



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

Rocky Marcoux Commissioner rmarco@milwaukee.gov

Martha L. Brown Deputy Commissioner mbrown@milwaukee.gov

November 16, 2017

Environmental Protection Agency – Region 5 Attn: Jan Pels 77 West Jackson Boulevard Mail Code SE-7J Chicago, IL 60604-3507

Dear Ms. Pels:

Re: RACM's Application for EPA Brownfields Community-Wide Hazardous and Petroleum Assessment Grants, Milwaukee, Wisconsin

The Redevelopment Authority of the City of Milwaukee (RACM) is applying for \$150,000 in assessment funds for hazardous sites and \$150,000 in assessment funds for petroleum sites. RACM has been extremely successful in revitalizing brownfields, through engaging the community in the revitalization process, removing blight, creating a healthier environment, and creating economic opportunity in the City of Milwaukee through the use of previous EPA assessment funding. However, our revitalization efforts are not complete, and EPA assessment funds are crucial to continuing our mission of improving conditions in Milwaukee. Milwaukee has extremely high rates of unemployment and poverty. According to a 24/7 Wall St. report featured in an article by the Milwaukee Business Journal, Wisconsin was named the worst state in the country for black Americans to live because several economic indicators, including lower median annual income, higher unemployment and lower college graduation rates, show that the largest gap between black and white Americans is in Wisconsin (Shafer, 8/2016).

Today's Milwaukee is littered with numerous brownfields that create blight, but these are particularly concentrated in an industrial area known as the Harbor District, which is the target area for this grant. Milwaukee's Harbor District has been at the epicenter of commercial and social activity in this region for centuries, first as a rice marsh and estuary rich in fish and game, later as a sheltered port for Great Lakes shipping. The 100 years beginning in 1850 marked a period of aggressive alteration of the Harbor District's physical space. There was a complete disregard for environmental impacts, and the Harbor District was remade to allow for maximum utilization by industry. Before European immigrants arrived in Milwaukee, the Harbor District was a large marsh surrounded by a number of Native American villages. As the city grew the wetlands in the Harbor District were filled in with waste and replaced with homes, industry and places for ships. Beginning in the late 1950s, however, the area entered a steady decline, as rail traffic shifted to Chicago, lake freighters were retired, and industry moved elsewhere. estuary itself is now a EPA Area of Concern, and out of the 1,000-acre Harbor District, 100 acres of large brownfield parcels are either vacant or in marginal use, with numerous smaller parcels also underutilized. Rather than a prized, protected resource, the Harbor District resembles a graveyard. EPA assessment funds are critical to bringing the Harbor District area back to life.



The following provides the requested information regarding RACM's grant application:

- a. **Applicant Identification:** Redevelopment Authority of the City of Milwaukee (RACM), 809 North Broadway, Milwaukee, WI 53202
- b. Funding Requested:
  - i) Grant Type: Assessment
  - ii) Assessment Grant Type: Community-wide
  - iii) Federal Funds Requested: \$300,000
  - iv) Contamination: Hazardous Substances (\$150,000) and Petroleum (\$150,000)
- c. Location: City of Milwaukee, County of Milwaukee, State of Wisconsin
- d. **Property Information:** This is a community-wide application.
- e. Project Director:

Mathew Reimer

809 North Broadway Milwaukee, WI 53202

Phone: 414-286-8268

E-mail: mreime@milwaukee.gov

# **Highest Ranking Elected Official:**

Mayor Tom Barrett 200 East Wells St

Milwaukee, WI 53202

Phone: 414-286-2200

E-mail: mayor@milwaukee.gov

# f. Population:

- i) City of Milwaukee 599,498 (2011 2015 American Community Survey)
- ii) Not applicable RACM is a municipal form of government.
- iii) The City of Milwaukee is a jurisdiction experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.
- g. Regional Priorities Form/Other Factors Checklist: Please see Attachment CL-A.
- h. Letter from the State or Trial Environmental Authority: Please see Attachment CL-B.

Thank you for your consideration. We look forward to continuing our partnership with EPA.

Sincerely,

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

David P. Misky

Assistant Executive Director – Secretary

Attachment CL-A: Regional Priorities Form/Other Factors Checklist

Attachment CL-B: Letter from State Environmental Agency

# Attachment CL-A Regional Priorities Form / Other Factors Checklist

# **Appendix 3 - Regional Priorities Form/Other Factors Checklist**

Name of Applicant:	Redevelopment Authority of the City of Milwaukee	
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# **Regional Priorities Other Factor**

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority 7	Γitle(s):
Coordinated Public	c Funding for Brownfields
Page Number(s):	5

# **Assessment Other Factors Checklist**

Please identify (with an  $\boldsymbol{x}$ ) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
None of the Other Factors are applicable.	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing "persistent	
poverty" where 20% or more of its population has lived in poverty over the past	X: 5
30 years, as measured by the 1990 and 2000 decennial censuses and the most	A: 3
recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States	
territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	X: 8, 9
Applicant demonstrates firm leveraging commitments for facilitating brownfield	
project completion, by identifying in the proposal the amounts and contributors	X: 9
of resources and including documentation that ties directly to the project.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	X: 2,6,7,11,15

# Attachment CL-B Letter from State Environmental Agency

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 FAX 608-267-3579 TTY Access via relay - 711



October 19, 2017

David P. Misky, Assistant Executive Director - Secretary Redevelopment Authority of the City of Milwaukee 809 North Broadway, 2nd Floor Milwaukee, WI 53202

Subject: State Acknowledgement Letter for the Redevelopment Authority of the City of Milwaukee's application for a U.S. EPA \$300,000 Community-Wide Assessment Grant Application (\$150,000 for hazardous and \$150,000 for petroleum)

Dear Mr. Misky: Daul

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the Redevelopment Authority 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 Redevelopment Authority of 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 statemanaged 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

Bureau for Remediation and Redevelopment Wisconsin Department of Natural Resources

Copy: Margaret Brunette – DNR SER



# COMMUNITY-WIDE ASSESSMENT GRANT

# IV.C.3 NARRATIVE PROPOSAL / RANKING CRITERIA

# 1. COMMUNITY NEED

## 1.a. Target Area and Brownfields

*1.a.i.* Community and Target Area Descriptions (5 pts): Built on a foundation of robust industrial activity during the Industrial Revolution, the City of Milwaukee was once known as the "Machine Shop of the World." Over the last three decades, however, Milwaukee has seen a stark decline in its smaller, traditional manufacturing base as companies outsourced internationally or moved to suburban industrial parks. Sadly, this has left a legacy of vacant and underutilized brownfield properties, which only exacerbate the adverse economic effects created by other, smaller neighborhood brownfield properties like gas stations and dry cleaners. Numerous older manufacturing companies, such as the former Solvay Coke & Gas Co., have closed or relocated, leaving behind vacant brownfields that attract crime and impede economic development in the community and target area (target area discussed below). Opened in 1866, the Solvay Coke & Gas Co. once employed hundreds of area residents. The Solvay Coke EPA Superfund site now stretches 46 acres and is the largest brownfield in the Harbor District. Manufactured coke and gas plant operations ceased in 1980, and in recent years the site has become a harbor for illicit drug use, as evidenced by the large amounts of drug related waste and human waste recently removed from the site by the owner.

Related to the decrease in manufacturing in Milwaukee is the high rate of unemployment and poverty. And because of the large percentage of African Americans that live within the City of Milwaukee, 63.7% of Milwaukee's citizens are minority, and 40% of Milwaukee's population is black according to U.S. census data, the black community suffers most. NPR cites Milwaukee as the most segregated city in America. This stems from the fact that many black people migrated to Milwaukee from southern states just before deindustrialization took place and manufacturing jobs disappeared. This deindustrialization, in combination with white flight to the suburbs and racially restrictive land covenants in 16 out of the 18 suburbs in Milwaukee County, prohibited blacks from leaving the city and resulted in high levels of racial disparities which continue to haunt the City (Downs, 3/2015). Indeed, according to a 24/7 Wall St. report featured in an article in the Milwaukee Business Journal, Wisconsin was named the worst state in the country for black Americans due to several economic indicators, including lower median annual income, higher unemployment and lower college graduation rates. These all combine to create the largest gap between the well-being and prosperity of black and white citizens in the country, in Wisconsin (Shafer, 8/2016).

Today's Milwaukee is littered with numerous brownfields that create blight, but these are particularly concentrated in an industrial area known as the Harbor District, the target area for this grant. Milwaukee's Harbor District has been at the epicenter of commercial and social activity for centuries. Before European immigrants arrived in Milwaukee, the Harbor District was a large marsh, rich in fish and game and used for growing rice. It was surrounded by a number of Native American villages. The century from 1850 to 1950 marked a period of aggressive alteration of the Harbor District's physical space. A complete disregard for environmental impacts allowed industries to remake the Harbor District to allow for maximum utilization. As the city grew, the wetlands in the Harbor District were filled in with waste and replaced with homes, industry, and a sheltered harbor in which ships could load and unload. Beginning in the late 1950s, however, the area entered a steady decline, as rail traffic shifted to Chicago, lake freighters were retired, and industry moved elsewhere. The estuary itself is now a EPA Area of Concern, and out of the 1,000-acre Harbor District, 100 acres of large brownfield parcels are either vacant or in marginal use, with numerous smaller parcels also underutilized. Rather than a prized, protected resource, the Harbor District resembles a graveyard. Within the census tract that includes the two largest brownfield sites in the Harbor District, over

2,200 residents live within blocks of these sites, and 89.4% of those residents are minority, 17.1% are unemployed, and the poverty rate is 39.5%.

Spurred by studio classes at the University of Wisconsin-Milwaukee School of Architecture that asked students to plan high-value, sustainable reuse of Harbor District sites, Milwaukee has come to recognize the area's potential, envisioning a new future for these large waterfront brownfield sites in the middle of the city. Launched in the fall of 2015, the City of Milwaukee, Harbor District Inc. (HDI), and other partners are in the process of finalizing a Water and Land Use Plan (WaLUP), funded in part by an EPA Area-Wide Planning grant that will craft a vision for the city's Harbor District. To begin advancing the vision of the plan, funding is crucial for assessing brownfields in the Harbor District.

*La.ii:* Demographic Information and Indicators of Need (5 pts): Demographic indicators for the Harbor District paint a bleak picture for residents in the area. The unemployment rate of residents in the target area is 12.2%, nearly twice the State unemployment rate of only 6.3%. The median household income of target area residents is \$29,030, versus the State median income of \$53,357, and per capita income of target area residents is only \$17,631, which is lower than City, State, and National figures. Considering that 62.5% of neighborhood residents are minorities, versus 17.6% in the State, it becomes clear that these demographics display a drastically inequitable situation that must be improved. Furthermore, residents continue to feel the pain of manufacturing jobs leaving the area, as evidenced by the 38.1% poverty rate, which is more than twice as high as the National and State figures. Also, 81.5% of residents in the target area do not have a college degree, further limiting job prospects. Lastly, 27.4% of target area residents are children living in close proximity to brownfield sites in the Harbor District, which must be addressed.

Demographic Information	Harbor District Target Area <sup>1</sup>	City of Milwaukee	State of Wisconsin	National
Population	11,131	599,498	5,742,117	316,127,513
Unemployment Rate	12.2%	11.8%	6.3%	8.3%
Poverty Rate (Individuals)	38.1%	28.7%	13.0%	15.5%
Percent Minority	62.5%	63.7%	17.6%	37.8%
Median Household Income	\$29,030	\$35,958	\$53,357	\$53,889
Per Capita Income	\$17,631	\$20,018	\$28,340	\$28,930
Educational Attainment (Age 25+, Bachelor's Degree or Higher)	18.5%	23.3%	27.8%	29.7%
Percent Children (under 18)	27.4%	26.5%	22.8%	23.3%

Source: U.S. Census Bureau, 2011-15 American Community Survey (ACS) 5-Year Estimates. Note, the percent minority is derived from the HISPANIC OR LATINO AND RACE population table.

*La.iii:* Description of the Brownfields (5pts): Starting in the mid-1800s wetlands in the Harbor District were filled in to create space for a variety of factories and warehouses. Many of Milwaukee's most well-known and influential companies, including Allen-Bradley and A.O. Smith, got their start in the area. The largest brownfield in the Harbor District is currently an EPA Superfund site. The Solvay Coke site is a 46-acre brownfield that resembles a post-apocalyptic wasteland. It's a large parcel of land in a desirable area that the city has hoped to clear and reuse for years. But due to the nature of the work done there, it needs to undergo intense and expensive cleanup under the eye of the EPA due to the toxic arsenic, lead, asbestos and other chemicals left behind. During a 2003 EPA removal action, over 1,400 tons of coal tar, almost 5,000 tons of asbestos containing material, and 4,500 tons of coal/coke were removed from the site. Three squatters have been evicted since in 2017 and they, and presumably others, left behind 20 jars of peanut

<sup>&</sup>lt;sup>1</sup>Includes total population and averages from Census Tracts 165, 166, 180, 1865 & 1866 in Milwaukee County.

butter and jelly as well as waste, including over 1,200 pounds of human waste, or 150 gallons of urine in small containers, 30 gallons of human excrement, and dozens of syringes.

Milwaukee has identified several priority brownfield sites in the Harbor District that it hopes to assess and evaluate for redevelopment, and has identified neighborhood organizations noted in Section 3.c of this application that will help encourage the assessment of these brownfields. The priority properties within the Harbor are within a few blocks, and in many cases, adjacent to residents. One catalytic, priority brownfield property in the Harbor District is located at 401 E. Greenfield, two blocks from residential properties. The site has 1,075 feet of water frontage and 1,200 feet of street frontage, and is directly across the street from the new University of Wisconsin Milwaukee (UWM) School of Freshwater Sciences (SFS). Most recently, the property was used to store coal for the nearby We Energies Valley Power Plant, but in 2015, the generating units ceased burning coal, in favor of natural gas. Subsequently, the coal piles became obsolete and were removed. The site now sits vacant. Before WE Energies, the site was utilized for manufacturing and for coal/coke and salt storage. A boat slip historically entered the subject property from the east, and was later filled with unknown material. A dock wall was constructed on the eastern side of the site in the 1980s, and fill material was used along the wall. In addition, six large fuel oil storage tanks were previously located on the site. The likely contaminants at the site include VOCs, PAHs and metals.

# 1.b. Welfare, Environmental, and Public Health Impacts:

1.b.i. Welfare Impacts (5 pts): The threat or perceived threat of contamination of brownfields in the Harbor District reduces marketability, contributes to a blighting influence, attracts crime, and creates an impediment to economic development in the target area. Milwaukee Police District 2 (includes Harbor District) crime statistics show an increase in assaults from the 2007-2012 period (72 per 1,000 residents) to the 2013-2017 period (82 per 1,000 residents). Lack of redevelopment directly affects the welfare of residents by depressed property values and lack of access to services. There is also extremely limited access to parks and ironically, almost no access to the water in the Harbor District as evidenced by only one hidden boat launch and zero water front parks. During the WaLUP public outreach process, respondents said they would like to see more parks, open space, and public access to the water in the Harbor District. Due to the limited access to these amenities, there is a lack of recreational and exercise opportunities for residents. Transportation is another challenge for residents. The uniform urban street grid that typifies most of the City of Milwaukee is not prevalent in the Harbor District. On the western and southern edges of the Harbor District, Milwaukee's street grid is largely intact with a hierarchy of smaller residential side streets and larger arterial streets. Upon entering the Harbor District, the large industrial properties, brownfields, railroads, and waterways break up the street grid and provide only limited access to the waterfront and other parts of the city along small disconnected streets. Brownfields in the Harbor District are within blocks or adjacent to residents, including children. Because of scattered debris, illegal dumping, and the danger of collapse, sites with abandoned structures are risks to children passing on their way to school or playing in the neighborhood, and children make up 27.4% of the residents in the Harbor District. These structures attract criminals looking to salvage scrap metal and squatters who inhabit vacant buildings, further destabilizing the neighborhood.

*1.b.ii:* Cumulative Environmental Issues (5 pts): While brownfield issues remain a top environmental concern in Milwaukee's urban neighborhoods, and especially in the Harbor District due to former industrial land use, additional environmental issues are present as well. The neighborhoods in the target area are densely populated resulting in vehicle traffic and emissions which contribute to asthma and other negative health effects. Older housing stock that has not been well-maintained tends to contain higher levels of leadpaint and asbestos building materials that also have detrimental health impacts. City of Milwaukee Health Department (MHD) statistics show nearly 75% of the housing stock in the 53204 zip code, which is part of the Harbor District, were constructed prior to 1940, greatly increasing the risk of exposure to lead and

asbestos. Additionally, aging infrastructure and an overabundance of impermeable surfaces has led to historic and ongoing flooding and basement sewer backup problems for target area residents. Even when residents are willing to report flood damage, it is often not covered by insurance and costly to repair, especially for residents who are already at an economic disadvantage as discussed earlier. Furthermore, data from the EPA's EJSCREEN tool proves that residents in the target area at very high risk for exposure to lead paint, poor air quality, high traffic, hazardous waste and more. In the Harbor District target area, every EJ index is within the 87<sup>th</sup> - 97th percentile, which shows the great risks residents of the Harbor District face.

1.b.iii. Cumulative Public Health Impacts (5pts): The health risks due to direct contact or inhalation or vapor intrusion of contaminants present at the brownfields within the target area include cancer, respiratory problems, liver and kidney damage, anemia and bone marrow problems, and premature death. According to the 2013 Milwaukee Health Report, the infant mortality rate in the target area is 72 deaths per 1,000 children, versus more affluent areas of Milwaukee, where the rate is only 11 deaths per 1,000 children. Infant mortality is an important measure of a population's health, and it is associated with a variety of factors such as maternal health, quality and access to medical care, socioeconomic conditions, and public health practices. The priority brownfield sites are in close proximity to schools and parks, and therefore likely to negatively impact children (27.4% of the population) by potentially exposing them to numerous contaminants. A second significant public health issue for the target area's children is lead poisoning, which can severely impact mental and physical development, even at low levels. Significant concentrations of lead are likely present on properties throughout the target area due to former industrial uses of properties and historic filling activities. The prevalence of childhood lead poisoning remains a significant public health priority. According to MHD 2014 data, 10.1% of children less than 6 years old in the Harbor District, had blood lead levels greater than 5 µg/dL. Finally, sensitive populations and those with less education are generally less able to access healthcare. This can result in delayed treatment of health issues resulting from exposure to contaminants on brownfield sites. According to the 2015-2016 City of Milwaukee Community Health Assessment, 14% of adults in Milwaukee had unmet medical care, compared to only 10.6% in the State of Wisconsin. Additionally, 14% of adults in Milwaukee were not covered by health insurance anytime in the past 12 months, which can be a major reason for putting off needed treatments.

#### 1.c. Financial Need:

i. Economic Conditions (5 pts): The Redevelopment Authority of the City of Milwaukee (RACM) does not have the resources to implement the assessment work described herein without support. Not only do residents in Milwaukee face financial difficulties, so do local government entities. RACM is a land clearance authority operating under supervision of the City of Milwaukee. As such, RACM is subject to City of Milwaukee budget constraints. In recent years, the City's general fund budget declined. The City met these funding challenges at great expense: reduction in basic services, library closures, furlough days, and wage/cost of living freezes. A major portion of the City of Milwaukee's budget is funded by property taxes. The 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 of Milwaukee foreclosed on 6,202 properties in the last five years. The amount of foreclosures in the City of 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 1,132 foreclosed properties in 2017, the average annual maintenance cost per site is approximately \$2,500, if there are no roof repairs or environmental issues. These maintenance costs alone total nearly \$3,000,000 per year, which further reduces the City's available revenue with which to operate the City. The Milwaukee Community Development Block Grant office allocated \$169,000 in 2017 to RACM for assessment and cleanup of brownfield sites, but due to budget cuts, this funding has

been eliminated for 2018, further adding to RACM's budget woes. To add to this, aid from the State of Wisconsin has been decreasing since 2010, where it topped out at \$1,240,272,824. In 2015, the aid amount was only \$912,309,750 (WI Dept. of Revenue). To begin advancing the vision of the Water and Land Use Plan for the Harbor District, assessment funding is crucial for assessing the extent of contamination. Without that, the Harbor District cannot move forward in the clean-up and redevelopment process.

*ii. Economic Effects of Brownfields (10pts):* Harbor District residents experience a poverty rate of 38.1%, nearly triple the State of Wisconsin and more than twice as high as the national rate, with a median household income of \$29,030, versus the State median income of \$53,357. Furthermore, Milwaukee is experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates. The current unemployment rate of residents in the target area is 12.2%, nearly twice the State unemployment rate of only 6.3%. Economic development of brownfield properties is essential to raising the socioeconomic status of area residents and improving overall conditions in the target areas.

On an additional note, Milwaukee faces an economic burden associated with the maintenance of foreclosed properties in the Harbor District. Of the 1,132 foreclosed properties in 2017, the average annual maintenance cost per vacant property is approximately \$2,500, which is based on invoices received for securing, removing debris/junk, and winterizing vacant structures. These maintenance costs total over \$3,000,000 per year, a further challenge to an already stressed budget. When environmental issues like contamination or the need for assessment arise, these costs can increase significantly, creating fiscal challenges for the City. As businesses close, and residences fall into foreclosure and are abandoned, the number of brownfields in the target area increase and property values decline, further decreasing the City's property tax revenue. These economic impacts were quantified in a 2012 study published in The Journal of Regional Analysis & Policy entitled The Impact of Brownfields on Residential Property Values in Cincinnati, Ohio: A Spatial Hedonic Approach. The study found that brownfield sites in Cincinnati "devalue housing prices by as much as 19.96% to 21.93%...for those properties that are adjacent to brownfield sites. For the average priced house of \$94,595 in our sample, that means a devaluation of \$18,881 to \$20,745." These declining property values and reduces tax base hurt residents of the Harbor District more than other parts of the country. Research from the Lincoln Land Institute pertaining to a peer group of 39 cities (including Milwaukee) with populations between 300,000 and one million indicates that Milwaukee's revenue structure is highly unusual. For example, in 2012, property taxes comprised 96% of Milwaukee's tax revenues. No other city in the peer group approached this level of property tax reliance as a percentage of tax funds. Over 100 acres of brownfields in the target area reduces the tax base, which in turn reduces city services, such as fire and police, which have been slashed as part of the 2018 City budget.

# 2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

# 2.a. Project Description, Redevelopment Strategy, and Timing and Implementation

**2.a.i.** *Project Description and Alignment with Revitalization Plans (12 pts):* The project RACM is proposing to implement with community-wide assessment funds is the environmental assessment of priority brownfield sites primarily within the Harbor District, and other distressed areas of Milwaukee. RACM would utilize Assessment funding to advance the EPA Region 5 priority, which is to complement other efforts receiving federal, state, or local funding or assistance. The Assessment funding would complement efforts discussed below already underway in the Harbor District, which is designated as a Great Lakes Area of Concern (AOC) because of historical modifications and pollutant loads that contributed toxic contaminants, including lead and PCBs, to the AOC and Lake Michigan.

RACM is currently working on three EPA funded projects that support the EPA Region 5 priority identified above. One project is a riverbank restoration, cleanup and public access project along the Menomonee

River, which has utilized EPA GLRI and Cleanup grants. The second project is the restoration of the degraded Grand Trunk wetland in the Harbor District, which is utilizing EPA funding. The third project is an Area-Wide planning project in the Harbor District, which is being funded in part by an EPA Area-Wide Planning Grant. The WaLUP will showcase the ways that commerce, conservation and community can all function together in support of manufacturing and water technology. EPA Assessment funding would complement these three efforts, since the funding would assist in establishing a comprehensive approach to brownfield site characterization, assessment, cleanup and redevelopment. The assessment funding would be used to assess the priority brownfield site identified in this application and additional critical brownfield sites in the Harbor District. In a Milwaukee Journal Sentinel article published on October 12, 2017, Dan Adams at HDI, said, "The eventual transformation of the Harbor District could create an estimated 5,600 jobs and \$864 million of increased property values."

Furthermore, Milwaukee's first sustainability plan, *ReFresh Milwaukee*, published in July 2013, provides a broad vision for community sustainability over the next 10 years and seeks to make the city a leader in sustainability innovation and thought leadership. In the plan, The Mayor's Green Team, in conjunction with input from the public, identified two promising projects in the City of Milwaukee to serve as Sustainability Plan Catalytic Projects, one of which is the Harbor District redevelopment project. One of the goals of the plan is to revitalize the economy and development in the Harbor District through assessment and remediation of 100 acres of brownfields by 2023.

In addition to the priority brownfield sites in the Harbor District, RACM will utilize a list of tax delinquent brownfields for site identification. When RACM staff determines that information is needed to define the potential issues and liability, access to the site will be obtained and EPA Assessment funds will be utilized to Phase I Environmental Site Assessments. EPA assessment funds will also be used to conduct Phase II soil and groundwater sampling, supplemental site investigations, and complete conceptual remedial action plans. RACM can then recommend foreclosure of the property or work with a third party buyer to acquire the property legally through Wisconsin state statute 75.106 that allows for the transfer of judgment of a tax delinquent brownfield property. The use of Assessment Funds will assist RACM in identifying a reasonable risk for potential developers and increasing interest in sustainable brownfield redevelopment.

Lastly, RACM's will incorporate sustainable and equitable practices, including (1) contributing to greener and healthier buildings through evaluating and reducing the risk of vapor intrusion, (2) mitigating environmental conditions through effective assessment of soil and groundwater, which will lead to improved air and water quality, (3) improving access to greenspace and recreational opportunities through creation of new waterfront park space and improving the water quality of the Inner Harbor adjacent to the Harbor District, (4) creating new employment opportunities for Harbor District residents, which will help retain residents who have historically lived within the area, and (5) removing blight and increasing the economic competitiveness of the neighborhood by attracting workforce into the neighborhood.

**2.a.ii. Redevelopment Strategy** (5 pts): The Harbor District offers significant opportunities to achieve community goals for job creation and recreation/open space. Flexibility to respond to market demand, the results of assessments, available funding, and the needs of potential users will be required for successful redevelopment that is consistent with overall plan goals. Large brownfield sites could attract a single user, or become a new work-play neighborhood comprised of many users. Regardless of the number of eventual end users, the Harbor District should be developed as a high-density mix of uses, with an active and publicly accessible waterfront. Because the Harbor District is located in an urban area, some infrastructure already exists in close proximity to brownfield sites; however, some new infrastructure will be required (discussed below), which presents an opportunity to showcase green infrastructure and sustainability.

At 401 E. Greenfield, the priority, catalytic brownfield site identified in this application, the length of the waterfront should be developed as a new public space, to include trails, green infrastructure, and sport courts. The 401 E. Greenfield site is identified as a landmark site due to its prominent position along the waterfront, at the end of a major street, and immediately south of the UWM SFS. Any development that takes place here must have a unique architectural character. Regarding transportation, to achieve the vision of the WaLUP, substantial investments will be needed to create new access to the district and to allow visitors to circulate throughout the district. A new public street network will need to be designed and built for the 401 E. Greenfield property that provides access to future development and incorporates the needs of all street users (pedestrian, bicycle, public transit, cars, and trucks). The site is currently available for lease, with job creation and investment as a priority.

## 2.a.iii. Timing and Implementation

**2.a.iii(a)** Contractor Procurement (3 pts): RACM has three environmental consulting firms under contract to provide brownfield assessment services, which were procured using local and federal policies and are ready to conduct assessment activities upon request. RACM staff will be responsible for obtaining proposals, including sampling and analysis plans, boring location plans, and health and safety plans to submit with site eligibility determinations to the EPA Project Officer for approval.

2.a.iii(b) Site Selection Process (5 pts): RACM emphasizes spending assessment funds on projects that will improve the health of residents and also provide economic development opportunities. RACM staff continually evaluates sites included in the City's brownfields inventory via regular site reconnaissance and data review in order to prioritize properties in terms of community improvement potential. RACM's environmental staff and the Harbor District Environmental Committee, which includes business, non-profit, and regulatory agency representatives, will work with our community partners and refer to the City's Comprehensive Plan and the new Harbor District, Water and Land Use Plan, to choose sites that will have the greatest impact on the Harbor District. Milwaukee follows the City's Land Reuse goals in prioritizing sites including creating and retaining jobs that are accessible to our residents, encouraging high quality and sustainable development, using the existing infrastructure, and promoting development that reduces sprawl. The priority brownfield site that was elected for this application is 401 E. Greenfield Avenue. This site was identified in our EPA Area-Wide Planning grant as a catalytic project site, and was selected because the site is an important gateway to the waterfront and at the heart of the City. The proximity of the new UWM SFS makes the 401 E. Greenfield Avenue site strategic and key to elevating Milwaukee's identity as a City of Freshwater Technology and Manufacturing Partnership Community.

**2.a.iii(c) Obtaining and Securing Site Access (5pts):** RACM has site access to the priority brownfield site, 401 E. Greenfield Avenue, to conduct assessment activities. In cases where properties are privately-owned but tax-delinquent, RACM will work with the City Attorney to request access to the properties to conduct assessment work. Instances in which the property owner is unresponsive or non-compliant require RACM and the City Attorney to go to court to obtain a Special Inspection Warrant. To obtain a special inspection warrant in cases where the property owner is not responsive or does not sign an access agreement, the City must comply with s.66.0119, Wis, Stat., which provides that valid inspection purposes include environmental pollution. RACM has not had any issues obtaining Special Inspection Warrants to date.

# 2.b. Task Descriptions and Budget Table:

2.b.i. Task Descriptions (15pts): Detailed descriptions of the tasks to be completed follow.

<u>Site Inventory and Selection:</u> This task presents an opportunity to push the vision forward of the new WaLUP for the Harbor District and continue to engage Harbor District residents in a comprehensive site identification and evaluation process. The inventory will become a long-term planning tool which can be

used to better understand economic and health impacts associated with brownfield sites, and guide brownfield revitalization efforts. Staff time will include reviewing the WaLUP to identify priority focus areas, conduct tours of priority focus areas to identify potential petroleum and hazardous substance brownfield sites and verify current conditions, and survey local developers, real estate industry representatives, and other stakeholders for information on underutilized properties. The budget (for each hazardous substance/petroleum inventory) includes brownfield staff costs of \$2,000 (about 50 hours for each assessment grant budget at an average of \$40/hr) to assist with inventory and prioritization tasks.

Obtain Inspection Warrants: As described in the Section 2.a.iii(c), RACM has the right to go to court to seek an inspection warrant to legally gain access to tax delinquent, privately owned brownfields. This process is staff intensive and requires a series of notifications to the owner, a summary title search acquired through a private company, and a court appearance. Staff time is anticipated to be over 125 hours to acquire 5 inspection warrants for each petroleum and hazardous budget. RACM has included 100 hours for 5 warrants in each assessment grant budget and plans to use in-kind staff hours (25 hours for each grant budget at an average of \$40/hr) detailed in the Leveraging section of this application to offset the additional time spent. Title search costs are anticipated to be \$500, or \$100 each for 5 properties for each budget.

**Phase I Assessments:** Phase I ESAs will be contracted to environmental consultants that meet the definition of a "Qualified Environmental Professional". In RACM's experience, Phase I ESAs cost an average of \$2,100. RACM will contract approximately 5 Phase I ESAs for Hazardous and 5 Phase I ESAs for Petroleum sites. RACM staff will spend approximately 4 hours contracting and reviewing each Phase I.

**Phase II Assessments:** RACM will work with environmental consultants to conduct Phase II ESAs per state regulations. RACM anticipates contracting approximately 8 Phase IIs for Hazardous and 8 Phase IIs for Petroleum sites with an average cost of approximately \$15,500 each. RACM staff is expected to spend approximately 5 hours contracting and reviewing each Phase II report.

**Program Oversight and Outreach:** RACM staff will complete quarterly progress reports, MBE/WBE reports, and ACRES updates. RACM staff regularly communicates with alderpersons and local community members to ensure the public is apprised of assessment activities and has input on which sites in their neighborhoods need attention. The majority of staff time is spent on brownfields program oversight and community outreach. RACM staff will spend approximately 100 hours of staff time for each petroleum and hazardous budget, and plans to exceed the amount budgeted by approximately 75 hours for each assessment grant budget, which is noted in the Leveraging section. RACM staff also regularly present at and attend EPA Brownfields Conferences. The total travel budget of \$1,200 is estimated to fund one staff person to attend one brownfields related conference, including \$350 for airfare, \$450 for three nights hotel, \$200 for conference fees, and approximately \$200 for meals and other expenses.

2.b.ii. Budget Table (5pts): The costs associated with each task are presented in the budget tables for each Assessment Grant, Hazardous Substances and Petroleum, below.

#### Hazardous Substances Assessment Budget

11020 COURS		n Budger				
<b>Budget Categories</b>			Project Ta	ısks		
	Site Inventory and Selection	Obtain Inspection Warrants (5)	Phase I Assessments (5)	Phase II Assessments (8)	Program Oversight & Outreach	Total
Personnel	\$1,380	\$2,760	\$552	\$1,104	\$4,140	\$9,936
Fringe Benefits	\$620	\$1,240	\$248	\$496	\$1,860	\$4,464
Travel					\$600	\$600
Contractual		\$500	\$10,500	\$124,000		\$135,000

\$2,000	\$4,500	\$11,300	\$125,600	\$6,600	\$150,000

## Petroleum Assessment Budget

<b>Budget Categories</b>		Project Tasks				
	Site Inventory and Selection	Obtain Inspection Warrants (5)	Phase I Assessments (5)	Phase II Assessments (8)	Program Oversight & Outreach	Total
Personnel	\$1,380	\$2,760	\$552	\$1,104	\$4,140	\$9,936
Fringe Benefits	\$620	\$1,240	\$248	\$496	\$1,860	\$4,464
Travel					\$600	\$600
Contractual		\$500	\$10,500	\$124,000		\$135,000
Total	\$2,000	\$4,500	\$11,300	\$125,600	\$6,600	\$150,000

Note: The City of Milwaukee Office of the Comptroller, Financial Advisory Division, has specified a fringe rate for 2018 budgets of 45% of salary and RACM has incorporated the City of Milwaukee's payroll/fringe benefits for its employees. The fringe rate includes the following: Life Insurance, Social Security, Pension, Health, Dental and Long Term Disability.

**2.c. Ability to Leverage** (**5 pts**): To maximize the impact EPA assessment funding in the Harbor District, the City of Milwaukee has included \$250,000 for brownfield activities in the 2018 budget, which is expected to stay the same annually for the grant period. On many sites, use of assessment funds to delineate contamination reveals a defined reasonable risk for developers. RACM's ability to identify sites with high development potential and aggressively assess the environmental conditions initiates developer interest, ultimately leveraging private investment to properties that may otherwise remain blighted. In fact, RACM has been awarded a Wisconsin Assessment Monies (WAM) grant from the WDNR for 401 E. Greenfield Avenue for initial Phase II assessment. Based on the industrial history of the site and our experience with similar brownfield sites, significant additional assessment funding will be required. A letter indicating these leveraged funds is included in Attachment C. Additional information regarding leveraged resources for this specific project is below.

Source	Purpose/Role	Amount	Status
WDNR WAM Grant	Initial Phase II assessment for the priority brownfield site	\$12,000	secured
RACM Brownfield Capital Fund	Brownfield initiatives, including cleanup activities	\$250,000	secured
RACM In-kind staff hours	In-kind staff hours (200 at \$40/hr) for securing special inspection warrants and program oversight and outreach	\$8,000	secured

### 3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

### 3.a. Engaging the Community:

3.a.i. Community Involvement Plan (10 pts): RACM regards community engagement and involvement as essential components to public improvement projects, and are working to engage residents of the Harbor District in crafting a vision for the area. The WaLUP is being built on the foundation laid by past planning efforts and refined by significant public engagement during the roughly three year process of developing the plan. Prior to initiating the planning process, the City of Milwaukee entered into cooperation agreements with HDI to manage the development of this plan and Sixteenth Street Community Health Center (SSCHC) to lead public engagement efforts. SSCHC's efforts resulted in a public engagement process that employed a wide array of strategies designed to allow for meaningful participation from residents and businesses in and near the Harbor District. Extensive one-on-one interviews, district tours, public meetings, surveys, and social media outreach, and other strategies were all utilized to inform the public about planning efforts in the

Harbor District and to get neighbors engaged in shaping the vision for this area. Throughout each phase of the project, planning and public engagement activities were coordinated by a Contract Management Team (CMT) responsible for overseeing the technical aspects of the planning process. The CMT members include representatives of the Department of City Development, RACM, Port of Milwaukee, UWM, HDI, and SSCHC, and are responsible for implementation of plan recommendations.

RACM will work with community members and partners, including HDI, SSCHC, and SFS, to meet the needs of the Harbor District residents, and discuss options for sites to test, reuse planning, and get feedback on approaches to assessment and cleanup. SSCHC will conduct community outreach to engage and educate the local community through a variety of media and up to 4 in-person focus groups. Ideas for prioritized properties will be discussed on a quarterly basis, or as needed, with HDI, SSCHC, SFS, Harbor District Environmental Committee, Common Council members, and private citizens. When a site is identified for potential sale and redevelopment, brownfield staff will work with local neighborhood groups and community development organizations to ensure support for improvements to the neighborhood, and also ensure that the improvements are in line with the Comprehensive Plan and the Harbor District WaLUP that were developed with input from numerous community stakeholders. The public will be updated through City of Milwaukee and HDI websites up to 3 times each year, and outreach to constituent groups through social media, presenting progress reports at up to 5 community group meetings, and communicating information to local alderpersons who have relationships with their community members.

3.a.ii. Communicating Progress (5pts): RACM will issue up to 5 press releases to notify the public at critical points throughout the project, including upon notice of receipt of funds and to announce when community input meetings will be held. Public meetings will be held throughout the grant period. Specifically, up to four public educational meetings will be held during the grant period to communicate the progress of the assessment work activities, inform residents and nearby businesses, and explore potential reuse options. Prior to meeting in the target area, we will communicate with HDI, SSCHC, SFS, Harbor District Environmental Committee, and local alderpersons to determine the most effective means of conducting the meeting. Phone calls will be made to neighborhood group leaders so information can be shared with their group, and announcements will be disseminated quarterly, or as needed, via social media (Facebook, Twitter, etc.). Additional meetings will be held, as necessary, during additional phases of work including cleanup and reuse planning. RACM will also include information in quarterly aldermanic and community group newsletters, the City real estate monthly e-newsletter, the City and Harbor District websites, and social media, as information becomes available.

# 3.b. Partnerships with Government Agencies:

3.b.i. Local/State/Tribal Environmental Authority (5 pts): RACM is actively involved in a number of partnerships with other government agencies that seek cleanup and sustainable redevelopment of brownfields in Milwaukee. The primary partnership is with the regulatory authority that oversees assessment and cleanup projects, the Wisconsin Department of Natural Resources (WDNR). RACM relies on the WDNR for regulation and technical guidance throughout assessment, remediation and redevelopment projects to ensure that activities are successful and cost effective. RACM is also a founding member and active participant in the Brownfields Study Group (Study Group) facilitated by the WDNR. RACM's Assistant Executive Director is the Co-Chair of the Study Group. The Study Group was created in 1998 at the direction of the Governor and State Legislature, to evaluate Wisconsin's current brownfields initiatives and recommend changes, as well as propose additional incentives for the cleanup and reuse of abandoned or underused properties with real or perceived contamination. The Study Group continues to drive important brownfields policy changes in Wisconsin. RACM's role in the Study Group has afforded

RACM the opportunity to foster relationships not only with staff from the agencies mentioned in this section, but also with local governmental officials throughout Wisconsin.

3.b.ii. Other Governmental Partnerships (4 pts): Other government agencies that RACM will coordinate with in its overall brownfield redevelopment efforts, including this EPA assessment project, include the Wisconsin Department of Health Services (when evaluating public health risks during assessment activities), the Wisconsin Economic Development Corporation (when seeking support and guidance for economic redevelopment efforts), and the Wisconsin Housing and Economic Development Authority (WHEDA) due in large part to the "Transform Milwaukee" initiative announced by Governor Walker in April 2012, which is intended to expand business development and innovation to spur job creation. At the federal level, Milwaukee works with HUD as a Renewal Community and is also a recipient of a 2015 USDOT TIGER Grant for the construction of a Streetcar system. RACM is also a partner with our Housing Authority in the recent award of a HUD Choice Implementation Grant. Milwaukee was designated by the U.S. Department of Commerce as an "Investing in Manufacturing Communities Partnership" Manufacturing Community and by EPA Region 5 as an Environmental Justice Showcase Community, allowing RACM access to technical support for wider redevelopment initiatives.

### 3.c. Partnerships with Community Organizations:

# 3.c.i. Community Organization Description & Role (5 pts):

<u>Harbor District, Inc. (HDI)</u> is a non-profit organization that brings together local, state, and federal government efforts, private sector interests, and community enthusiasm to achieve a world-class revitalization of Milwaukee's Harbor for the benefit of the City and the region. HDI, RACM, the City of Milwaukee and other partners are completing an EPA funded Area-Wide Plan to craft a vision for the Harbor District, build momentum, and marshal resources to implement the vision. HDI will be instrumental in the implementation of the WaLUP by continuing public engagement activities described above.

<u>Sixteenth Street Community Health Center (SSCHC)</u> strives to improve the health and well-being of Milwaukee and surrounding communities,. SSCHC has been deeply involved in community outreach associated with the EPA Area-Wide Planning process for the Harbor District. SSCHC's role will be to conduct community outreach efforts and act as liaison between area residents and RACM in order to engage, collaborate and educate the public about the renewal of our urban environment that can benefit the families they serve. SSCHC will communicate through bilingual radio and print media and help to facilitate focus groups.

<u>University of Wisconsin - Milwaukee School of Freshwater Sciences (SFS):</u> SFS is a launch pad for freshwater research, the foundation and moving force to Milwaukee's world-recognition as a Freshwater Hub. SFS provides the talent, tools, and techniques needed to inform government policies, business initiatives, community non-profits, and environmental agencies. SFS's role will be to provide educational opportunities for students and the public on brownfield issues. Also, SFS will continue to provide meeting space and host future meetings related to the redevelopment of the Harbor District.

Menomonee Valley Partners (MVP) is a non-profit organization with a mission to revitalize and sustain the Menomonee Valley as a thriving urban industrial district that advances economical, ecological, and social equity for the benefit of the greater Milwaukee community. The revitalization of the Menomonee Valley has been lauded both locally and nationally as a successful and sustainable urban redevelopment project. MVP will use its redevelopment expertise to provide guidance and technical resources as RACM focuses on the Harbor District.

3.c.ii. Letters of Commitment (4 pts): Letters of commitment from the Community Organizations listed above are included in Attachment D.

**3.d.** Partnerships with Workforce Development Programs (2 pts): Milwaukee and organizations within the City are recipients of EPA Brownfield Job Training Grants and works closely with employers to encourage local hiring of training graduates. Additionally, RACM is fortunate to have experience and existing partnerships with several job training organizations. A winner of multiple EPA Job Training grants in the past, Milwaukee Community Service Corps (MCSC) is a nonprofit organization that provides Milwaukee's youth with a combination of education, job training and hands on work experience with a variety of projects including brownfield assessment and cleanup work. The City of Milwaukee itself was awarded an Environmental Workforce Development and Job Training Grant, which has allowed the City's Community Development Grants Administration (CDGA) to provide free training and certification in 16 specialty programs. RACM's role in this award has been to collaborate closely with CDGA, providing them with technical expertise, consultation and guidance with respect to environmental remediation activities in the City of Milwaukee and facilitating networking opportunities between RACM vendors and program participants to initiate the process for future hiring. Lastly, Milwaukee also partners with Employ Milwaukee, which is the workforce development board serving Milwaukee County.

### 4. PROJECT BENEFITS

**4.a.** Welfare, Environmental, and Public Health Benefits (13 pts): There is a tremendous benefit to the welfare of residents in the Harbor District if RACM obtains community-wide assessment funds. The influx of these funds would allow RACM to jumpstart delineation at priority brownfield sites, including 401 E. Greenfield Avenue, and begin improving the welfare of the target area residents. As properties become assessed, cleaned up, and redeveloped, blight will be eliminated, which will help stabilize the neighborhood, create economic opportunity, and reduce crime and poverty, which according to U.S. Census data, is a staggering 38.1% in the Harbor District.

The Harbor District will also see environmental benefits as a result of assessing sites, which will result in redevelopment opportunities. Transportation options will be increased for Harbor District residents, which will reduce overall vehicle traffic and emissions and improve the health of community residents. Aside from the density of existing transportation networks that converge in the Harbor District, there is the plan for expanded transportation options in the near future, including an extension of the Milwaukee streetcar system into the Harbor District. Brownfields assessments and ultimately cleanup along with the HUD lead reduction programs will help to mitigate exposure to lead and other hazardous building materials, thereby reducing negative health impacts (e.g. asthma, elevated lead levels, and chronic respiratory diseases) on our sensitive populations and other residents of the Harbor District. Lastly, there is an overabundance of impermeable surfaces that have led to historic and ongoing flooding and basement sewer backup problems for neighborhood residents. This brownfield application presents an important opportunity to address serious environmental concerns. Alongside this effort, the City wants to assure that flooding is reduced and storm water run-off does not negatively impact the water quality of the Lake Michigan. The brownfields program then serves as an opportunity to not only holistically understand environmental concerns impacting the Harbor District, but also explore green infrastructure, filtration systems, and additional greenspace to support water quality. One of the biggest changes in the Harbor District will be the addition of parks and public space along the waterfront. The most significant proposal is an approximately 7-acre park along the waterfront of the former Solvay Coke site and the 401 E. Greenfield site. This new park has the potential to incorporate a number of new features including everything from trails to sport courts to natural spaces.

The Harbor District will see public health benefits as well. One benefit is that near surface soil impacts, such as lead and polycyclic aromatic hydrocarbons, can be identified and the public can be educated about the risks. These properties are embedded in neighborhoods and are typically accessible to unknowing residents. A second public health benefit would be limiting the threat of contaminant vapor intrusion into

buildings, since this is particularly of concern in the older manufacturing buildings and can negatively impact neighboring properties. Identification of properties that present a vapor intrusion risk and evaluating the potential risk will identify where neighboring residents need additional environmental protection. A third public health benefit, which is also an environmental benefit, is the brownfields assessments will lead to helping to mitigate exposure to lead and other hazardous building materials, thereby reducing negative health impacts on our sensitive populations.

**4.b. Economic and Community Benefits (12 pts):** The Wisconsin Brownfields Study Group, in collaboration with the Wisconsin Economic Development Association, commissioned an independent, professional study on the economic impacts of state funding for brownfields projects. The Study Group hired the Fiscal and Economic Research Center at UW-Whitewater, along with Evans Paull of Redevelopment Economics, to conduct the study. The principal finding of the study is that Wisconsin's modest investment in brownfields programs over the last 17 years has translated into the leveraging of other public investment (including EPA Assessment and Cleanup funds) totaling 14 times the state's investment into Wisconsin's economy. The study also concluded that redevelopment of these brownfields properties directly and indirectly created or resulted in the retention of 54,483 permanent jobs, and on average, a cleaned up and redeveloped site adds \$3.4 million to a locality's assessable base. Post redevelopment assessed values exceed pre-development values in a ratio of 3.5 to 1. Localities also benefit from rising property values in the area of the redeveloped site and tax revenues other than property taxes. The study proves the citizens of Wisconsin, and of the Harbor District, stand to gain numerous economic, community and environmental benefits that brownfield redevelopment can create.

Assessment of brownfields in the Harbor District will mitigate the negative perception and psychological impacts on the neighborhood. Environmental assessment leads to remediation and redevelopment. Redevelopment of these blighted properties and vacant lots into tax generating uses or public spaces creates momentum that may fuel further development, and spreads a sense of accomplishment and pride within the community. One example of successful brownfield redevelopment already occurring in the Harbor District which is utilizing EPA cleanup funds is a project that includes a new equestrian center for the Milwaukee Police Department's (MPD) horses. The \$5.2 million project will be a permanent home for the MPD mounted patrol and expand outreach to public schools through hippotherapy, the use of horseback riding for rehabilitation and therapeutic purposes. Another example is the Grand Trunk wetland restoration project in the Harbor District, which is using federal funds. The wetland contains fill, solid wastes, construction debris, tires, and tanks. The restored wetland will offer public access and educational opportunities for Harbor District residents. Another benefit of assessing brownfields is to help preserve and create greenspaces. Based on community input and a recommendation in the WaLUP, a new approximately 7-acre park is planned along the waterfront of the former Solvay Coke site and the 401 E. Greenfield site. This new park has the potential to incorporate a number of new features including trails, sport courts, and natural spaces. This park would greatly improve the standard of living of residents by providing waterfront access and a place for physical recreation and exercise. It would also draw citizens from other parts of the city, generating increased revenue at Harbor District businesses.

# 5. Programmatic Capability and Past Performance

**5.a.** Audit Findings (2 pts): RACM received one adverse audit finding conducted for 2010 activities. Specifically, RACM did not submit the first semi-annual report for Wisconsin Department of Commerce Brownfield Grant for the Tower Site by the required date of July 31, 2010. There was some miscommunication between the State and RACM as to whether the reporting should be based on the award letter as opposed to the contract date. Subsequently, RACM has reviewed and refined grant procedures to ensure all future reports are filed timely. Once RACM is in receipt of a grant award, the Resource &

Administration Manager will enter the reporting deadlines into tracking scheduler software that will prompt a reminder one week prior to the due date. Finally, RACM's lead grant accountant, the Grant Budget Analyst, will provide a secondary level of review and deadline compliance.

**5.b. Programmatic Capability (23 pts):** Mathew Reimer, Senior Environmental Project Coordinator, will be the Project Manager for this grant. Additional RACM staff Tory Kress, Senior Environmental Project Engineer, will help to complete grant tasks and Ms. Kress will serve as the Alternate Project Manager in the event Mr. Reimer is no longer in his current position with RACM. Ms. Kress is a licensed Professional Engineer in Wisconsin and together with Mr. Reimer have a tremendous depth of experience in the management of environmental projects. RACM works to retain staff by providing competitive salary and benefits programs, however, in the event that the environmental team experiences turnover, the group would seek to temporarily assign that person's duties to other team members as described above. RACM would seek to fill the vacant position via traditional job posting methods and word-of-mouth communication.

RACM 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. RACM retains the environmental consultants to assesses brownfield properties, prepare cleanup plans and conduct cleanups at redevelopment sites. Mr. Reimer and Ms. Kress have worked as consultants previously and work very closely with the contracted consultants to review data and make decisions on the best route to cleanup and eventual redevelopment.

Mr. Reimer and Ms. Kress are 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 for the project. Quarterly reporting will continue to be timely, as it has been in the past, and will reflect on the reasons for any deviations from the original workplan. At the time each quarterly report is submitted or when major project milestones are achieved, environmental staff will update property profiles directly into the ACRES system. On an annual basis (or schedule otherwise set by EPA), staff will compile and submit the MBE and WBE reports. Mr. Reimer and other project team members will work closely with the Accounting Department to address the annual financial reporting and ensure timely submission to EPA, as well as to complete all required grant closeout documentation.

Dave Misky is the Assistant Executive Director of RACM. Mr. Misky supervises the RACM 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.

**5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes (5 pts):** RACM is diligent about measuring the outcomes of brownfield redevelopment projects and the impact on the City of Milwaukee. Project outcomes for EPA funded activities are regularly communicated to RACM's EPA Project Officer as well as submitted formally during quarterly reporting, as well as updating the ACRES database system as needed. For this brownfield grant, RACM will measure and track the outcomes including number of jobs created, amount of funding leveraged, and number of community meetings held in the quarterly reports. While overall outcomes associated with reinvestment and redevelopment are not usually quantifiable during the assessment stage of a project, RACM closely tracks the overall outcomes through completion of redevelopment, including number of jobs leveraged, other funding leveraged through the economic reuse of sites, the number of acres made ready for reuse or acres of greenspace created, and whether the project has minimized exposure to hazardous and petroleum substances.

## **5.d.** Past Performance and Accomplishments

# 5.d.i. Currently or Has Ever Received an EPA Brownfields Grant

**5.d.i.1** Accomplishments (5 pts): RACM has received eight Revolving Loan Fund grants (including four Supplemental and one ARRA award), six Assessment Grants, and twelve Cleanup Grants (for 32 specific sites) since 2002.

*RLF* - RACM has provided 14 loans and two subgrant resulting in \$410 million of investment and over 4,100 projected jobs to be created or retained. Approximately 270 acres have been cleaned up and redeveloped or made ready for redevelopment.

Assessment - RACM has utilized its EPA Assessment Funds on more than 300 different properties (approximately 100 Phase Is and over 200 Phase IIs). Redevelopment projects have been completed resulting in approximately \$120 million of redevelopment and retention or creation of more than 700 jobs. The landscape of Milwaukee has literally been transformed as a result of evaluating potential issues on brownfield sites and moving them toward successful redevelopment.

Cleanup - RACM has been awarded Cleanup Grants for 32 specific sites to date. Risks to human health have been reduced on approximately 60 acres. \$12.6 million of investment has occurred and will increase as more proposed projects break ground. Our most recent cleanup grant, 2016 Cleanup Grant BF-00E02020, has been a tremendous success. The successful cleanup of the north bank of the lower Menomonee River has restored the deteriorating riverbank, provided a new trail connection that has increased public access to the river, significantly improved the health of the river and increased the number of visitors to the riverbank, improving the quality of life for area residents and workers.

**5.d.i.2** Compliance with Grant Requirements (5 pts): RACM is diligent about timely submittals of reports, including quarterly reports, technical reports, financial reports and MBE/WBE reports, and workplan compliance. RACM closely monitors 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 five most recent grants awarded to RACM include the following:

- 1. 2016 Cleanup Grant BF-00E02020: This grant included \$200,000 of cleanup grant funding with a 20% match requirement. Cleanup activities are complete and the grant has been closed.
- 2. 2016 Cleanup Grant BF-00E02023: This grant includes \$400,000 of cleanup grant funding for two specific sites (\$200,000 for each site) with a 20% match requirement. Funding has not been drawn down for this grant, but cleanup planning and outreach activities are anticipated to begin in Spring 2018 per the EPA approved workplan.
- 3. 2015 Area-Wide Planning Grant TR-00E0149: This grant includes \$200,000 of brownfields area-wide planning funding. The grant has been fully expended and grant closeout documentation was submitted on August 31, 2017.
- 4. 2015 Cleanup Grant BF-00E01560: This grant includes \$400,000 of cleanup grant funding for two specific sites (\$200,000 for each site) with a 20% match requirement. A total of \$36,363.15 has been drawn down as the remedial and site design work proceeds. On-site activities are planned for Spring 2018 after WDNR RAP approval and per the EPA approved workplan.
- 5. 2014 Revolving Loan Fund Grant BF-00E01400: This grant includes \$1,000,000 for loans with a 20% match requirement. A total of \$85,603.46 has been drawn down to date, and an additional \$528,604.68 is encumbered to an active loan project that is expected to be closed out by November 30, 2017. RACM is also in discussions with multiple developers that may apply for RLF funds, any one project of which would fully expend the remaining funds in this cooperative agreement.

# Community-Wide Hazardous Substances and Petroleum Assessment Grant Proposal

# List of Attachments

- A. Threshold Criteria
- B. Documentation of Applicant Eligibility
- C. Documentation of Committed Leveraged Resources
- D. Letters of Commitment from Community Organizations

# Attachment A Threshold Criteria

# Threshold Criteria for Community-Wide Assessment Grant

### **III.B Threshold Criteria for Assessment Grants**

# 1. Applicant Eligibility

The Redevelopment Authority of the City of Milwaukee (RACM) is the lead agency for the proposed Hazardous and Petroleum Assessment Grants. RACM is a Redevelopment Agency sanctioned by Wisconsin Statutes Section 66.1333 (3) and (5) and a land clearance authority operating under supervision of the City of Milwaukee (Common Council file 58-902). See Attachment B for documentation.

# 2. Community Involvement

RACM has conducted outreach during the grant proposal preparation process. Though not required for assessment grants proposals, RACM published a newspaper notice in the Daily Reporter on October 12, 2017, notifying the public of the intent to apply for EPA Brownfield Grants and of the opportunity to comment on the applications. The notification also informed the public that RACM would be holding a public hearing on October 19, 2017 where the community was welcomed to submit comments. The public hearing 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 at the meeting or during the public comment period.

During the life of the grant, RACM will work to actively involve a wide range of community members including businesses, developers, banks, non-profit organizations, community groups, and neighborhood groups in decision-making for sites to test, in attracting development interest to sites, reuse planning, and feedback on approaches to assessment and cleanup. Ideas for prioritized properties are regularly discussed with neighborhood groups, community-based associations, Common Council members, and private citizens. When a site is identified for sale and redevelopment, RACM's environmental staff works with local neighborhood groups and community development organizations to ensure support for improvements to the neighborhood, and also that the improvements are in line with the Comprehensive Plan and specific neighborhood plan that were developed with input from numerous community stakeholders. RACM continually reaches out to the business and development community. With an experienced real estate staff, RACM is well positioned to market assessed properties to potential users. Businesses looking to expand often have reason to approach some part of the department, whether they are seeking loan information, vacant City land, financing options, brownfield grants, inquiring about permits, etc. RACM showcases successfully redeveloped properties as part of marketing and community involvement efforts. RACM is also dedicating more to brownfields prevention through co-sponsoring neighborhood and professional meetings and promoting pollution reduction in several City sponsored programs. RACM is also regularly in contact with State agencies, specifically the Wisconsin Department of Natural Resources (WDNR), to update the regulatory authority on sample results as they are received. WDNR requires notification of identified environmental impacts and RACM is diligent with compliance of notification to WDNR. The information is then uploaded to a publicly available GIS based website managed by WDNR.

RACM regularly updates community partners on the progress of assessment activities. RACM has established a relationship with these partners that offers progress updates through regular phone and in-person conversations, site visits, and community meeting presentations. RACM staff has established working relationships with many of the executive directors of the Business Improvement Districts and neighborhood organizations and regularly updates these groups and use them, as well as the local Aldermen, as a conduit to discussions with their constituents. The community groups and Common Council members are the first line of contact with interested members of the public and have proven the best way to reach the majority of the community. RACM will also make efforts to have information contained in aldermanic and community group newsletters, the City real estate e-newsletter, the City website, and social media, as information becomes available. This will provide information to individuals that are not already involved in neighborhood organizations.

# Attachment B Documentation of Applicant Eligibility

velopment plan", "urban renewal plan", "redevelopment or urban renewal plan", "project area plan" or "redevelopment and urban renewal plan", either one of which means the redevelopment plan of the project area prepared and approved as provided in sub. (6). These undertakings and activities include all of the following:

- 1. Acquisition of all or a portion of a blighted area.
- Demolition and removal of buildings and improvements.
- Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the project area the objectives of this section in accordance with the redevelopment plan.
- 4. Disposition of any property acquired in the project area, including sale, initial leasing or retention by the authority itself, at its fair value for uses in accordance with the redevelopment plan.
- 5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
- 6. Acquisition of any other real property in the project area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
- 7. Studying the feasibility of and initial design for an arts incubator, developing and operating an arts incubator and applying for a grant or loan under s. 44.60 in connection with an arts incubator.
- 8. Studying the feasibility of an initial design for a technology-based incubator, developing and operating a technology-based incubator and applying for a grant under s. 560.14 (3) in connection with a technology-based incubator.
- (e) "Bonds" means any bonds, including refunding bonds; notes; interim certificates; certificates of indebtedness; debentures; or other obligations.
- (g) "Local legislative body" means the board of alderpersons, common council, council, commission or other board or body vested by the charter of the city or other law with jurisdiction to enact ordinances or local laws.
- (h) "Project area" means a blighted area which the local legislative body declares to be in need of a blight elimination, slum clearance and urban renewal project.
- (i) "Public body" means the state or any city, county, town, village, town board, commission, authority, district, or any other subdivision or public body of the state.
- (j) "Real property" includes all lands, together with improvements and fixtures, and property of any nature appurtenant to the lands, or used in connection with the lands, and every estate, interest, right and use, legal or equitable, in the lands, including terms for years and liens by way of judgment, mortgage or otherwise.
- (t) "Technology-based incubator" has the meaning given in s. 560.14 (1) (h).
- (3) REDEVELOPMENT AUTHORITY. (a) 1. It is found and declared that a redevelopment authority, functioning within a city in which there exists blighted areas, constitutes a more effective and efficient means for preventing and eliminating blighted areas in the city and preventing the recurrence of blighted areas. Therefore, there is created in every city with a blighted area a redevelopment authority, to be known as the "redevelopment authority of the city of ....". An authority is created for the purpose of carrying out blight elimination, slum clearance, and urban renewal programs and projects as set forth in this section, together with all powers necessary or incidental to effect adequate and comprehensive blight elimination, slum clearance and urban renewal programs and projects.
- An authority may transact business and exercise any of the powers granted to it in this section following the adoption by the local legislative body of a resolution declaring in substance that

there exists within the city a need for blight elimination, slum clearance and urban renewal programs and projects.

- 3. Upon the adoption of the resolution by the local legislative body by a two-thirds vote of its members present, a certified copy of the resolution shall be transmitted to the mayor or other head of the city government. Upon receiving the certified copy of the resolution, the mayor or other head of the city government shall, with the confirmation of four-fifths of the local legislative body, appoint 7 residents of the city as commissioners of the authority.
- The powers of the authority are vested in the commissioners.
- 5. In making appointments of commissioners, the appointing power shall give due consideration to the general interest of the appointee in a redevelopment, slum clearance or urban renewal program and shall, insofar as is possible, designate representatives from the general public, labor, industry, finance or business group, and civic organizations. Appointees shall have sufficient ability and experience in related fields, especially in the fields of finance and management, to assure efficiency in the redevelopment program, its planning and direction. One of the 7 commissioners shall be a member of the local legislative body. No more than 2 of the commissioners may be officers of the city in which the authority is created.
- Commissioners shall receive their actual and necessary expenses, including local traveling expenses incurred in the discharge of their duties.
- (b) The commissioners who are first appointed shall be designated by the appointing power to serve for the following terms: 2 for one year, 2 for 2 years, one for 3 years, one for 4 years, and one for 5 years, from the date of their appointment. After the first appointments, the term of office is 5 years. A commissioner holds office until a successor is appointed and qualified. Removal of a commissioner is governed by s. 66.1201. Vacancies and new appointments are filled in the manner provided in par. (a).
- (c) The filing of a certified copy of the resolution adopted under par. (a) with the city clerk is prima facie evidence of the authority's right to proceed, and the resolution is not subject to challenge because of any technicality. In any suit, action or proceeding commenced against the authority, a certified copy of the resolution is conclusive evidence that the authority is established and authorized to transact business and exercise its powers under this section.
- (d) Following the adoption of a resolution, under par. (a), a city is precluded from exercising the powers provided in s. 66.1331 (4), and the authority may proceed to carry on the blight elimination, slum clearance and urban renewal projects in the city, except that the city is not precluded from applying, accepting and contracting for federal grants, advances and loans under the housing and community development act of 1974 (P.L. 93-383).
- (e) 1. An authority has no power in connection with any public housing project.
- Persons otherwise entitled to any right, benefit, facility or privilege under this section may not be denied the right, benefit, facility or privilege in any manner for any purpose nor be discriminated against because of sex, race, color, creed, sexual orientation or national origin.
- (f) An authority is an independent, separate and distinct public body and a body corporate and politic, exercising public powers determined to be necessary by the state to protect and promote the health, safety and morals of its residents, and may take title to real and personal property in its own name. The authority may proceed with the acquisition of property by eminent domain under ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.
- (g) An authority may employ personnel as required to perform its duties and responsibilities under civil service. The authority may appoint an executive director whose qualifications are determined by the authority. The director shall act as secretary of the authority and has the duties, powers and responsibilities delegated

by the authority. All of the employees, including the director of the authority, may participate in the same pension system, health and life insurance programs and deferred compensation programs provided for city employees and are eligible for any other benefits provided to city employees.

- (5) POWERS OF REDEVELOPMENT AUTHORITIES. (a) An authority may exercise all powers necessary or incidental to carry out and effectuate the purposes of this section, including the power to do all of the following:
- 1. Prepare redevelopment plans and urban renewal plans and undertake and carry out redevelopment and urban renewal projects within the corporate limits of the city in which it functions.
- 2. Enter into any contracts determined by the authority to be necessary to effectuate the purposes of this section. All contracts, other than those for personal or professional services, in excess of \$25,000 are subject to bid and shall be awarded to the lowest qualified and competent bidder. The authority may reject any bid required under this paragraph. The authority shall advertise for bids by a class 2 notice, under ch. 985, published in the city in which the project is to be developed. If the estimated cost of a contract, other than a contract for personal or professional services, is between \$3,000 and \$25,000, the authority shall give a class 2 notice, under ch. 985, of the proposed work before the contract is entered into.
- 3. Within the boundaries of the city, acquire by purchase, lease, eminent domain, or otherwise, any real or personal property or any interest in the property, together with any improvements on the property, necessary or incidental to a redevelopment or urban renewal project; hold, improve, clear or prepare for redevelopment or urban renewal any of the property; sell, lease, subdivide, retain or make available the property for the city's use; mortgage or otherwise encumber or dispose of any of the property or any interest in the property; enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of the property in accordance with a redevelopment or urban renewal plan, and other covenants, restrictions and conditions that the authority considers necessary to prevent a recurrence of blighted areas or to effectuate the purposes of this section; make any restrictions, conditions or covenants running with the land and provide appropriate remedies for their breach; arrange or contract for the furnishing of services, privileges, works or facilities for, or in connection with a project; temporarily operate and maintain real property acquired by it in a project area for or in connection with a project pending the disposition of the property for uses and purposes that may be deemed desirable even though not in conformity with the redevelopment plan for the area; within the boundaries of the city, enter into any building or property in any project area in order to make inspections, surveys, appraisals, soundings or test borings, and obtain a court order for this purpose if entry is denied or resisted; own and hold property and insure or provide for the insurance of any real or personal property or any of its operations against any risks or hazards, including paying premiums on any insurance; invest any project funds held in reserves or sinking funds or the funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control; redeem its bonds issued under this section at the redemption price established in the bonds or purchase the bonds at less than redemption price, all bonds so redeemed or purchased to be canceled; develop, test and report methods and techniques, and carry out demonstrations and other activities, for the prevention and elimination of slums and blight; and disseminate blight elimination, slum clearance and urban renewal information.
- 4. a. Borrow money and issue bonds; execute notes, debentures, and other forms of indebtedness; apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the city in which it functions, from the federal government, the state, county, or other public body, or from any sources, public or private for the purposes of this section, and give such security as may be required and enter into and carry

- out contracts or agreements in connection with the security; and include in any contract for financial assistance with the federal government for or with respect to blight elimination and slum clearance and urban renewal such conditions imposed pursuant to federal laws as the authority considers reasonable and appropriate and that are not inconsistent with the purposes of this section.
- b. Any debt or obligation of the authority is not the debt or obligation of the city, county, state or any other governmental authority other than the redevelopment authority itself.
- c. Issue bonds to finance its activities under this section, including the payment of principal and interest upon any advances for surveys and plans, and issue refunding bonds for the payment or retirement of bonds previously issued by it. Bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the authority derived from or held in connection with its undertaking and carrying out of projects or activities under this section. Payment of the bonds, both as to principal and interest, may be further secured by a pledge of any loan, grant or contribution from the federal government or other source, in aid of any projects or activities of the authority under this section, and by a mortgage of all or a part of the projects or activities. Bonds issued under this section are not an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction of the state, city or of any public body other than the authority issuing the bonds, and are not subject to any other law or charter relating to the authorization, issuance or sale of bonds. Bonds issued under this section are declared to be issued for an essential public and governmental purpose and, together with interest and income, are exempt from all taxes. Bonds issued under this section shall be authorized by resolution of the authority, may be issued in one or more series and shall bear a date, be payable upon demand or mature at a time, bear interest at a rate, be in a denomination, be in a form either with or without coupon or registered, carry conversion or registration privileges, have rank or priority, be payable in a medium of payment, at a place, and be subject to terms of redemption, with or without premium, be secured in a manner, and have other characteristics, as provided by the resolution, trust indenture or mortgage issued pursuant to the transaction. Bonds issued under this section shall be executed as provided in s. 67.08 (1) and may be registered under s. 67.09. The bonds may be sold or exchanged at public sale or by private negotiation with bond underwriters as the authority provides. The bonds may be sold or exchanged at any price that the authority determines. If sold or exchanged at public sale, the sale shall be held after a class 2 notice, under ch. 985, published before the sale in a newspaper having general circulation in the city and in any other medium of publication that the authority determines. Bonds may be sold to the federal government at private sale, without publication of any notice, at not less than par, and, if less than all of the authorized principal amount of the bonds is sold to the federal government, the balance may be sold at private sale at not less than par at an interest cost to the authority that does not exceed the interest cost to the authority of the portion of the bonds sold to the federal government. Any provision of law to the contrary notwithstanding, any bonds issued under this section are fully negotiable. In any suit, action or proceeding involving the validity or enforceability of any bond issued under this section or the security for any bond, any bond reciting in substance that it has been issued by the authority in connection with a project or activity under this section is deemed to have been issued for that purpose and the project or activity is deemed to have been planned, located and carried out in accordance with this section.
- Establish a procedure for preservation of the records of the authority by the use of microfilm, another reproductive device, optical imaging or electronic formatting, if authorized under s. 19.21 (4) (c). The procedure shall assure that copies of the records that are open to public inspection continue to be available to members of the public requesting them. A photographic reproduction of a record or copy of a record generated from optical disk or electronic storage is deemed the same as an original record for all pur-

poses if it meets the applicable standards established in ss. 16.61 and 16.612.

- 6. Authorize the chairperson of the authority or the vice chairperson in the absence of the chairperson, selected by vote of the
  commissioners, and the executive director or the assistant director
  in the absence of the executive director to execute on behalf of the
  authority all contracts, notes and other forms of obligation when
  authorized by at least 4 of the commissioners of the authority to
  do so.
- 7. Commence actions in its own name. The authority shall be sued in the name of the authority. The authority shall have an official seal.
- 8. Exercise other powers that may be required or necessary to effectuate the purposes of this section.
- 9. Exercise any powers of a housing authority under s. 66.1201 if done in concert with a housing authority under a contract under s. 66.0301.
- (b) 1. Condemnation proceedings for the acquisition of real property necessary or incidental to a redevelopment project shall be conducted in accordance with ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.
- 3. Where a public hearing has been held with respect to a project area under this section the authority may proceed with such project and the redevelopment plan by following the procedure set forth in ch. 32. Any owner of property who has filed objections to the plan as provided under sub. (6) may be entitled to a remedy as determined by s. 32.06 (5).
- 4. The authority may acquire by purchase real property within any area designated for urban renewal or redevelopment purposes under this section before the approval of either the redevelopment or urban renewal plans or before any modification of the plan if approval of the acquisition is granted by the local governing body. If real property is acquired, the authority may demolish or remove structures with the approval of the local governing body. If acquired real property is not made part of the urban renewal project the authority shall bear any loss that may arise as a result of the acquisition, demolition or removal of structures acquired under this section. If the local legislative body has given its approval to the acquisition of real property that is not made a part of the urban renewal project, it shall reimburse the authority for any loss sustained as provided for in this subsection. Any real property acquired in a redevelopment or in an urban renewal area under this subsection may be disposed of under this section if the local governing body has approved the acquisition of the property for the project.
- (c) 1. Notwithstanding sub. (6), the authority of a 1st class city may acquire any property determined by the authority to be blighted property without designating a boundary or adopting a redevelopment plan. The authority may not acquire property under this subdivision without the approval of the local legislative body of the city in which the authority is located.
- lg. Notwithstanding sub. (6), the authority of any 2nd, 3rd or 4th class city may acquire blighted property without designating a boundary or adopting a redevelopment plan, if all of the following occur:
- a. The authority obtains advance approval for the acquisition by at least a two-thirds vote of the members of the local legislative body in which the authority is located.
- b. The two-thirds approval in subd. Ig. a. shall be by resolution and the resolution shall contain a finding of the local legislative body that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition, the uses of the property after acquisition and the relation of the acquisition to other property redevelopment by the authority.
- 1r. Condemnation proceedings for the acquisition of blighted property shall be conducted under ch. 32 or under any other law relating specifically to eminent domain procedures of authorities. The authority may hold, clear, construct, manage, improve or dis-

- pose of the blighted property, for the purpose of eliminating its status as blighted property. Notwithstanding sub. (9), the authority may dispose of the blighted property in any manner. The authority may assist private acquisition, improvement and development of blighted property for the purpose of eliminating its status as blighted property, and for that purpose the authority has all of the duties, rights, powers and privileges given to the authority under this section, as if it had acquired the blighted property.
- 2. Before acquiring blighted property under subd. 1. or 1g., the authority shall hold a public hearing to determine if the property is blighted property. Notice of the hearing, describing the time, date, place and purpose of the hearing and generally identifying the property involved, shall be given to each owner of the property, at least 20 days before the date set for the hearing, by certified mail with return receipt requested. If the notice cannot be delivered by certified mail with return receipt requested, or if the notice is returned undelivered, notice may be given by posting the notice at least 10 days before the date of hearing on any structure located on the property which is the subject of the notice. If the property which is the subject of the notice consists of vacant land, a notice may be posted in some suitable and conspicuous place on that property. For the purpose of ascertaining the name of the owner or owners of record of property which is subject to a public hearing under this subdivision, the records of the register of deeds of the county in which the property is located, as of the date of the notice required under this subdivision, are conclusive. An affidavit of mailing or posting the notice which is filed as a part of the records of the authority is prima facie evidence of that notice. In the hearing under this subdivision, all interested parties may express their views on the authority's proposed determination, but the hearing is only for informational purposes. Any technical omission or error in the procedure under this subdivision does not invalidate the designation or subsequent acquisition. If any owner of property subject to the authority's determination that the property is blighted property objects to that determination or to the authority's acquisition of that property, that owner shall file a written statement of and reasons for the objections with the authority before, at the time of, or within 15 days after the public hearing under this subdivision. The statement shall contain the mailing address of the person filing the statement and be signed by or on behalf of that person. The filing of that statement is a condition precedent to the commencement of an action to contest the authority's actions under this paragraph.
- (5m) BONDS TO FINANCE MORTGAGE LOANS ON OWNER-OCCUPIED DWELLINGS. (a) Subject to par. (b), an authority may issue bonds to finance mortgage loans on owner-occupied dwellings. Bonds issued under this paragraph may be sold at a private sale at a price determined by the authority.
- (b) The redevelopment authority shall submit the resolution authorizing the issuance of bonds under par. (a) to the common council for review. If the common council disapproves the resolution within 45 days after its submission, no bonds may be issued under the authority of the resolution.
  - (c) The redevelopment authority may:
- Issue mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.
- Issue loans to any lending institution within the city which agrees to make mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.
  - 3. Purchase loans agreed to be made under subd. 2.
- (5r) FINANCING OF CERTAIN SCHOOL FACILITIES. (a) Legislative declaration. The legislature determines that the development of new public schools will help alleviate the substandard conditions described in sub. (2) and will promote the sound growth and economic development of cities and enhance the education of youth in neighborhood settings. The legislature determines that the social and economic problems sought to be addressed are particularly acute in more densely populated areas. The legislature desires to make certain financing and economic tools available in

violation by Class "B" licensee, Neil Nelson, 1326 W. State Street. (Page 590).

# FILE NUMBER 58-884

Communication from the Police Dept. relative to violation by Class "B" licensee Joseph Vesnefsky. (Page 651).

by recommending that they be placed on file.

Report adopted and matters ordered on file.

# ALD. RAHN-

From the Joint Committee on Buildings-Grounds-Harbors and Judiciary-Legislation, reported upon:

# FILE NUMBER 58-439-b

Communication from the Mayor's office relative to proposed bill prepared by the committee on ports and navigation of the Wisconsin Legislative Council. (Page 579.)

by recommending the adoption of the following resolution:

# FILE NUMBER 58-489-b

Resolved, By the Common Council of the City of Milwaukee, that His Honor the Mayor, the Chairman of the Committees on Buildings-Grounds-Harbors and Judiciary-Legislation are hereby authorized and directed to appoint a special committee to attend public hearings in Sheboygan, Wis. on June 30, 1958, and in Superior, Wis. on August 4, 1958 to gain support in opposition to the proposed legislative bill prepared by the Committee on Ports and Navigation of the Wisconsin Legislative Council; and be it

Further Resolved, That a statement of policy, in writing, is to be prepared for said committee.

#### Adopted.

# ALD. RAHN-

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing presented a report, in favor of adopting the following resolution, viz.:

# FILE NUMBER 58-901

Resolution relating to conference with the Chicago Regional Office of Urban Renewal for the purpose of effecting transfers of projects to new redevelopment authority when created.

# ALD. RAHN-

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing, reported upon:

# FILE NUMBER 58-902

Resolution declaring the existence of need for blight

elimination, slum clearance, and urban renewal programs and projects within city.

by recommending the adoption of the following substitute resolution, viz.:

FILE NUMBER 58-902

Resolution declaring the existence of need for blight elimination, slum clearance, and urban renewal programs and projects within city.

Whereas, The Wisconsin Legislature has enacted Chapter 3, Laws of 1958 (Special Session), relating to the creation of a separate redevelopment authority; and

Whereas, It is required under the provisions of such legislation that the Common Council of the City of Milwaukee by adoption of a resolution by a twothirds vote of its members present declare that there exists within the City of Milwaukee a need for blight elimination, slum clearance, and urban renewal programs and projects; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it hereby declares, finds, and determines that there exists within the City of Milwaukee a need for blight elimination, slum clearance and urban renewal programs and projects in accordance with the provisions of the aforereferred to legislation.

ALD. QUIRK moved separate action on the fore-The motion prevailed. going matter.

ALD. QUIRK moved that the Common Council do now resolve itself into a Committee of the Whole for the purpose of hearing from Mr. Harry G. Slater, Deputy City Attorney, relative to the foregoing The motion prevailed.

# ALD. HEIDEN IN THE CHAIR PROCEEDINGS OF THE COMMITTEE OF THE WHOLE

Mr. Slater appeared and addressed the Committee relative to the foregoing matter.

ALD. MEYERS moved that the Committee of the The motion prevailed. Whole do now rise.

# PRESIDENT SCHREIBER IN THE CHAIR

ALD. HEIDEN from the Committee of the Whole reported that the Committee met and heard from Mr. Harry G. Slater relative to File Number 58-902.

Report accepted and ordered on file.

The report of the Committee was thereupon accepted and the foregoing resolution, as substituted, adopted by the following vote:

Ayes:-Ald. Budzien, Collins, Hass, Heiden, Hoff-

mann, Kelly, Kroenke, Kujawa, Landowski, Mortier, Nowakowski, Phillips, Rahn, Schimenz, Schmit, Whittow Zillman and the President-18.

Noes:-Ald. Meyers and Quirk-2.

# ALD. RAHN\_

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing, reported upon:

# FILE NUMBER 58-903

Resolution relating to a study by an appropriate committee concerning the method by which a staff handles slum clearance and Urban Renewal Projects in several cities.

by recommending the adoption of the following substitute resolution, viz.:

# FILE NUMBER 58-903

Resolution relating to a study by an appropriate committee concerning the method by which a staff handles slum clearance and Urban Renewal Proj-

Whereas, The Legislature has recently enacted a new Urban Renewal Legislation which establishes a redevelopment authority for the purpose of carrying on slum clearance and Urban Renewal Projects;

Whereas, It is imperative that a study be made concerning the type of staff and the manner in which such staff shall be constituted to effect a constructive Urban Renewal Program; and

Whereas, The cities of Cleveland, St. Louis and Chicago each have a different type of staff organization with respect to carrying on slum clearance and Urban Renewal in their midst; and

Whereas, The cities of Cleveland, St. Louis and Chicago are appropriate cities to be studied in connection with their slum clearance and Urban Renewal Projects and the manner in which their administration staffs handle matters pertaining to slum clearance and Urban Renewal; now, therefore,

Resolved, By the Common Council of the City of Milwaukee, that the following persons be authorized to visit the cities of St. Louis, Missouri; Philadelphia, Pennsylvania; and Baltimore, Maryland; for the purpose of making a study with respect to the type of staff employed in each of such cities for the purpose of handling slum clearance and Urban Renewal Projects in such respective cities; The President of the Common Council, the Chairman of the Finance-Printing Committee, the Chairman of the Buildings-Grounds-Harbors Committee, the Chairman of the Urban Renewal Committee, the Deputy City Attorney, Mr. Clarence Beernink, and such members of the Buildings-Grounds-Harbors Com-

mittee of the Common Council as signify their intention to make the study by informing the President of the Common Council of that fact; and be it

Further Resolved, That such committee shall prepare a report as soon as they have completed such study by visiting such cities and submit the same to the Common Council; and be it

Further Resolved, That for the purpose of carrying on such study as hereinbefore set forth and to cover travel and other related expenses of the persons above named who are authorized to make such study, there is hereby appropriated out of Fund Account No. 9862-955 Project No. 8733 a sum not to exceed \$250 per person authorized to visit the cities above set forth in this resolution.

Substitute accepted and substitute resolution adopted.

# ALD. RAHN\_

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing reported upon:

# FILE NUMBER 58-760

Resolution authorizing consultation with bond counsel relative to proposed urban redevelopment legislation. (Page 604.)

by recommending that it be placed on file.

# ALD. RAHN\_

Adopted.

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing reported upon:

# FILE NUMBER 58-904

Resolution providing for selection of membership under the Urban Redevelopment Authority's law.

by recommending that it be indefinitely postponed. ALD. RAHN\_

From the Committee on Buildings-Grounds-Harbors presented reports, in favor of adopting the following resolutions, viz.:

# FILE NUMBER 58-300

Resolution directing the Board of Public Land Commissioners to collaborate with the County Park Commission in preparing plans for the development of the southern extension of Lincoln Memorial Drive between E. Russell Avenue and the south city limits. (Page 269.) Adopted.

# FILE NUMBER 58-447

Resolution relating to the request of Approved Homes, Inc. and Clinton R. Taplin to divide Lot 9, Block 3, Alger Subdivision in the southeast 1/4 of Section 15, Town 6 north, Range 21 east, in the City of Milwaukee. (Page 384.)

# Attachment C Documentation of Committed Leveraged Resources

State of Wisconsin

DEPARTMENT OF NATURAL RESOURCES

101 S. Webster Street
Box 7921

Madison WI 53707-7921

Scott Walker, Governor Kurt A. Thiede, Interim Secretary Telephone 608-266-2621 FAX 608-267-3579 TTY Access via relay - 711



September 28, 2017

FILE REF: WCS-073

David Misky
Assistant Executive Director, Secretary
Redevelopment Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

Subject: Wisconsin Assessment Monies (WAM) – Contractor Services Award – Brownfields Assessment

Dear Mr. Misky:

Congratulations! We are pleased to inform you that we have approved your request for contractor services as part of the Wisconsin Assessment Monies (WAM) Program, for the following sites:

File Number	Site Name & Address	Services
WCS-073	401 E. Greenfield Avenue (Site Name)	Phase II Environmental
	401 E. Greenfield Avenue	Site Assessment (ESA)
	Milwaukee, WI 53204	

The services are awarded under the authority of s. 104(k) of CERCLA. Please be aware that you may be contacted by the Wisconsin Department of Natural Resources, the Governor's office, or your state legislators concerning the issuance of a press release to publicize this award.

Please note that we have determined that this site is eligible for services based on the information made available to us at the time the application was reviewed. This should not be interpreted to be a determination about the federal or state liability of the potential causer, property owners or other potentially responsible parties regarding discharges of hazardous substances or the presence of environmental contamination that may be present on this site.

#### **Award Details**

The Department has selected an environmental consultant to carry out a Phase II environmental site assessment at the above-referenced properties. For the purposes of this award, the Department defines a Phase II environmental assessment as follows:

A Phase II environmental assessment means an assessment of a site to physically confirm that
contamination exists in potential or known areas of environmental contamination identified in the
Phase I environmental assessment, but not to determine the nature, degree and extent of
contamination. This assessment may include, but is not limited to, field sampling of media,
laboratory analysis of samples and visual confirmation of environmental contamination at the
site.

# **Next Steps**

The Department has selected The Sigma Group (Sigma) for the environmental assessment work at this site. Once the Department has a contract in place with Sigma, they will begin the Phase II ESA.



### **DNR Contacts**

The following DNR regional project manager has been assigned to your site. Please contact this individual with any questions about any environmental activities regarding your site.

# **Margaret Brunette**

(414) 263-8557

Margaret.Brunette@wisconsin.gov

You may also contact Tom Coogan in Madison at 608-267-7560 or <u>Thomas.Coogan@Wisconsin.gov</u> if you have any questions about this award.

Sincerely,

Darsi Foss

Program Director

Bureau for Remediation and Redevelopment

cc: Tom Coogan, Christine Haag – RR/5

Margaret Brunette, Pam Mylotta - DNR/SER

Mat Reimer - City of Milwaukee

Kristin Kurzka - Sigma

Common Council President





# Ashanti Hamilton

City of Milwaukee Common Council

October 30, 2017

David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Misky,

On behalf of the City of Milwaukee Common Council, I am pleased to support the Redevelopment Authority of the City of Milwaukee's (RACM) applications for USEPA brownfields funding. The Common Council understands RACM will be applying for the following grants:

- \$200,000 for petroleum cleanup at 2642 W. Hopkins Street;
- \$200,000 for hazardous cleanup at 1330 W. Center Street;
- \$200,000 for hazardous assessment at 201 W. Oklahoma Avenue;
- \$300,000 for community-wide petroleum and hazardous assessment; and
- \$1,000,000 in Revolving Loan Funds for hazardous cleanup.

The 2018 city budget has been proposed. **Included in the proposed budget is a line item for \$250,000 to be allocated for the Brownfields Program**. The Common Council understands the importance of brownfields assessment and cleanup to reduce blight and encourage development in the City of Milwaukee. These funds, along with EPA funds and other federal, state and local funding will move brownfields projects from assessment through remediation and redevelopment to ensure projects are well-funded through completion.

Sincerely,

Alderman Ashanti Hamilton

A121

President

**Common Council** 



# Attachment D Letters of Commitment from Community Organizations



November 10, 2017

David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

Dear Mr. Misky,

I'm writing in support of several requests being made by the Redevelopment Authority of the City of Milwaukee (RACM) to the US Environmental Protection Agency (EPA) including a \$300,000 Community-wide Petroleum and Hazardous Assessment Grant Application and \$1,000,000 Revolving Loan Funds for hazardous cleanup.

The Harbor District Initiative and Harbor District Inc, a 501(c) nonprofit organization, brings together local, state, and federal government efforts, private sector interests, and community enthusiasm to achieve a world-class revitalization of Milwaukee's Harbor District area for the benefit of the city and the region. Our goal is to reinforce existing businesses and neighborhoods and set a new standard for how waterfronts "work" environmentally, economically, and socially.

The Harbor District has completed a two-year Water and Land Use planning process that details a vision and action steps for revitalizing the area. Much of the vision relies on addressing the many brownfield properties that exist in the Harbor District. The resources provided by the Community-Wide Petroleum and Hazardous Assessment Grant and the Revolving Loan Fund will aid in advancing the goals and vision of this planning process.

With the Water and Land Use Plan complete, the City of Milwaukee, Harbor District Inc., and many partners will be coordinating implementation efforts. Successful implementation of the plan will require community engagement through additional planning, direct community involvement in specific projects, and community input on projects. As a place-based nonprofit organization Harbor District Inc. is well positioned to carry out public engagement activities related to the cleanup and redevelopment of brownfield properties.

We look forward to working with the EPA and RACM to address the issues posed by brownfield properties in our community. If additional information is required please contact me at 414-643-1266 or <a href="mailto:lilith@harbordistrict.org">lilith@harbordistrict.org</a>.

Sincerely,

Lilith Fowler

Executive Director Harbor District Inc.

noh KS



November 6, 2017

David P. Misky Assistant Executive Director Redevelopment Authority of the City of Milwaukee 809 N. Broadway Milwaukee, WI 53202

Dear Mr. Misky,

On behalf of the Sixteenth Street Community Health Centers (SSCHC) and the community we serve, I am writing in support of several applications being made by the City of Milwaukee to the US Environmental Protection Agency. The applications include:

- \* \$300,000 Community-wide Petroleum and Hazardous Assessment Grant Application
- \$200,000 Site-specific Assessment Grant Application for 201 W Oklahoma Ave
- \$1,000,000 in Revolving Loan Funds for hazardous cleanup

The work being proposed in these applications will directly support improved population health and quality of life for the clients we serve.

As you know, SSCHC is a federally qualified community health center and the primary health care provider to Milwaukee's Latino south side. In addition to providing high quality health care to more than 37,000 clients, we operate a Department of Environmental Health that seeks to address the factors in our urban environment that contribute to poor health outcomes and a degraded quality of life. Due to the history of our neighborhoods and their ties to Milwaukee's industrial past, legacy contamination continues to inhibit new economic investment and a renewal of our urban environment that can benefit our families. Our previous experience has demonstrated the impact of how addressing brownfields can be leveraged to create jobs, improve the natural environment and drive additional investments around both water resource management as well as community development.

We also know that collaboration is critical to the success of brownfield redevelopment projects. If funds are awarded, SSCHC will gladly work with the City of Milwaukee to conduct community outreach efforts, acting as a liaison between area residents and RACM to engage and educate the local community. Building on outreach strategies utilized in conjunction with Harbor District, Inc. via the development of the Water and Land Use Plan, SSCHC will seek to communicate the positive environmental changes via a wide variety of media and in-person focus groups and meetings.

We hope that the City of Milwaukee's proposal is met with the full support of the US Environmental Protection Agency and we look forward to assisting the City in its work as it moves forward. Please feel free to contact Kevin Engstrom, our Director of Environmental Health, if we can be of any further assistance during the application process.

Sincerely,

Julie B. Schuller, MD, MPH, MBA, FACP President and CEO

Kevin Engstrom

Director of Environmental Health





November 14, 2017

David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

Great Lakes Research Facility 600 East Greenfield Avenue Milwaukee, WI 53204-2944 414 382-1700 phone 414 382-1705 fax freshwater.uwm.edu vklump@uwm.edu

Dear Mr. Misky,

I am writing this letter of commitment in support of the City of Milwaukee's Community-wide Petroleum and Hazardous Assessment Grant Application to the US EPA. The University of Wisconsin-Milwaukee (UWM) School of Freshwater Sciences is an active partner in the redevelopment of Milwaukee's Harbor District. Our mission is to advance fundamental and strategic science and train the next generation of freshwater professionals to inform policy, improve management, and promote the health and sustainability of freshwater systems worldwide, and we are in full support of the City of Milwaukee's efforts.

The School of Freshwater Sciences has been located in Milwaukee's industrial inner harbor since the mid-1970's, and in 2014 the State of Wisconsin invested \$53 million in an expansion of our Great Lakes Research Facility. This investment, together with the efforts of our partners such as the City and community groups, has contributed to the successful launch of a major effort to redevelop what was the birthplace of Milwaukee.

In addition to hosting the Harbor District, Inc. offices in our research facility located in the district, we are actively engaged in neighborhood planning efforts, research and habitat assessments, and innovative habitat restoration projects that support the revitalization of the neighborhood and the harbor. I personally serve on the Business Improvement District 51 board overseeing the reinvestment in Milwaukee's Harbor District, and many of our faculty and staff participating on a variety of Harbor District projects.

For this grant application the School of Freshwater Sciences is specifically committing to:

- 1) Providing meeting space and hosting future meetings, including public meetings, regarding the assessment project and issues related to the redevelopment of the Harbor District. Our Great Lakes Research Facility is in the middle of the Harbor District, on the water's edge and directly across the street from some of the largest brownfield parcels in the district. We are at the center of redevelopment efforts and our location is ideal for such activity.
- 2) Participating in education and outreach efforts put together by the City of Milwaukee to educate the public and students about brownfield issues. We have significant capacity

among our faculty, research staff, and graduate students to carry out this work, including providing expertise in environmental and public health impacts of legacy and emerging contaminants associated with brownfields and the benefits of clean up.

With all that in mind, we are in full support of the City of Milwaukee's Community-wide Petroleum and Hazardous Assessment Grant Application to the US EPA. Please contact me if you have any questions.

Sincerely,

Eric Leaf

Assistant Dean for Advancement

2 luf

Chair Mick Hatch Foley & Lardner LLP

President Bruce Keyes Foley & Lardner LLP

Vice-President
Jeff Morgan
Allied Insulation Supply

Secretary Michele Bria, Ph.D. *Journey House* 

Treasurer Pat O'Connor BMO Harris Bank

Members Jennifer Bognar Zierer We Energies

Tom Bruner Komatsu Mining Corp

Dave Cieslewicz Wisconsin Bike Fed

Peter Coffaro Employ Milwaukee

Bill Davidson Harley-Davidson Museum

Ed Eberle Wisconsin Department of Natural Resources

Rodney Ferguson Potawatomi Hotel & Casino

Laura Goranson *g.moxie* 

Shelley Jurewicz FaB Wisconsin

Ghassan Korban Milwaukee Department of Public Works

Katherine Lazarski Milwaukee Metropolitan Sewerage District

Rocky Marcoux Milwaukee Department of City Development

Pat O'Brien Milwaukee 7

Julie Penman
Penman Consulting

Sheri Schmit Wisconsin Department of Transportation

Jon Spigel Alter Trading Corporation

Lora Strigens

Marquette University

Dashal Young Wisconsin Department of Children and Families



November 8, 2017

David P. Misky
Assistant Executive Director - Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Dave.

On behalf of Menomonee Valley Partners, Inc. (MVP), I am writing to offer our support for the Redevelopment Authority of the City of Milwaukee's (RACM) EPA application for a \$300,000 community-wide assessment grant. These funds are critical for due diligence and remediation to successfully redevelop distressed areas of the city. The Menomonee Valley is testament to RACM's ability to effectively use these funds to revitalize brownfield properties.

MVP is a non-profit organization with a mission to revitalize and sustain the Menomonee Valley as a thriving urban district that advances economical, ecological, and social equity for the benefit of the greater Milwaukee community. Over the last 17 years, MVP has worked in close partnership with RACM to revitalize Milwaukee's Menomonee Valley and connect the surrounding neighborhoods with the Valley's economic growth. During this time, nearly 300 acres of brownfields have been redeveloped, resulting in 47 businesses relocating to the Valley and the creation of more than 5,000 jobs. In total, more than a billion dollars has been invested in new developments in this 1,200 acre area. In addition, brownfield cleanups in the Valley have led to 60 acres of new parks and trails, improved water quality and wildlife habitat, all of which make the Valley a desirable business location and amenity for surrounding neighborhoods.

If funds are awarded, Menomonee Valley Partners looks forward to working with RACM to advise the Harbor District, Inc., property owners, and other stakeholders and share the lessons learned from the successful brownfield redevelopments undertaken in the Menomonee Valley through the partnership between RACM and MVP. We are also happy to be a partner in outreach to site owners, developers, and the public, sharing grant-related news and publicizing community engagement meetings.

MVP and our many community partners are proud of the many transformative brownfield projects that RACM has led. MVP is happy to continue partnering with RACM to continue this work throughout Milwaukee and enthusiastically supports RACM's application for a \$300,000 community-wide assessment grant. RACM has a strong history of success in working with community partners and property owners, and securing this grant will further efforts to assess, remediate, and successfully redevelop brownfield properties throughout Milwaukee.

Thank you for your consideration. If you have any questions, please feel free to contact me at 414-221-5506.

Sincerely.

Corey Zetts

**Executive Director** 

OMB Number: 4040-0004 Expiration Date: 10/31/2019

Application for Federal Assista	ance SF-424						
* 1. Type of Submission:  Preapplication  Application  Changed/Corrected Application	New [	* If Revision, select appropriate letter(s):  * Other (Specify):					
* 3. Date Received: 11/16/2017	4. Applicant Identifier:						
5a. Federal Entity Identifier:		5b. Federal Award Identifier:					
State Use Only:		•					
6. Date Received by State:	7. State Application I	Identifier:					
8. APPLICANT INFORMATION:							
* a. Legal Name: Redevelopment A	Authority of the City of	of Milwaukee					
* b. Employer/Taxpayer Identification Nu	mber (EIN/TIN):	* c. Organizational DUNS:					
391186734		0719147120000					
d. Address:							
* Street1: 809 N. Broadw	ıay						
Street2:							
* City: Milwaukee							
County/Parish:							
* State:		WI: Wisconsin					
Province:							
* Country:		USA: UNITED STATES					
* Zip / Postal Code: 53202-3617							
e. Organizational Unit:							
Department Name:		Division Name:					
f. Name and contact information of p	erson to be contacted on ma	atters involving this application:					
Prefix:	* First Name:	Mathew					
Middle Name:							
* Last Name: Reimer							
Suffix:							
Title:							
Organizational Affiliation:							
* Telephone Number: 414-286-5693	3	Fax Number:					
*Email: 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-17-07
* Title:
FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS
13. Competition Identification Number:
Title:
14. Areas Affected by Project (Cities, Counties, States, etc.):
Add Attachment Delete Attachment View Attachment
Add Attachment Delete Attachment View Attachment
* 15. Descriptive Title of Applicant's Project:
Community-Wide Hazardous and Petroleum Assessment Grant
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	VI-004			* b. Program/Project	WI-004	
Attach an additional	list of Program/Project Co	ngressional District	ts if needed.			
			Add Attachment	Delete Attachment	View Attachment	
17. Proposed Proj	ect:					
* a. Start Date: 10	/01/2018			* b. End Date:	09/30/2021	
18. Estimated Fun	ding (\$):					
* a. Federal		200,000.00				
* b. Applicant		0.00				
* c. State		0.00				
* d. Local		0.00				
* e. Other		0.00				
* f. Program Income		0.00				
* g. TOTAL		200,000.00				
* 19. Is Application	Subject to Review By	State Under Exec	cutive Order 12372 Pr	ocess?		
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	subject to E.O. 12372 bu		elected by the State fo	or review.		
c. Program is i	not covered by E.O. 123	<i>1</i> 2.				
	ant Delinquent On Any I	Federal Debt? (If	"Yes," provide expla	nation in attachment.)		
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