEPA this year. This resolution would continue to focus on the Corridor but would give the Authority a great deal of flexibility in assessing and cleaning up properties.

Commissioner Galvan asked about coordination with the City of Milwaukee and the proposed grant for the City site(s). Ms. Kress stated we are fully coordinated with the City initiative since it is the same team working on both initiatives.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10755.

Item 3, Communication

Communication by the City of Milwaukee relative to a brownfield grant application to the USEPA for cleanup of 2001 W. Vliet Street in the City of Milwaukee. (submitted by Environmental Team)

Mat Reimer of the Environmental Team introduced this communication file. The City of Milwaukee will be the applicant for a Brownfield grant from the USEPA as prepared by the Authority staff. The project is for 2001 W. Vliet and will involve an application for remediating the site for a proposed veterans housing project by Gorman. A public meeting is required to allow the public to comment on the proposal. The Gorman project will utilize Historic Tax Credits and Affordable Housing Tax Credits and this grant would assist in preparing the site.

Commissioner West asked about the Charter School which lost its charter in the mid-1990s. The site then became a day-care before the City foreclosed in 2016. The hazardous materials were generated through friable asbestos, ballasts, and other items that will cost approximately \$475k. Commissioner Schwartz asked about the townhomes which will be market rate.

Commissioner Charlier asked about this public meeting. Mr. Reimer stated a public notice was published in the Daily Reporter a week prior to this meeting giving the public additional opportunities to comment on the proposal over the next week. The public was given the opportunity to provide comments during the public meeting and no comments were received.

Item 4, Communication

Urban Ecology Center Report on Menomonee Valley Industrial Center and Three Bridges Park.

Jeff Veglahn, Land Steward for the Urban Ecology Center, provided an overview of landscape work for Three Bridges Park in 2019.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule the next regular meeting for **February 21, 2019**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.

David P. Misky
Assistant Executive Director-Secretary

NOTE: A verbatim transcript of the public hearing is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.

Attachment E

SECTION I. CITY BUDGET UNDER THE CONTROL OF THE COMMON COUNCIL

A. GENERAL CITY PURPOSES FUND

1. BUDGETS FOR GENERAL CITY PURPOSES

ACCOUNT NUMBER				2017	2018		2019
FUND	ORG	SBCL	ACCOUNT	EXPENDITURE	BUDGET	LINE DESCRIPTION	PAY BUDGET
				DOLLARS	UNITS	DOLLARS	RANGE UNITS DOLLARS
DEPARTMENT OF CITY DEVELOPMENT							
						Advanced Planning Fund	
0339	1910	R999	UR01219000A	204,607		Cash Levy	150,000
						New Borrowing	150,000
						Tax Increment Financed Urban	
						Renewal Projects (Purpose Account)	
						Including Grant Funded Projects	
						New Borrowing and Developer Revenues	
0336	9990	R999	TD000090000			New Borrowing for existing TIDs	
0336	9990	R999	TD000190000	48,708,050		New Borrowing for potential new TIDs (A)	40,000,000
0336	1910	R999	TD000190003			Developer Revenues	6,500,000
0336	1910	R999	TD000190004			Housing Revenues	270,000
0336	9990	R999	TD000190000			Capitalized Interest - Borrow	4,000,000
(A) DCD shall establish a \$500,000 Grow MKE Fund as part of a new TID to be created to support redevelopment of the former Sears building at N. 21st Street and W. North Ave.							
						Business Improvement Districts	
0339	9990	R999	UR04117000A	653,339		New Borrowing	
						Healthy Neighborhoods Initiative	
0339	1910	R999	UR046130000			Cash Levy	
0339	9990	R999	UR046130000	310,268		New Borrowing	
						ADA Riverwalk Construction	
0339	9990	R999	UR047110000	4,635		New Borrowing	
						Commercial Investment Program	
0339	9990	R999	UR05019000A	1,051,632		New Borrowing	500,000
0339	9990	R999	UR05119000A	165,078		Brownfield Program	
						New Borrowing	500,000
						COP Houses	
0339	9990	R999	UR06019000A			New Borrowing	375,000
						Housing Infrastructure Preservation Fund	
0339	9990	R999	UR04819000A	385,716		New Borrowing	100,000
						In Rem Property Maintenance Program (A)	
0339	9990	R999	UR04918000A	1,095,362		New Borrowing	515,000
0339	1910	R999	UR04919000A			Cash Revenues	85,000
						10,000 Homes Initiative (B)	
0339	9990	R999	UR06119000A			Cash Revenues	1,370,000
						Duplex Live-Work Rehab (C)	
0339	9990	R999	UR06219000A			New Borrowing	150,000
						Strong Homes Loan Program	
0339	9990	R999	UR05718000A	1,156,965		New Borrowing	750,000
0339	1910	R999	UR05719000A			Cash Revenues	750,000
						1,400,000	
						Bronzeville In Rem Rehab	

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="01/31/2019"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Milwaukee"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="39-6005532"/>	* c. Organizational DUNS: <input type="text" value="0064342110000"/>	
d. Address:		
* Street1: <input type="text" value="200 E. Wells Street"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Milwaukee"/>	County/Parish: <input type="text"/>	
* 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="53202-3167"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Department of City Development"/>	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="Mat"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Reimer"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Senior Environmental Project Coordinator"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="414-286-5693"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="mreime@milwaukee.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:**

2001 W. Vliet Street - CLEANUP 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

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="390,000.00"/>
* b. Applicant	<input type="text" value="78,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="468,000.00"/>

*** 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

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: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: