



Amy Connolly, AICP  
Director

Room 102 - City Hall  
730 Washington Avenue  
Racine, Wisconsin 53403  
PH: 262 636-9151

Jan Pels,  
USEPA Region 5  
77 West Jackson Blvd, Mail Code SE-5J  
Chicago, IL 60604-3507  
[Pels.jan@epa.gov](mailto:Pels.jan@epa.gov)

**RE: Grant Proposal Submission by the City of Racine, Wisconsin to the United States Environmental Protection Agency for a Community-Wide Brownfields Site Assessment Grant for Hazardous Substances and Petroleum**

Dear Jan:

The City of Racine, Wisconsin is requesting that the United States Environmental Protection Agency (EPA) fund the enclosed application for a Community-Wide Site Assessment Grant in the amount of \$300,000 for Hazardous Substances (\$200,000) and Petroleum (\$100,000) as part of the EPA Fiscal Year 2018 Brownfield Grant Competition. Funding will be expended during a project period of three years (2018-2021 anticipated) to address brownfield properties located within the City. The City has a strong desire to build on revitalization successes spurred by previous EPA grant awards, particularly the EPA FY15 Area-Wide Planning Grant. Without this assessment funding, redevelopment within some of the City's most economically, socially and environmentally challenged areas, will be hindered.

Initial industrial development in Racine, Wisconsin began in the mid-1800s and accelerated significantly in the early 20<sup>th</sup> Century, a process driven in part by the City's location on Lake Michigan and close proximity to the Milwaukee and Chicago metropolitan areas. As the economic prosperity of the mid-20<sup>th</sup> Century began to dwindle, blighted neighborhoods replaced once vibrant areas, a process exacerbated by the economic recession of the early 21<sup>st</sup> Century. A sluggish economy forced the closing of many large manufacturing and industrial facilities, resulting in significant job loss.

This EPA assessment grant, if awarded, would enable Racine to assess several contaminated or potentially contaminated sites in three priority redevelopment areas: the RootWorks area, Uptown area, and Douglas Avenue corridor. These three areas are home to highly sensitive population that is burdened with some of the highest unemployment and economic distress statistics in the State. The RootWorks area encompasses approximately 325 acres, is located in the City's former manufacturing district along the Root River and Lake Michigan harbor, and was the focus for the EPA FY15 Area Wide Planning Grant. With a newly formed vision for redevelopment of the RootWorks area, the City is eager to move their plans to fruition. The Uptown area of the City, located just southwest of RootWorks, also consists of historic and current areas of manufacturing and industry in Racine. Focus for the Uptown area will be to advance quality of life aspects for Racine residents— create and retain living wage jobs; provide more affordable housing options; improve public safety, access and aesthetics; and promote opportunities for quality recreation and entertainment venues. The Douglas Avenue area is located northwest of the RootWorks and consists of historic manufacturing facilities, commerce, and theatres. The focus of the Douglas Avenue area is to create a sense of place where residents

can live-work and play. The RootWorks, Uptown, and Douglas Avenue areas have detailed plans for revitalization and redevelopment which would be used as roadmaps to guide brownfield redevelopment efforts, improve economic conditions, and bring needed improvements to the quality of life for the City's residents.

Per Grant application requirements, the following specific information is provided below:

**a. Applicant Identification:**

- i. Name of Applicant: City of Racine, Wisconsin
- ii. Address of Applicant: 730 Washington Avenue; Racine, Wisconsin 53403
- iii. Applicant DUNS Number: 020472601

**b. Funding Requested:**

- i. Grant type: Assessment
- ii. Federal Funds Requested: \$300,000
- iii. Contamination: (\$200,000) Hazardous Substances and (\$100,000) Petroleum
- iv. Grant Type: Community-Wide

**c. Location:** The grant will be implemented in the City of Racine, Racine County, Wisconsin.

**d. Property Information for Site Specific:** Not applicable – grant is for community-wide assessments.

**e. Contacts:**

- i. Project Director:  
Name: Amy Connolly, AICP, Director of City Development  
Contact: (262) 636-9151(p); (262) 635-5347(f); Email: amy.connolly@cityofracine.org  
Mailing Address: 730 Washington Avenue; Racine, Wisconsin 53403
- ii. Highest Ranking Elected Official:  
Name: Cory Mason, Mayor  
Contact: (262) 636-9111(p); (262) 636-5347(f); Email: mayor@cityofracine.org  
Mailing Address: 730 Washington Avenue; Racine, Wisconsin 53403

**f. Population:**

- i. General population of Racine: 78,127 (2011-2015 American Community Survey)
- ii. Not applicable; the City of Racine is a “general purpose unit of local government” as that term is defined in 2CFR 200.64.
- iii. Based on US Census data from 1990, 2000 and 2011-2015, the City of Racine, is located within Racine County which has not experienced persistent poverty (20% or more of their population living in poverty over the past 30 years); however, the focus area for the requested assessment grant contains census tracts that are up to 48.1% poverty level, based on the 2011-2015 data.

**g. Regional Priorities/Other Factors Checklist:** Provided as Attachment A.

**h. WDNR support letter:** Provided as Attachment B.

We look forward to working with the EPA on this and other future projects. If you have any questions or concerns related to the City's proposal, please contact me at your earliest convenience.

Sincerely,

CITY OF RACINE, WISCONSIN



Amy Connolly, AICP  
Director of City Development

**Attachment A**

**Regional priorities Form/ Other Factors Checklist**

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

Name of Applicant: City of Racine, Wisconsin

#### 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 Title(s):

Region 5: Coordinated Public Funding for Brownfields

Page Number(s): 6, 8, 9

#### Assessment Other Factors Checklist

Please identify (with an **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 #
<i>None of the Other Factors are applicable.</i>	
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 30 years, as measured by the 1990 and 2000 decennial censuses and the most 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.	7, 8
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	6, 8, 9, 11, 12, 15
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	2, 6, 9,15



**Attachment B**

**Letter from the State or Tribal Environmental Authority**



October 24, 2017

Ms. Amy Connolly, AICP  
Director, Dept. of City Development  
City of Racine  
730 Washington Avenue, Room 102  
Racine, Wisconsin 53403

**Subject: State Acknowledgement Letter for the City of Racine's application for a \$300,000 U.S. EPA Community-Wide Assessment Grant**

Dear Ms. Connolly:

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

The Wisconsin DNR is fully committed to a collaborative partnership with the City of Racine, and will support your brownfield assessment and remediation efforts in many ways, including:

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

Obtaining U.S. 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

**Attachment C**

**Narrative Proposal/ Ranking Criteria**

# **Application for FY18 EPA Community-Wide Brownfield Assessment Grant for Petroleum and Hazardous Substances for the City of Racine, Wisconsin – Ranking Criteria**

## **1. COMMUNITY NEED**

### **1.a. Target Area and Brownfields**

1.a.i. Community and Target Area Descriptions – The City of Racine (the 'City' or "Racine"), population 78,127 (Census Bureau 2015), seat of Racine County is located in southeast Wisconsin in the heart of an urban corridor bordering the western shore of Lake Michigan. Racine is approximately 20 miles south of downtown Milwaukee and 60 miles north of downtown Chicago. Historically Racine has been home to tanneries, foundries, die cast companies, blacksmith shops, and manufacturers of diverse products (boots, shoes, clothing, wagons and carriages, automobiles, soap and candles, saddles and harnesses) and has a long-standing industrial history such as:

- J.I. Case Plow Threshing Machine Works, established in 1844, and now an international company known as CNH Global manufactures agricultural and construction equipment];
- S.C. Johnson began a flooring manufacturing operation, which diversified over the years and is now one of the City's largest employers produce cleaning and chemical products;
- Gold Medal Camp Furniture was started in 1892 manufactured camp furniture;
- Hamilton Beach founded in 1910 manufactured small appliances in Racine until 1968.

Blue-collar workers, many of whom were minorities, readily found employment at these and other Racine manufacturing facilities. The City's minority population increased when millions of African Americans moved from the rural southern US to northern and Midwestern urban locations from 1910 to 1970 (Census Bureau 1910 & 1970). In 1949, the City had 2,330 African Americans; by 1970, the minority population had increase to 11,327 (9.3% of the population); current statistics indicate the minority population has increased to 27,500; 35.2% of the population (Census Bureau Data). Prior to the passage of the Federal Fair Housing Act, unwritten rules existed as to where minorities could buy a home. This lack of access to equal housing sowed a divisive housing pattern in the City with many minorities concentrated in small areas close to the industrial facilities that needed their employment.

Though the headquarters of several major manufacturers remain, over the past three decades Racine has seen a significant decline in its manufacturing base, due to a sluggish local economy and companies moving internationally or to neighboring communities in suburban industrial parks resulting in the closing of numerous large manufacturing facilities and the loss of over 10,000 manufacturing jobs (Bureau of Labour Statistics Data). During the 1980s alone, Racine lost over 1,000 jobs/year (WI Worknet Data). This has left a legacy of vacant and underutilized formerly industrial brownfield properties that blight the City and compound the already adverse economic effects created by these neighborhood brownfield properties.

***Racine is landlocked by surrounding communities and Lake Michigan. It cannot grow through annexation or greenfield development and is continuously competing with green field sites in neighboring cities. For example, the Taiwanese electronics manufacturer, Foxconn, recently announced their plans to build a \$10-billion flat screen TV manufacturing plant and creation of 13,000 jobs in neighboring community of the County. The City of Racine, while not winning this development, still has a huge opportunity if they can provide development ready sites for supporting business ventures, additional housing for the projected 13,000 future employees and supporting retail businesses to service the large employee base. Racine must ready its brownfield sites to accommodate these needs, before they are met by neighboring suburbs and greenfield sites. As part of previous EPA funded brownfield efforts, the City identified over 300 properties that meet the definition of a brownfield, many of which are concentrated in the City's most distressed areas with heavy brownfield components and social justice and health issues.***

The City has identified three priority areas of the City that have significant brownfields sites and where redevelopment would improve the welfare of City residents and could capitalize on the jobs brought to the County by the future Foxconn development. These priority areas are identified as the RootWorks, Uptown and Douglas Avenue areas of the City. These are the focus of the City's redevelopment plans and represent the greatest need for Assessment Grant funding. These priority areas are described below:

## Application for FY18 EPA Community-Wide Brownfield Assessment Grant for Petroleum and Hazardous Substances for the City of Racine, Wisconsin – Ranking Criteria

Priority Area	Rootworks	Uptown	Douglas Avenue
Approximate Area Size:	325 acres of historically industrial sites	93 acres of former industrial properties with 507 acres of adjacent and nearby older housing stock	122 acres of historical industrial sites
General Location:	Centered around the eastern stretch of the Root River and its confluence with Lake Michigan	Southwest of RootWorks and the City's Downtown area	Immediate Northwest of RootWorks area
Area Planning Efforts:	Focus of FY15 USEPA Area-Wide Planning Grant; plan adopted in 2017	Area-Wide Plan approved in 2014 and created with partial funding from FY14 EPA Assessment Grant	Revitalization Plan was adopted in 2005

**1.a.ii. Demographic Information and Indicators of Need** – Select demographic data are provided below for three economically distressed target areas RootWorks, Uptown, and Douglas Avenue area (comprised of five census tracts) that have been identified as high-priority revitalization areas, as well as for the City of Racine, Wisconsin and the United States.

Data Type	Target Redevelopment Areas					City of Racine	WI	USA
	RootWorks		Uptown		Douglas Avenue			
	CT1 <sup>2</sup>	CT4 <sup>2</sup>	CT3 <sup>2</sup>	CT5 <sup>2</sup>	CT12.02 <sup>2</sup>			
Population <sup>1</sup>	874	3,649	3,424	5,920	6,254	78,127	5,742,117	316,515,021
% Manufacturing Employment <sup>1</sup>	14.3	<b>23.0</b>	<b>24.2</b>	<b>24.9</b>	16.8	22.0	18.5	10.4
<b>Economic Distress Measures</b>								
Median HH Inc <sup>1&amp;5</sup>	<b>22,969</b>	<b>23,822</b>	<b>26,549</b>	<b>27,905</b>	44,931	41,455	53,357	53,889
Per Capita Inc <sup>1&amp;5</sup>	28,434	<b>11,425</b>	<b>11,788</b>	<b>11,496</b>	20,274	20,580	28,340	28,930
% Unemployment <sup>1</sup>	1.60	9.80	<b>25.1</b>	<b>14.8</b>	<b>12.4</b>	11.8	6.3	8.3
***< High school <sup>1</sup>	13.3	<b>35.6</b>	<b>37.4</b>	<b>43.5</b>	<b>19.9</b>	19.1	8.9	13.3
% Below Poverty <sup>1</sup>	<b>32.0</b>	<b>48.1</b>	<b>38.8</b>	<b>42.3</b>	18.4	21.6	13.0	15.5
% HH with Food Stamp/SNAP <sup>1 &amp; 4</sup>	<b>36.8</b>	<b>41.0</b>	<b>47.1</b>	<b>57.8</b>	28.2	27.8	12.9	13.2
% HH without car <sup>1</sup>	<b>37.6</b>	<b>19.8</b>	<b>25.8</b>	<b>22.8</b>	9.8	13.7	7.1	9.1
****% Pre 1939 Housing <sup>1</sup>	35.4	<b>67.8</b>	<b>69.1</b>	<b>69.0</b>	26.9	39.6	20.1	13.2
<b>Sensitive Populations</b>								
** % Minority <sup>1</sup>	31.6	<b>58.2</b>	<b>58.4</b>	<b>62.1</b>	<b>37.0</b>	35.2	13.5%	26.4
% Limited English Speaking HH <sup>1 &amp; 3</sup>	1.8	<b>11.8</b>	<b>6.5</b>	<b>8.6</b>	<b>5.4</b>	3.2	1.6	4.5
Single Female HH with kids <sup>1</sup>	<b>70.8</b>	<b>66.9</b>	<b>68.9</b>	<b>60.8</b>	38.1	45.2	39.7	40.5

(1) 2011-2015 American Community Survey 5-Year Estimates; Source: US Census Bureau; (2) CT = Census Tract; (3) HH = Households; (4) SNAP = Supplemental Nutrition Assistance Program; (5) Inc. = Income \* Calculated by adding % of population over 25 for less than 9th grade and 9th to 12th grade, no diploma; \*\*Calculated by subtracting % of white population from total; \*\*\*Calculated by dividing % housing structures built 1939 or earlier by total built; Results in bold are indicators of sensitive population or economic distress factors that exceed or are less than (depending on the factor) city, state and national averages.

As evident in the table above the high priority redevelopment areas are located in census tracts in which there are disproportionately high numbers of minorities, households with limitations in language, single parent female households with children relative to the numbers for the City, State and the nation. Disproportionate percentages of residents in the priority areas do not have access to a vehicle and live in older housing stock with an increased risk of exposure to lead based paint, asbestos and other hazardous building materials more commonly used in older homes. This higher percentage of sensitive population correlates with economic distress measures as lower incomes, higher poverty and unemployment, and lower levels of educational achievement. The proposed redevelopment in the three target priority areas will bring economic opportunity to the area through the construction of additional housing stock, shopping centers, and food stores and providing increased access to affordable housing and job opportunities within these areas.

## Application for FY18 EPA Community-Wide Brownfield Assessment Grant for Petroleum and Hazardous Substances for the City of Racine, Wisconsin – Ranking Criteria

1.a.iii. Description of the Brownfields – Brownfield sites within the City’s target redevelopment areas, the RootWorks, Uptown and Douglas Avenue areas, were subject to a variety of past land uses. Information on a few of the high priority sites located within the target RootWorks, Uptown and Douglas Avenue areas are described in the table below, and those ***property names displayed in bold are highest priority for each target area.***

Project Site	Description
<b>RootWorks Redevelopment Area</b>	
<b>W.H. Pugh Coal Company</b>	This site includes four parcels (16.4 acres), located along the north shore of the Root River as it enters Lake Michigan. Historically, the site contained a coal dock and storage yard, dating back to the early 1900s. This location also housed five 250,000 to 1,000,000 gallon aboveground storage tanks used to store a variety of petroleum products from the 1920s through the 1950s. Anticipated contamination from historic uses such as petroleum products and coal storage has not been assessed. The Rooney Recreational Area, which borders the site, is a destination for access to the River and Lake Michigan. By addressing the perceived environmental impacts of this site, the area will be revitalized as a destination for its residents and the community.
Former Sixth and Racine Street Tannery Complex	This multi-parcel property covers approximately 9 acres and was historically used as a tannery. The current assemblage of run-down buildings is located adjacent to the Root River to the west and residential apartments, a community garden and a gas station to the east. One building currently serves as a place of worship. Given the property’s historic use as a tannery, suspected contamination may include petroleum products, heavy metals and chlorinated solvents. Based on its proximity to residential housing and riverfront location, this site has great redevelopment potential, and it would help revitalize the RootWorks area by promoting opportunity and discouraging continued blight and crime in this underprivileged portion of the City.
<b>Uptown Area</b>	
<b>Former Gold Medal Camp Furniture Complex</b>	The two historic buildings that comprise this site (a full city block) are currently used as storage and warehousing for an office furniture company. The site was once used for manufacturing products such as Civil War era prosthetics, WWI and WWII camp beds and camp furniture, and Hollywood director’s chairs. The site is suspected to be contaminated, but proper environmental investigations have not been conducted yet. The site is ideal for residential development and could be a catalyst site for the Uptown area, promoting liveability through the development of residences near other mixed-use developments in Uptown and providing affordable housing to the sensitive populations currently living in Uptown.
Triangle Properties/ Former Gas Station	The northernmost half of this City block was previously used as a gas station, and it is another key site for mixed-use redevelopment in the Uptown area. Based on the historic site uses, suspected contamination may include petroleum. Given the adjacent residential land uses, its potential mixed-use redevelopment will provide market-rate affordable housing for the sensitive populations living in this area and spur continued development to provide jobs and access to food and other services.
<b>Douglas Avenue Area</b>	
<b>Former Hamilton Beach Manufacturing Site</b>	This 6.4 acre site was home to the former Hamilton Beach manufacturing plant and located directly adjacent to the Horlick High School. From the early 1900s, this plant played a significant role in Racine’s history as a manufacturer of household motors. Hamilton Beach left Racine in 1968 and several commercial and manufacturing businesses have occupied the property in the subsequent 49 years adding to the environmental concerns. Contamination associated with a fuel oil tank was identified at the site; however, given the property’s historic manufacturing use, suspected contamination may also include heavy metals (arsenic, cadmium, chromium, lead, and mercury) and chlorinated solvents.



# **Application for FY18 EPA Community-Wide Brownfield Assessment Grant for Petroleum and Hazardous Substances for the City of Racine, Wisconsin – Ranking Criteria**

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

1.b.i. Welfare Impacts – As numerous brownfield sites within the target areas remain vacant or underutilized, the opportunities available to the sensitive populations living in these areas are limited. With vacant properties, often the sites of formerly thriving manufacturing or other industries, there are reduced numbers of job available to residents, who are more likely to be unemployed, have lower education levels, and have limited access to vehicles than their counterparts in other areas of the City. These households are less able to access employment opportunities located outside of their neighborhood and less able to avoid or mitigate adverse environmental exposures that are present in these areas. Poverty, blight, and crime persists due to a lack of access to education, transportation, and employment opportunities within the target areas. Similarly, as a result of these vacant, underutilized brownfields, there are fewer housing options available for residents and less tax base available for improving the housing stock in these areas.

1.b.ii. Cumulative Environmental Issues – In addition to the potential environmental exposures from the City's brownfield sites, cumulative environmental risks from the older housing stock and the presence of the manufacturing operations within the priority areas compounds potential environmental exposures to the City's residents. In the target areas, 26.85% to 69.13% of residents live in pre -1939 housing stock (Census Bureau), resulting in a higher risk of exposure to lead-based paint and asbestos. Exposure to lead-based paint can cause abdominal pain, constipation, headaches, irritability memory problems, reproductive problems and of greatest concern is the intellectual disability and behavioral problems associated with childhood exposure to lead. The risk of lead exposure at home is compounded by the additional exposure that residents, especially children, may experience in lead contaminated soil present on neighboring brownfields. According to the Racine County Environmental Health Profile for 2017, in Racine County, the rate of childhood lead poisoning is 7.3% of children tested, in comparison to the Wisconsin state average of 6.4%.

Similarly, another environmental risk is asbestos, which can be found in older housing and in older, deteriorating brownfield structures. Asbestos fibers can be inhaled and trapped in the lungs. Asbestos exposure can cause chronic lung disease as well as lung and other cancers. The City's economic reliance on manufacturing/industrial companies has also resulted in area residents being exposed to poor air quality associated with particulate and toxic chemical releases associated with these operations. Toxic Release Inventory (TRI) data downloaded from the EPA's TRI Program website for 2016, document the combined release of 7,175 pounds of 14 toxic chemicals from 10 facilities located within the City. This has resulted in City residents being disproportionately exposed to air pollution.

1.b.iii. Cumulative Public Health Impacts – As discussed above, the presence of lead in deteriorating housing stock; asbestos found in abandoned brownfield buildings and old housing stock; and lead and other metals and contamination in soil on uncontrolled brownfield sites creates cumulative public health impacts. *The Economic Burden of the Environment on Two Childhood Diseases: Asthma and Lead Poisoning in Minnesota* (MDH, December 2014) cite that 30% of childhood asthma can be attributed to outdoor air pollution. This report further estimated that the annual environmentally attributable cost of childhood asthma was approximately \$400 per child. Pediatric asthma is estimated to affect 3,395 persons, based on the 2017 State of the Air report (American Lung Association). Extrapolating from that base cost, the annual environmentally attributable cost of asthma within Racine County is estimated at \$1.35 million.

The Wisconsin Department of Health Services (WDHS) (2015 report) indicates that of the 2,438 City of Racine children tested in 2015, 152 were found to have lead exposure at or above 5 micrograms per decilitre (ug/dL). In the 2014 MDH report, the authors estimated a lifetime earning loss of \$53,000 per child, based on the reduction of IQ as a result of lead poisoning which correlates to an approximate \$8.1 million lifetime earning loss for City residents. This does not factor in quality of life issues or additional costs for testing, treatment or abatement.

## **1.c. Financial Need**

1.c.i. Economic Conditions – Unemployment and poverty rates in the City of Racine and the target census areas indicate severe depressed conditions when compared to federal and state data. As presented in Table 1, Unemployment in the City of Racine is at 11.8% in comparison to the US rate

## **Application for FY18 EPA Community-Wide Brownfield Assessment Grant for Petroleum and Hazardous Substances for the City of Racine, Wisconsin – Ranking Criteria**

of 8.3% and State rate of 6.3%. Unemployment in the Census Tract 3, in the Uptown area, is at 25.1%. As would be expected, given the high unemployment rate, the poverty rate in the City of Racine is 21.6%, as compared to the State, which is 13% and the US which is 15.5%. Census Tract 4 within the RootWorks priority area is at a staggering 48.1% poverty rate (Table 1, Census Bureau Data). The best approach to decreasing unemployment and poverty in the City is to redevelop brownfield sites and focus on job creation for these sites.

***The City does not have the financial resources to assess existing brownfield sites without additional support, as revenue reductions and stagnant tax receipts have strained the City's ability to self-fund brownfield projects. Given Wisconsin's declining fiscal picture, additional reductions in funding to municipalities will be needed to balance the State budget. In addition, Wisconsin municipalities are allowed to increase their property tax levy over the prior year only by the percentage increase in equalized value associated with new construction. If no new construction occurs, the allowable levy increase is 0%. The City's best approach in dealing with declining revenues is through redevelopment that expands the tax base. This is especially true for the higher density developments occurring in areas with existing infrastructure. Private developers are often wary of redeveloping sites with known or perceived contamination. Conducting environmental assessments provides needed assurances and can be the determining factor in whether or not a redevelopment occurs.***

Gradual declines in employment due to increased competition associated with globalization have been occurring in Racine over the past decade that cumulatively are of greater economic impact than the job losses associated with the more visible plant closures and mass layoffs. Of the ten largest employers in Racine County, only five companies are considered part of the manufacturing sector and only three of these companies have payrolls exceeding 1,000 employees, according to the Milwaukee Business Journal, Lists 2016. Correlating to the declines in employment, many people who work in the City of Racine commute into the City from other communities, and future sustainable, liveable development could attract these residents to make their home in the City.

**1.c.ii. Economic Effects of Brownfields** – As described above, the areas burdened by a high number of brownfields sites are disproportionately also some of the community's poorest neighborhoods. ***Without assessment, cleanup and redevelopment, brownfield sites will continue to represent lost opportunities for: 1) new job creation, 2) increased housing options, and 3) increased tax revenue. Brownfields and the associated environmental impacts, whether confirmed or perceived, act as a barrier to private investment for redevelopment.*** Given the greenfield development and significant \$10-billion flat screen manufacturing plant in a neighboring community (Milwaukee Journal Sentinel (MJS), 7/27/2017), the City has a time-sensitive opportunity to prepare its brownfield sites for supply chain companies, supporting industries, shopping centers, and housing developments to be sited in the City, rather than in neighboring suburbs or greenfield development. The redevelopment of these brownfields is a chance for the City to attract potential businesses and residents that will relocate to the area in support of this major upcoming development, which is projected to employ 13,000 people (MJS, 7/27/2017). The properties identified by the City are also those that present the largest obstacles for the redevelopment; however, these properties are those that have the greatest potential to make a positive impact on the community through the creation of jobs and the development of housing and increased tax revenues. These targeted brownfields will act as a catalyst for future redevelopment of adjacent brownfield sites.

## **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** – This Assessment grant will support a wide range of economic development and neighborhood goals that were identified in the City's *Comprehensive Plan for the City of Racine: 2035* and the 2012 *Racine Economic Development Project Opportunities* reports. The 2012 *Opportunities* report, developed with the collaboration of the City's Economic Development Advisory committee (comprised of community partners discussed in section 3.c. as well as the public) identified geographic areas in the City with the greatest potential for redevelopment and economic growth and then prioritized City economic development opportunities. The Rootworks, Uptown and Douglas Avenue areas of the City were identified as the highest priority and are the main target areas for this EPA Assessment grant. These areas also have their own strategic redevelopment plans: *The RootWorks Area Wide Plan* adopted in



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*2017 and was build off of 2008 Back to the Root Plan, The Uptown Neighborhood Strategic Development Plan, adopted March 3, 2015 and Douglas Avenue Revitalization plan adopted in 2005.*

This Assessment Grant will focus on these priority areas that have been identified in the area-wide planning efforts. These target areas contain the highest concentrations of contaminated sites as well as some of the highest percentages of sensitive population categories with highest economic distress levels. Several sites within each of these areas are vacant or underutilized but have attributes whereby redevelopment could have a catalytic impact spurring significant additional private development. Several priority sites have already been identified in the City's inventory for use of this assessment grant to spur on redevelopment.

***This project will also support the EPA Region 5 priority goal of coordinated public funding for brownfields.*** It will complement the City's efforts receiving federal, state and/or local funding and would supplement publicly funded site characterization and remediation projects. For example, the City has received a \$450,000 Stewardship grant through the State of Wisconsin to acquire land and later a design and build grant in the amount of \$550,000 for Promenade which will be used in combination with funding from the City (\$101,190) and the Fund for Lake Michigan (\$30,000) to construct green infrastructure project and develop the area for recreational facility as parks and parkways, a critical feature of liveable community in the RootWorks area. ***The City of Racine was also the recipient of a USEPA FY15 Area Wide Planning Grant, which was used to develop a detailed area wide plan for the RootWorks area.*** The Area Wide Plan for the Rootworks area was adopted by the City in 2017.

**2.a.ii. Redevelopment Strategy** - The City plans to redevelop brownfield sites within the priority areas identified in this proposal – the areas with the greatest economic challenges and sensitive populations. The City plans to create liveable communities by thoughtfully citing new housing, community-gathering spaces, supporting retail establishments and manufacturing facilities to employ local residents. As discussed in Section 1.a.i., the neighboring City of Mount Pleasant, recently was selected as the site of a Foxconn development, anticipated to bring 13,000 jobs to the area and is expected to create a need for supporting business ventures, additional housing and supporting retail businesses. The City of Racine sees this a huge opportunity to draw developers into the City to support the needs of this neighboring community, benefit the City's disadvantaged population by providing jobs and providing liveable, sustainable development and protect the greenspaces remaining in the neighboring communities. The City's proposed developments are all within the City of Racine and are currently serviced by sufficient water sewer, electricity, natural gas, roads and public transportation to support their redevelopment and reuse. Existing and recently upgraded infrastructure is in place and would require minimal additional upgrade or extension when compared to green space development in neighboring communities.

**2.a.iii. Timing and Implementation** - The City's grant project team has a strong track record of successfully completing brownfield redevelopment projects on-time and as such, the feasibility of success for this project is high. The timing and implementation of the key activities of the brownfield redevelopment including 1) contractor procurement; 2) site inventory and prioritization; and 3) obtaining and securing site access. Each of these key activities have already been initiated by the City in order to fast-forward our ultimate goal of site redevelopment.

***Contractor Procurement*** - The City currently has a contract with the Racine County Economic Development Corporation (RCEDC), exclusive of EPA brownfield funding, to manage the City's brownfields program. RCEDC manages funds from private, local state and federal resources to facilitate planning, assessment, remediation, and redevelopment of brownfields throughout the City. EPA grant funds will not be used for RCEDC administrative costs. The City conducted an advertised quality-based procurement process in October/November 2016 to hire an environmental consulting firm in accordance with local and federal contractor procurement procedures for brownfield consulting services, including USEPA grant funds. After review of 14 proposals and conducting follow-up interviews with four firms, a contractor was selected. The term of this contract will be three years with the option of extension to cover the remaining life of the grants that are under purveyance at the end of the initial 3-year term.

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*Site Inventory/Identification and Site Prioritization and Selection* - The City has developed a matrix to evaluate a site's redevelopment potential and the ability of that site to serve as a catalyst for nearby economic development. The top priorities are: to stabilize and enhance the tax base; provide new sites for businesses; impact and improve the quality of life for its residents, including providing family-supporting jobs, increase housing options and remove blighted, nuisance-attracting structures; and enhance public transportation systems particularly those that provide critical connections to employment. The City, their environmental consultant and the RCEDC will regularly review and update their site priorities, as site conditions, community needs and redevelopment opportunities change over time.

*Obtaining and Securing Site Access* - The City will be responsible for the timely execution of access agreements. The process for securing access will vary depending on whether sites are currently owned by the City versus private parties, whether sites are currently tax delinquent or in receivership, and whether sites are subject to specific development proposals or sales agreements at the time of assessment. The City has secured access for previous projects under each of these scenarios and anticipates no difficulties in doing so for future projects. The preferred option of all sites will be to secure the willing and legal consent of the property owner through the execution of an access agreement that addresses all potential issues that may be associated with environmental testing, including, but not limited to responsibilities for clearing utilities, restoring ground or pavement disturbed by drilling and reporting of results.

### **2.b. Task Description and Budget Table**

2.b.i. Task Descriptions – The scope of work for this assessment project includes following tasks:

**Task 1 – Updating Brownfields Inventory and Prioritization (\$4,000):** Since the City already has a GIS-based brownfield inventory in place, this task is limited to re-evaluating and updating the existing system. We anticipate that brownfield inventory and prioritization meetings will be conducted at a minimum semi-annually and more often as new brownfield sites are discovered (i.e., new plant closures, tax delinquencies) and new redevelopment opportunities are received. *The budget for Task 1 assumes an estimated \$4,000 (\$2,000 hazardous substances [H.S.] and \$2,000 petroleum [pet.]) for 40 hours of consultant time at an average \$100/hour billing rate for six site prioritization meetings (18 hours) and GIS system updates (22 hours).*

**Task 2 - Phase I Environmental Site Assessments (ESA) (\$40,000):** Under the direction of the City, the environmental consulting firm will complete Phase I ESAs at 10 high priority sites. Prior to performing Phase I ESAs, eligibility determination requests will be prepared and submitted to EPA (for hazardous substance sites) or to the WDNR (for pet. sites) for approval, prior to initiating the Phase I ESA. The Phase I ESAs will be completed in accordance with ASTM E1527-13 and All Appropriate Inquiries requirements. Reports will be provided primarily in electronic (pdf) format and hard copy format, where required. *The budget for this task includes 10 Phase I ESA reports at an average cost of \$4,000 each (6 H.S. [\$24,000] and 4 pet. [\$16,000]).*

**Task 3 - Phase II ESAs, Site Investigations and Remedial Planning (\$239,000):** *The majority (approximately 80%) of these assessment grant funds will be used to conduct Phase II assessment. The environmental consultant will perform Phase II ESAs, Site Investigations and Remedial Action Planning on priority sites that have EPA/WDNR approved eligibility determinations. The environmental consultant will prepare a community-wide Quality Assurance Project Plan (QAPP) in accordance with EPA requirements, prior to conducting any site assessment activities. Site-specific sampling and analysis plans (SAP) and health and safety plans (HASP) will be prepared and submitted to EPA prior to initiating field work. The costs associated with the anticipated tasks are as follows: (a) **QAPP preparation**, \$4,000 (\$2,000 H.S. and \$2,000 pet.), assuming 32 hours at an average rate of \$125/hr); (b) **Seven Phase II ESAs** (5 H.S. and 2 pet. sites), at an average cost of \$20,000 each, total \$140,000 (\$100,000 H.S. and \$40,000 pet.); (c) **Three Site Investigations** (2 H.S. and 1 pet. site), at an average cost of \$22,000 each, total \$66,000 (\$44,000 H.S. and \$22,000 pet.); (d) **Three Remedial Action Plans** (2 H.S. and 1 pet. site), at an average cost of \$7,000 each, total \$21,000 (\$14,000 H.S. and \$7,000 pet.); and (e) **Technical assistance** to be provided by the consultant to the City in preparation of quarterly and annual reporting and ACRES updates; total estimated cost of \$8,000, specifically 64 hours at \$125/hour (40 hours=\$5,000 for H.S. and 24 hours=\$3,000 for pet.).*

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**Task 4 – Community Outreach (\$17,000):** To maximize the potential for meaningful community input to the project this task will include development of a Community Involvement Plan. Under this plan, comprehensive community outreach will be performed that will include public meetings; development and distribution of marketing and informational materials; and joint outreach and education efforts with community partner organizations. The City will lead the community outreach efforts. (Note: The City will conduct these activities as in-kind services and are therefore not included in the budget table below.) The City will also utilize their environmental consultant to prepare a community involvement plan, present technical project updates, provide input on informational materials and attend community meetings as needed.

*The City has budgeted \$9,000 for contractual support for Community Outreach effort, which includes an estimated 72 hours of effort at an average rate of \$125/hour (40 hours=\$5,000 for H.S. and 32 hours= \$4,000 for pet.). Additionally, the City has budgeted \$4,000 for supplies which includes \$2,000 for printing costs, \$500 for distribution of promotional materials, \$500 for advertising public notices and \$1,000 for graphic displays at public meetings.*

Under this task, City staff will attend two EPA brownfields conferences to participate in environmental assessment or redevelopment workshops/training sessions. Travel and associated costs for City staff to attend two conferences is assumed to be \$1,000 for airfare cost for each conference (\$2,000), daily expenses for hotel and meals of \$200/day for 8 days (\$1,600) and \$50/day for incidentals (taxi rides, parking, public transportation, etc.) for 8 days (\$400).

### 2.b.ii. Budget Table

Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
	Update Brownfields Inventory	Phase I ESAs	Phase II ESA, SI and RAP	Community Outreach	
Budget for Hazardous Substances Assessment Funding					
Travel				\$2,000	\$2,000
Supplies				\$2,000	\$2,000
Contractual	\$2,000	\$24,000	\$165,000	\$5,000	\$196,000
Subtotal (Hazardous)	\$2,000	\$24,000	\$165,000	\$9,000	\$200,000
Budget for Petroleum Assessment Funding					
Travel				\$2,000	\$2,000
Supplies				\$2,000	\$2,000
Contractual	\$2,000	\$16,000	\$74,000	\$4,000	\$96,000
Subtotal (Petroleum)	\$2,000	\$16,000	\$74,000	\$8,000	\$100,000
TOTALS	\$4,000	\$40,000	\$239,000	\$17,000	\$300,000

### 2.c. Ability to Leverage

To supplement EPA funding, the City has secured \$1 million in clean up funding provided by the Wisconsin Economic Development Corporation (WEDC), \$66,000 in Wisconsin Coastal Management grants, and over \$450,000 in Stewardship funding through the state of Wisconsin for land acquisitions and development of recreational facilities, like parks and parkways, a critical feature of liveable communities, and more than \$550,000 has been secured for design and construction for the Promenade (RootWorks) from the State. In addition, a land donation in RootWorks area and more than \$130,000 in private funds has been secured for additional planning purposes associated with properties assessed with EPA grant dollars. Racine is an entitlement community and receives an annual United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) allocation that may be earmarked for projects that are under-funded.

In 2017, the City adopted a Ten Year Capital Improvement Plan (relevant letter and capital improvement plans pages are included in Appendix E) which specifically allocates City funding to several target areas and brownfield redevelopment projects including \$5.1 million for improvements to Douglas Avenue, and \$264,000 for streetscape improvements to Douglas Avenue, \$6.1 million for redevelopment of the RootWorks area and includes building demolition, remediation, and

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improvements, \$200,000 for the Harborside post closure and utilities, \$384,500 for the Uptown area. It should be noted, that the City is adamant about having developers pay a fair share of clean up and infrastructure costs and has a track record of successfully negotiating development agreements that fairly and appropriately split these costs with developers. Finally, general levy and TIF funds have been used by the City in the past to pay for costs associated with certain brownfields redevelopment projects. It is anticipated that the City, will make strategic use of these and other potential funding sources as necessary to complete environmental assessment, clean up, and other activities as needed to ensure the successful revitalization of sites assessed.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

#### **3.a. Engaging the Community**

3.a.i. Community Involvement Plan – Racine has a rich history of civic engagement and effectively utilizing community input from a broad range of stakeholders, including neighborhood groups, business leaders, financial institutions, non-profit organizations, developers, property owners and government agencies. Specifically the City has undertaken the following activities in recent past to involve the affected community in the reuse planning for the target areas:

- In 2015, the City initiated two yearlong community planning effort, funded through EPA Area Wide Planning (AWP) grant to craft redevelopment concept plan of catalytic sites and implementation strategies for the community's highest priority area, the Root River Redevelopment Area also known as RootWorks. The RootWorks AWP process was led by the planning consultants and began with an 11 member committee with members from the City, County, RCEDC, State Representatives, Southeast WI Regional Representatives, Great Lakes Conservation Corps, Educational Partner- Gateway Technical College and Business Leaders from global companies like CNHI, and SC Johnson. This team conducted one public charrette, a Kayak/Canoe and Walking Root River tour and three public meetings to engage the community to get their input on developing the most appropriate AWP for the RootWorks. The RootWorks AWP was adopted in 2017 and was built off of the efforts from 2008 Back to the Root Plan.
- In 2015, the City created a strategic development team with the City, RCEDC, and designated public private partners to undertake a yearlong planning process to include citizens, partners in Uptown area and identify and prioritize short and long term economic development project opportunities. The strategic plan was funded by the EPA Site Assessment Grant 2014 and was formally adopted by the City Council in 2015. The plan addressed improvements needed to both create a better environment for economic investment, and programs necessary to provide less advantaged citizens with the capacity to access the ladder of economic opportunity that leads out of the poverty. To guide the implementation and structure action steps, the strategic development team facilitated active citizen participation process to ensure adequate representation of different interests is completed. To further the efforts, City with community development corporations created a Racine Revitalization Partnership group this year to focus on building a better Racine through implementing the strategic plan and revitalizing the Uptown area.
- In 2005 the City adopted the Douglas Avenue Revitalization Plan that acted as a guide and achievable vision to recognize and establish needs and strengthen neighborhood districts. The plan was led by the planning group in coordination with the City, target area's business community, community partners, and non-profit organizations.
- The City also created an Economic Development Advisory Committee in 2014 made up of business leaders, financial groups, developer community, educational partners, County leaders and community partners that meet every quarter to collaborate on projects, gather input from community, discuss and guide the planning process in the targeted redevelopment areas of the City.

Recent effort led by City and a non-profit, Visioning Greater Racine 2035 is entirely borne out of the City's desire to involve the collective community in establishing the City's core values, goals and objectives, so that they could guide all future community projects. *The City continues to explore new ways to engage and communicate with as much of the community and key stakeholders as possible during each project through the use of social media, city website updates, email blasts, local newspaper articles in addition to the City's existing community engagement infrastructure that will be utilized for the EPA SAG 2018, if awarded.* The economic development advisory committee will establish a Community Involvement Plan that will utilize existing channels of

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communication as well as new strategies to unlock developer interest and reach the most disenfranchised stakeholders in the community. As the redevelopment target area has more than twice the state average of limited speaking households (as presented in Table 1) the City will work with Hispanic Business & Professional Associations (HPBA) to assist with language translation and outreach efforts in Spanish. The City recognizes that sustained outreach to a full range of stakeholders will ensure that the inventory, assessment, and redevelopment planning process will have strong community backing. In support of this grant application, during the Council and the Redevelopment Authority Public Meeting, a presentation on brownfields redevelopment and the EPA Brownfield Grant Program, followed by a Q&A, which addressed the community's role in grant implementation, uses of funding, and community concerns, availability of grant fund programs to support redevelopment of brownfields was completed. Both the committees confirmed the community's needs for the grant funding to update its inventory, prioritize, and assess brownfield sites within RootWorks, Uptown and Douglas Avenue Area, and their input was incorporated into this grant application. Community partners pledged to participate in outreach efforts and assist with grant implementation activities, such as site identification and prioritization. These commitments were then confirmed in the letters of commitment provided in Attachment D.

The City will work with the community partner organizations that are part of the existing Economic Development Advisory Committee which will meet 2-3 times per year over the three-year grant term, including a post-grant award kick-off meeting, a site inventory update meeting, site prioritization meeting(s), and clean up/site-specific reuse meeting(s), and area-wide planning meeting(s). Diverse interests of the committee members will ensure a transparent public process and committed community input throughout the project. The City will also conduct one-on-one interviews with key stakeholders from the real estate community (including brokers, developers and site owners), to explore opportunities to utilize grant funding to support upcoming redevelopment projects.

**3.a.ii. Communicating Progress** – ***The City's community outreach program uses an array of both modern and traditional methods to communicate project progress.*** Modern forms of communication include Twitter Accounts (City: 779 followers and the Mayor: 3,700 followers). Racine also has an extensive website as well as newly launched Build Up Racine website that focuses on economic development of the target community areas and allows the community to read or sign up to receive monthly newsletters for ongoing City projects. The City and Mayor also use Facebook. Currently Racine has 2,092 followers and the Mayor has 1,318 followers on Facebook. The City usually updates its website and adds events regarding public meetings regularly on social media. The City Council meetings and Planning Commission meetings are also recorded and broadcasted on the local channel and produces original features on local events and businesses. The Journal Times frequently writes articles about City events and news. In some cases the City has also used City auto-dialing, and door-to-door flyer distribution, if needed on a project specific basis, to engage the community in target redevelopment areas. Racine also encourages community members to engage with City government. Every month, the Mayor sets aside 30 minutes open to all community members to discuss any concerns they might have about the city projects. Through outreach to the individual networks of the supporting government partners (Section 3.b.i and 3.b.ii), Community Partner Organizations and other stakeholders (Section 3.c.), the City will continue to recruit stakeholder participants throughout the project, including those representing public health and environmental interests, property owners, developers, and residents.

*The City will solicit public input regarding health and welfare issues and redevelopment opportunities, utilizing tools such as social media and local newspaper, news channels, flyer distributions, and auto-dialing. **The intensive "information out, feedback in" process will continue throughout the cleanup/ redevelopment decision process, as major milestones are realized, and/or following each Economic Advisory Committee meeting and the Racine Redevelopment Authority meeting.** Although most project communications will be published in English, the City will develop and distribute material in Spanish for the large Hispanic community with HPBA's assistance. In addition, all City programs, services, and meetings are accessible and Americans with Disabilities Act (ADA) compliant; and City literature includes a statement that citizens may request alternative formats or special accommodations.*

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## **3.b. Partnerships with Government Agencies**

**3.b.i. Local/State/Tribal Environmental Authority** – The City maintains an excellent working relationship with the Wisconsin Department of Natural Resources to help ensure appropriate assessment and cleanup of brownfield sites utilizing EPA funds and in general. Environmental investigation, monitoring and remedial planning activities will be conducted in compliance with the rules and guidance promulgated by the WDNR, Bureau of Remediation and Redevelopment. When contamination is discovered on brownfield sites, the notification, assessment and cleanup are governed primarily by NR700 of the Wisconsin Administrative Code, with NR140 regulating groundwater quality and NR141 specifying borehole and monitoring well procedural requirements. The City and their consultant will coordinate with the WDNR and EPA staff for technical support, resolution of regulatory or procedural issues and interpretation of the rules and guidance documents. The WDNR will also review and approve eligibility determinations for petroleum sites, site-specific sampling and analysis plans, site investigation reports (for completeness) and remedial action plans for brownfield sites where response actions are to be completed. The WDNR also offers “Green Team Meetings” for municipalities to meet with WDNR, WEDC and other stakeholders, to discuss technical/procedural complications, liability protection benefits, remedial approaches, redevelopment plans and available funding sources/opportunities which can spur on successful redevelopment. The City has benefited from these “Green Team Meetings” in the past and anticipates seeking this input on future brownfield projects. The WDNR has provided a letter of support for this grant application, dated October 24, 2017 from Ms. Darsi Foss and attached to this application.

**3.b.ii. Other Governmental Partnerships** – The **Wisconsin Economic Development Corporation** (WEDC) which was established in 2011 will be a key partner in facilitating redevelopment of brownfield sites, through funding programs such as the Blight Elimination and Brownfield Redevelopment, the Idle Industrial Sites Grant Programs and the Ready for Reuse program, all of which have previously been used to facilitate redevelopment of multiple City brownfield sites. The City has 2 active WEDC grants within the target area totalling over \$1.66 million dollars.

The **Racine Health Department** (RHD) will continue to be involved in protecting public health and the environment during the City’s assessment, cleanup, and redevelopment of brownfield sites. The expertise and experience of RHD will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations with further assistance from the Wisconsin Department of Health; design and conduct notification/education programs; and coordinate health testing (e.g., blood-lead tests in children near foundries or battery recycling facilities) if migration of contamination from a brownfield site is confirmed. The RHD also coordinates the lead abatement in the homes of qualified applicants. In partnership with Kenosha County, the City has received 4 grants from the HUD Office of Healthy Homes and Lead Hazard Control which has funded the abatement of more than 400 homes since 2006. Occupants of the home must be of low income with priority given to homes that house children under the age of six and pregnant women. A Support letter is provided as Attachment 3.

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

**3.c.i. Community Organization Description & Role** – The City’s Economic Development Advisory Committee and the Redevelopment Authority will continue to provide significant oversight/input to the Brownfields program. A description of each organization and their role and commitment to the City’s brownfield revitalization efforts and specifically to the Assessment grant requested herein is provided below.

<b>Organization</b>	<b>Description</b>	<b>Role and Commitment</b>
Racine County Economic Development Corporation	County economic development corporation focused on business development, entrepreneurial assistance, and community initiatives.	The RCEDC is committed to assisting with the following activities: administer the grant; provide input on site selection and prioritization; outreach to community stakeholders; engage community partner organizations in outreach and communication measures; and organize public meetings relative to the program and projects.

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Organization	Description	Role and Commitment
Racine Area Manufacturers and Commerce	Chamber of Commerce	RAMAC will distribute the grant information and provide updates to the business community and is willing to provide a venue to host grant-related public meetings.
Root River Council (RRC)	Local grass-roots organization focused on the revitalization of the Root River	The RRC will provide community outreach, education and engagement; contribute facilities, equipment, or materials; and provide on-the ground assistance in support of the project.
Hispanic Business and Professional Association	Promotes cross-cultural understanding; is a recognized viable Hispanic organization in the community.	HBPA is committed to providing reading/translating services, distributing information on the brownfields projects to Hispanics in the community, who comprise the predominant minority group in the RootWorks, Uptown, and Douglas Avenue target areas.
Gateway Technical College WEDD	Technical college ensuring economic growth by providing education, training, leadership and technical resources.	GTC WEDD will collaborate with local companies and partners to address workforce requirements and current, future and custom workforce needs; evaluate potential environmental job development education and employment opportunities related to brownfields
Racine Revitalization Partnership	Formed through collaboration of community-based organizations to implement Uptown Strategic Development Plan	The RRP is committed to engaging with the stakeholders, local businesses and residents in the Uptown area and assisting the City in implementation of the Uptown Strategic Development Plan.

3.c.ii. Letters of Commitment – Letters of support affirming the role and commitment of the community organizations listed in 3.c.i, above are provided as Attachment E.

### 3.d. Partnership with Workforce Development Programs

The City partners with the *Great Lakes Community Conservation Corps* (GLCCC), which has a local training center in Racine, to promote local hiring and to connect community members to potential employment opportunities in brownfields assessment, cleanup and redevelopment in the City. The mission of the GLCCC is to train and educate disadvantaged populations for credentials that close the skills gap, improve water quality, build habitat, grow the legacy of the original CCC of the 1930s and make the region more competitive in the global economy. They provide trained and certified employees to perform remediation activities and evaluate potential environmental job development education and employment activities. Specific training opportunities include 40-hour HAZWOPER, Hazardous Materials Management, OSHA confined Space Certification, OSHA Asbestos Awareness Training, Water Sampling & Monitoring, AutoCAD/3-D Modelling, Project Management, OSHA 10-hour Construction Safety and more. The GLCCC is a recipient of an EPA FY17 Job Training Grant, and are working on projects related to improving water quality on the Root River, which is adjacent to the target priority areas for this grant.

## 4. PROJECT BENEFITS

### 4.a. Welfare, Environmental, and Public Health Benefits

This assessment grant will target the City's most challenged and sensitive populations. The grant will supplement the City's underfunded brownfields program, as it will assist in determining the extent and degree of environmental contamination within the City's priority brownfield areas, the Uptown, RootWorks, and Douglas Avenue areas. As a result of this grant and the City's brownfield program in general, contamination will be properly addressed, thus improving the welfare, environment, and public health of the community in the following ways.

**Welfare Benefits:** Through redevelopment in these targeted areas, sensitive populations will have increased access to education, employment opportunities, and housing options through the construction of mixed-use developments on properties that are currently vacant or underutilized. This redevelopment will provide an increased tax base for the City to use in making continued investment in this area, furthering the public welfare benefits for residents in these areas in

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particular. The City is dedicated to the promotion of sustainable development as a primary approach for protecting and enhancing surface and groundwater, reducing energy consumption, managing growth through land preservation and resource recovery initiatives. Redevelopment projects will emphasize energy efficiency through LEED, Focus on Energy and Racine Energy Efficiency programs, green building techniques, and native plantings in landscaping and storm water retention areas. Full circle it will improve the welfare of these impoverished areas of the City in the near term and long term.

***Environmental Benefits:*** While the former industrial property uses helped to historically shape the targeted areas, the assessment and future clean-up of the targeted brownfields sites is now needed to reduce environmental exposures, such as from old, deteriorating buildings and contaminated sites. The redevelopment of these properties into housing and other mixed-use developments will provide more affordable housing options for residents, reducing exposure to pre-1939 housing stock where there is a higher risk of exposures to lead-based paint and asbestos. The clean-up of environmental contaminants will also reduce potential exposures to these sensitive populations caused by brownfield sites.

***Public Health Benefits:*** Public health benefits will be realized through this project, as the clean-up of brownfield sites and the development of these areas into urban centers within the City will reduce potential exposure to site contaminants; will improve safety and decrease crime and blight in the area and will remove the current old, deteriorating structures that pose health risks due to asbestos and lead-based paint.

### **4.b. Economic and Community Benefits**

The goals for redevelopment of the brownfield sites within the RootWorks, Uptown, and Douglas Avenue areas of the City are to improve the economic conditions for area residents, create better housing options, and, through this redevelopment and also create a better sense of “home” and pride for these residents. The creation of family-supporting jobs is a critical component in the redevelopment plans for these target areas of the City. Unemployment rates as high as 25% are not acceptable. The City intends to focus on attracting businesses to these areas that will provide jobs for the local community. The City’s strong ties with the RCEDC will provide an avenue for discovering and soliciting prospective employers to these areas, especially in anticipation of the influx of industries supporting the \$10-billion manufacturing plant planned for neighboring community. The redevelopment of brownfield sites in these target areas will provide economic benefits as new businesses are drawn to the areas to establish business and entertainment districts.

These priority areas of the City are in need of improved housing stock. Approximately 69% of Uptown area residents occupy pre-1939 housing, which carries an increased risk of exposure to lead-based paint and asbestos. The brownfield redevelopment planned for this area will include new market rate and affordable housing options that reduce these health risks. The plan for the Uptown area includes creating a specialty food district, to provide a better source of healthy food options; and similar to Douglas Avenue revitalization plan focuses on creating an arts and music district which will include rehabilitation of the Theatres; creating additional public gathering spaces, such as pocket parks and greenways; adding aesthetics and public amenities, such as bicycle parking, a public gazebo, rain gardens and improved parking options. The proposed development will provide community amenities that these residents may not have previously had access to.

Similarly, the strategic plan for the RootWorks area is focused on redevelopment of an urban live/work environment that creates a new mixed-use district, boosts the viability of nearby commercial districts, improves access to the Root River, and inspires economic growth. For example, the Machinery Row site, where warehouses and industrial buildings currently occupy the space, is envisioned as urban lofts, live-work units and creative spaces for growing new businesses. The Root River Loop connects workers to 1.75 miles of scenery, walkway, river access and parkway. The redevelopment of these areas into urban districts will provide access to community amenities, such as the Root River and other public park spaces, and through the revitalization of these areas into welcoming, safe, and vibrant urban centers, the connection of these areas to the rest of the City will benefit not only the residents in these areas but also the City as a whole.



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## 5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**5.a. Audit Findings:** All federal funds for the City are managed through the Clerk/Treasurer's office with annual audits by the State Board of Accounts. All of these grants and awards have been annually audited and received OMB Circular A-133 audit. The City has strong financial controls and conducts an annual external audit on the financial statements of all government expenditures including grant funded activities. The audit results indicate no material weakness and generally classify the City as a low risk in its fiscal management of grants and other funds. Last year the City's two EPA grants (Area Wide Planning grant and Cleanup Revolving Loan Funds) were chosen for EPA's desk review, and conclude no concerns.

**5.b. Programmatic Capability:** *Racine has a proven track record in efficiently implementing EPA grants. The project director for the grant is the City of Racine's Director of City Development, Amy Connolly. Ms. Connolly has over 20 years of municipal, consulting and non-profit experience in community building and land use planning with specific expertise in neighborhood redevelopment efforts. She led brownfield redevelopment efforts in several Southeast Michigan communities and has experience in the environmental and economic challenges of redeveloping brownfield sites. Ms. Connolly has experience of using funds from HUD/CDBG, EPA and FEMA for community development projects. RCEDC's Brownfield Redevelopment Specialist, Rachana Kothari, has experience in economic and community development, urban infill and adaptive reuse, public-private partnerships, tax credits and financing. Ms. Kothari has performed the duties of the City's Brownfield Redevelopment Specialist position for 2 years and will continue that role with this Assessment grants. She is currently the lead staff member coordinating the implementation of the City's BC-RLF, and the EPA Cleanup Grants, the WDNR Stewardship and design and build grants and WEDC Site Assessment Grants. Ms. Kothari ensures that the technical, administrative and financial requirements of the grants are successfully met. The RCEDC will continue to coordinate the City's Brownfield program in the same manner it has successfully managed other municipal contracts for over 25 years. Other Staff for the project includes City's legal counsel, Bill Scott. Mr. Scott is both an attorney and a licensed professional geologist and has concentrated his legal practice on environmental and natural resources law as applied to real estate development, and regulatory compliance and permitting for over 25 years. Mr. Scott will assist on an as need basis to develop strategy for and directing brownfield redevelopment; determining liability allocation; and orchestrating environmental impact analysis. Under USEPA Region V Project Manager, Racine conducted a consultant selection process November 2016 in accordance with 2 CFR 200.317-200.326 and selected a highly-qualified consultant to work on the City's Brownfield sites, state and federally funded projects, including this grant, if awarded. The project team will have bi-weekly meetings/conference calls to review progress, discuss issues and plan next steps. City staff will review and comment on all draft documents prepared by the consultants. Racine's established history of successfully managing several federal and state grants demonstrates the City's ability to comply with EPA program objectives and requirements.*

### **5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

The City's ultimate goals for its brownfield program are to reduce environmental threats to the community; redevelop its brownfield sites, thus creating employment opportunities and increased housing options for its residents; create a liveable community by preserving greenspace and providing a sense of community; and improve economic conditions. The City will track the progress of their brownfields program by measuring and documenting the following outputs:

- Number of potential brownfield sites evaluated as part of the inventory/prioritization task.
- Number of Phase I ESAs, Phase II ESAs, SIs and RAPs completed.
- Number of meetings conducted to educate and inform the public.

The City will also track the more long-term progress of their brownfields program by measuring and documenting the following outcomes:

- Minimized exposure to hazardous substance and petroleum contamination to sensitive populations especially children.
- Increased housing options (both affordable and market rate).
- Increased employment opportunities (specifically # of jobs created).
- Acres of land ready for reuse, as well as acres redeveloped as a result of the program.
- Acres of land converted to greenspace or other community-focused developments.

## Application for FY18 EPA Community-Wide Brownfield Assessment Grant for Petroleum and Hazardous Substances for the City of Racine, Wisconsin – Ranking Criteria

Progress toward achieving these outputs and outcomes will be documented during monthly progress meetings and will be reported to EPA as part of the required quarterly progress reporting and ACRES data input, as appropriate.

### 5.d. Past Performance and Accomplishments

**5.d.i. Currently or Has Ever Received an EPA Brownfields Grant:** Since 2010, the City has successfully received and administered multiple EPA grants including three assessments, three cleanup, one brownfield cleanup RLF with two supplements, and an Area Wide Planning grant. Using EPA funds as a catalyst, the City has leveraged more than \$370,000 in assessment funding and \$1 million in cleanup funding provided by the WEDC, \$66,000 in Wisconsin Coastal Management grants, and over \$450,000 in Stewardship funding through the state of Wisconsin. Other state monies totalling more than \$550,000 have also been awarded but are pending various budget approvals. In addition, land donations and more than \$130,000 in private funds has been secured for additional planning purposes associated with properties assessed with EPA grant dollars.

**5.d.i.1. Accomplishments** – The City has a successful track record in administering the grants from EPA and in meeting or exceeding work plan goals. Numerous accomplishments were achieved and accurately recorded in the ACRES database. The status of the City's 5 most recent EPA Brownfield Grants, excluding the City's FY15 AWP grant per the grant guidelines, are discussed below.

Year Awarded	Type of Grant	Amount	Funds Spent	Funds Encumbered	Funds Remaining
2013	Cleanup	\$200,000	\$200,000	\$0	\$0
2014	Cleanup	\$200,000	\$38,208	\$0	\$161,792
2014	Assessment	\$400,000	\$391,961	\$0	\$8,039
2015/2016	Supplemental RLF	\$800,000	\$0	\$800,000 <sup>(1)</sup>	\$0
2016	Cleanup	\$200,000	\$0	\$0	\$200,000

(1) Funds are slated for use in FY2018.

The City successfully implemented a ***FY13 Hazardous Material Cleanup Grant for cleanup of the Harborside site*** (9.56 Acres, located in the RootWorks area), leveraged funding from WEDC, a local TIF district and an EPA BC-RLF loan to complete the funding package for this project. Site remediation was completed in summer 2014 and the City has completed the planning of the area using the Area Wide Plan and is seeking proposals from developers to redevelop the site. The City is continuously working towards successfully implementing the ***FY14 Cleanup grant for North and FY16 Cleanup Grant for South Lot of Racine Steel site*** (total 11 Acres, located in Douglas Avenue area). Given the North Lot's data, the City is performing a pilot test using an innovative technology on the most contaminated area to address PCBs above TSCA levels and is actively working on remedial plan for South and remainder of the North Lot. The ***FY 2010 BC-RLF and FY15 and FY16 Supplemental funds*** have been encumbered. These funds are anticipated to be used by the following projects: \$700,000 at Ajax site (Uptown area), \$500,000 at Machinery Row (RootWorks area), \$300,000 by Fish Farm building (RootWorks area), and \$300,000 at Racine Steel (Douglas Avenue) in 2018. The City successfully completed the ***FY14 Assessment Grant*** and met the goals by conducting 14 Phase I ESAs, 13 Phase II ESAs, 10 SI and 2 of the 1 RAOR reports. With no grant funds reserve for assessment and an immediate need created in the area due to billion dollar investment in neighboring community, there is a lot of momentum build up for brownfield redevelopment, and the City needs additional Assessment grant funding. If awarded, the City will like to tap into pre-award monies.

**5.d.i.2. Compliance with Grant Requirements** – Since 2010, the City has received multiple EPA grants and in each instances, the City has been in full compliance with all criteria, reporting requirements and timelines. The City is very adept at administering grants and has a specific software application designed to assist in financial management and tracking of grants and BC-RLF funds. The City is very familiar with federal grant requirements and reporting procedures and has performed exceptionally well when selected for appropriate awards. The City just closed out an assessment grant (FY14), a planning grant (FY15) and is currently working on two clean-up grants (FY14 and FY16) and a BC-RLF grant (FY10, FY15, and FY16). All ACRES and quarterly reports have been completed and all projects are on-schedule and within budget. The grants administered by the City are audited quarterly internally, as well as annually externally.

**Attachment D**

**Documentation Indicating Committed Firm Leveraged Resources**

Department of City Development

Amy Connolly, AICP  
Director of City Development

Matthew G. Sadowski, MUP, AICP  
Assistant Director/Principal Planner



Room 102 - City Hall  
730 Washington Avenue  
Racine, Wisconsin 53403  
262 636-9151  
Fax: 262 635-5347

November 16, 2017  
Jan Pels, USEPA Region 5  
77 West Jackson Blvd  
Mail Code SE-5J  
Chicago, IL 60604  
[pels.jan@epa.gov](mailto:pels.jan@epa.gov)

Re: Dedication of City Funds for Brownfield Site Assessment Grant Proposal by the City of Racine, Wisconsin to the United States Environmental Protection Agency

Dear Jan:

This letter is provided to indicate the source and amount of funds dedicated by the City of Racine to leverage environmental assessment efforts. This grant will be utilized to assess key brownfield sites in the RootWorks, Uptown and Douglas Avenue Corridor as well as other key sites throughout the City. The City is prepared to administer the grant, if awarded, by demonstrating the following funds dedicated to the project:

The breakdown of funds and their sources are as follows:

FUNDING SOURCES	AMOUNT
*Contract with Racine County Economic Development Corporation to manage and administer the City's brownfield program	\$72,100
City of Racine 10 Year Capital Improvement Budget allocations (see specific projects below)	
**Harborside remediation (RootWorks area)	\$200,000
**Water Street Development- Machinery Row (RootWorks area) includes Root River Promenade and South Loop development, stabilization of seawalls, building demolition and remediation and planning	\$6,120,000
**Triangle Park (Uptown Neighborhood)	\$1,043,500
**Ajax building utilities upgrade (Uptown Neighborhood)	\$275,000
**Pedestrian Pass-through (Uptown Neighborhood)	\$794,500
**Improvements to Douglas Ave	\$8,778,000
**Douglas Ave streetscaping project (Douglas Ave area)	\$528,000

\*Represents annual contract amount for RCEDC brownfield services contract. \*\* Allocated amounts are added for projects in target area for next three years (2018-2021)

If you have any questions, please feel free to contact me at (262)-636-9151.

Sincerely,

Amy Connolly,  
Director, City Development, City of Racine

RACINE, WISCONSIN

# TEN YEAR CAPITAL IMPROVEMENT PLAN

Project Information Forms

Intergovernmental Revenue Sharing Planning Document



2018 - 2027

PROPOSED

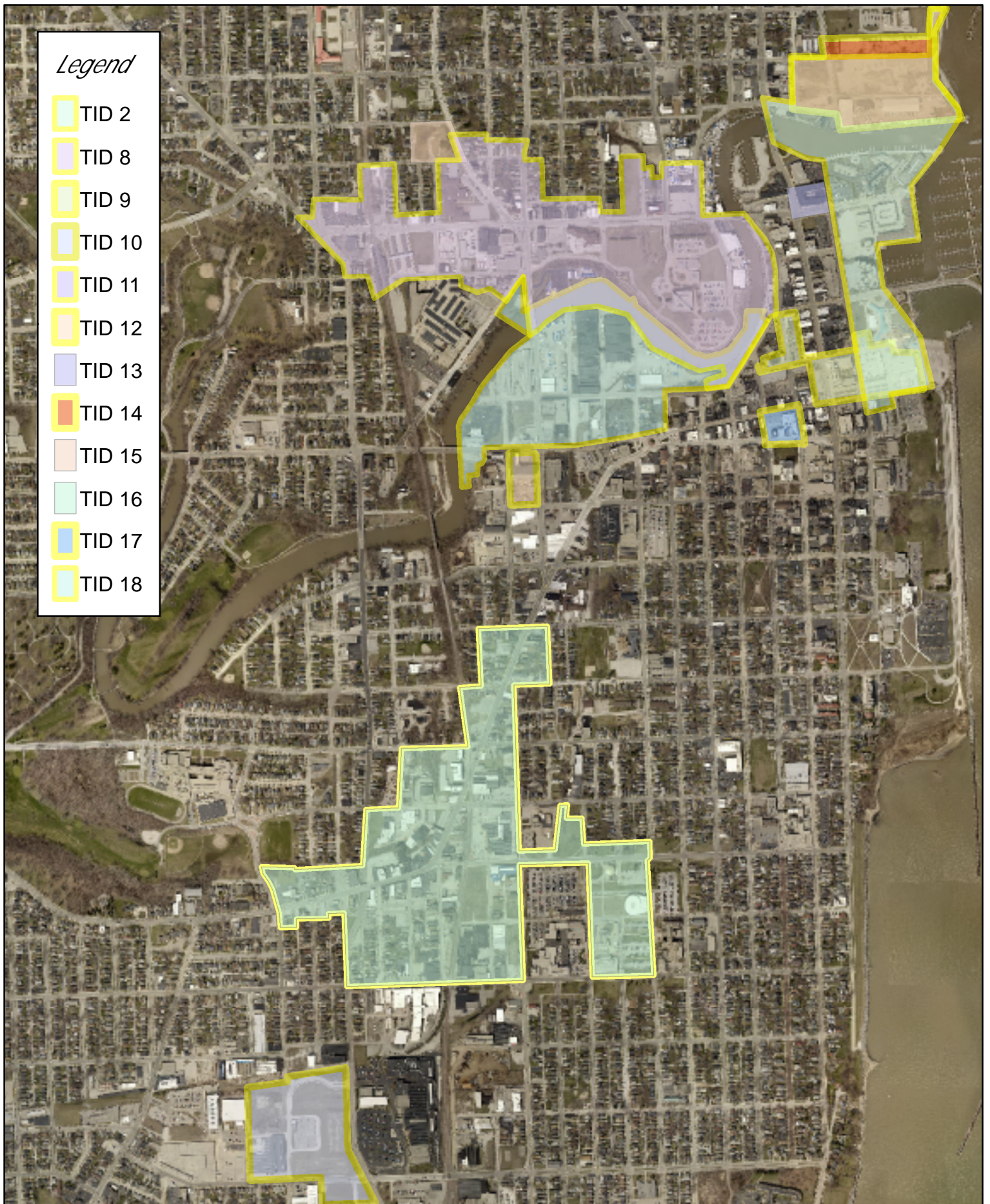
COMMUNITY DEVELOPMENT

Project Description and Location	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total cost	Funding Source
Redevelopment Activities												
Contract Services	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 294,000	IG Shared Rev
Tax Reinvestment Assistance	160,000	162,000	164,000	170,000	45,000	45,000	12,000	12,000	12,000	12,000	794,000	IG Shared Rev
Façade Grants/White Box Program	200,000	150,000	100,000	100,000	100,000	50,000	50,000	50,000	50,000	50,000	\$ 900,000	IG Shared Rev
Allocation to RDA-Budgetary												
Brownfields Services	72,100	74,263	76,491	78,786	81,149	83,584	86,091	88,674	91,334	92,000	824,472	IG Shared Rev
Contracted Services	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000	IG Shared Rev
Utilities	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	550,000	IG Shared Rev
Building Repairs	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	300,000	IG Shared Rev
Grounds Repairs	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000	IG Shared Rev
RRP CHDO Allocation	100,000	50,000	25,000	-	-	-	-	-	-	-	175,000	IG Shared Rev
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	IG Shared Rev
TID 14 - Harborside												
Harborside (Walker) Remediation	200,000	-	-	-	-	-	-	-	-	-	200,000	TIF
TID 18 - Water Street Development (Machinery Row)												
Root River Promenade and south loop	2,000,000	-	-	-	-	-	-	-	-	-	2,000,000	TID Bond
Root River Promenade and south loop	300,000	-	-	-	-	-	-	-	-	-	300,000	State Grant
Stabilize Seawalls and soils	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	TID Bond
Building Demolition/Remediation	2,100,000	-	-	-	-	-	-	-	-	-	2,100,000	TID Bond
Building Demolition/Remediation	500,000	-	-	-	-	-	-	-	-	-	500,000	State Grant
Plan Redesign	100,000	-	-	-	-	-	-	-	-	-	100,000	TIF-IG
Taxes	120,000	-	-	-	-	-	-	-	-	-	120,000	TIF-IG
TID 19 - Uptown Neighborhood												
Triangle Park	65,000	-	-	-	-	-	-	-	-	-	65,000	TIF-IG
Triangle Park	-	978,500	-	-	-	-	-	-	-	-	978,500	TID Bond
Historic Theatre Development	-	125,000	-	-	-	-	-	-	-	-	125,000	TIF-IG
Historic Theatre Development	-	-	-	5,000,000	-	-	-	-	-	-	5,000,000	TID Bond
Historic Theatre Development	-	-	-	5,000,000	-	-	-	-	-	-	5,000,000	Private Developer
Ajax Utility Upgrade	275,000	-	-	-	-	-	-	-	-	-	275,000	Grant
Pedestrian Passthrough	44,500	-	-	-	-	-	-	-	-	-	44,500	TIF-IG
Pedestrian Passthrough	-	500,000	-	-	-	-	-	-	-	-	500,000	TIF-IG
Pedestrian Passthrough	-	250,000	-	-	-	-	-	-	-	-	250,000	Donations
TID 21 - Event Center												
Implementation	39,500,000	-	-	-	-	-	-	-	-	-	39,500,000	RA-Bond
Implementation	2,300,000	-	-	-	-	-	-	-	-	-	2,300,000	TIF
Implementation	2,500,000	-	-	-	-	-	-	-	-	-	2,500,000	TIF-IG
Implementation	10,700,000	-	-	-	-	-	-	-	-	-	10,700,000	TID Reserves
<b>TOTALS</b>	<b>\$ 62,470,100</b>	<b>\$ 2,523,263</b>	<b>\$ 598,991</b>	<b>\$ 10,582,286</b>	<b>\$ 461,149</b>	<b>\$ 413,584</b>	<b>\$ 383,091</b>	<b>\$ 385,674</b>	<b>\$ 388,334</b>	<b>\$ 389,000</b>	<b>\$ 78,595,472</b>	
Method of Financing												
Intergovernmental Shared Revenues	\$ 765,600	\$ 669,763	\$ 598,991	\$ 582,286	\$ 461,149	\$ 413,584	\$ 383,091	\$ 385,674	\$ 388,334	\$ 389,000	\$ 5,037,472	
RDA Bond	39,500,000	-	-	-	-	-	-	-	-	-	39,500,000	
TID Increment	2,500,000	-	-	-	-	-	-	-	-	-	2,500,000	
TID Bond	5,100,000	1,478,500	-	5,000,000	-	-	-	-	-	-	11,578,500	
TID-IG	2,829,500	125,000	-	-	-	-	-	-	-	-	2,954,500	
TID Reserves	10,700,000	-	-	-	-	-	-	-	-	-	10,700,000	
State/Federal Grant	1,075,000	-	-	-	-	-	-	-	-	-	1,075,000	
Donations	-	250,000	-	-	-	-	-	-	-	-	250,000	
Private Developer	-	-	-	5,000,000	-	-	-	-	-	-	5,000,000	
<b>TOTAL COST</b>	<b>\$ 62,470,100</b>	<b>\$ 2,523,263</b>	<b>\$ 598,991</b>	<b>\$ 10,582,286</b>	<b>\$ 461,149</b>	<b>\$ 413,584</b>	<b>\$ 383,091</b>	<b>\$ 385,674</b>	<b>\$ 388,334</b>	<b>\$ 389,000</b>	<b>\$ 78,595,472</b>	

**DEPARTMENT OF PUBLIC WORKS**  
Streets - Portland Cement Concrete Paving

Project Description and Location	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total cost	Funding Source
Concrete Paving-Misc. Locations	\$ 47,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,847,000	G.O. Debt
Concrete Paving-Misc. Locations	640,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	7,840,000	Assessments
Pavement Replacement-Misc.	1,000,000	800,000	1,200,000	1,500,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	14,100,000	G.O. Debt
Concrete Alley Paving	3,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	111,000	G.O. Debt
Concrete Alley Paving	12,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	912,000	Assessments
Pavement Replacement-CDBG	-	-	60,000	150,000	150,000	150,000	150,000	200,000	200,000	200,000	1,260,000	CDBG
Northwestern - Memorial to Goli	150,000	-	-	-	-	-	-	-	-	-	150,000	G.O. Debt
STH 38 & Mmrl Dr. Roundabout (HSIP)	7,000	75,000	-	-	-	-	-	-	-	-	82,000	G.O. Debt
STH 38 & Mmrl Dr. Roundabout (HSIP)	63,000	570,000	-	-	-	-	-	-	-	-	633,000	State Funds
Durand - Kearney to STH 32	-	-	12,500	12,500	-	-	-	-	-	-	25,000	G.O. Debt
Durand - Kearney to STH 32	-	-	1,582,500	1,582,500	-	-	-	-	-	-	3,165,000	State Funds
Washington - Roosevelt to West Blvd.	50,000	-	-	650,000	650,000	-	-	-	-	-	1,350,000	G.O. Debt
Washington - Roosevelt to West Blvd.	150,000	-	-	4,500,000	4,500,000	-	-	-	-	-	9,150,000	State Funds
LRIP	-	420,000	-	250,000	-	250,000	-	250,000	-	250,000	1,420,000	G.O. Debt
LRIP	-	150,000	-	150,000	-	150,000	-	150,000	-	150,000	750,000	State Funds
16th - Main to Racine (STP-U)	30,000	-	375,000	-	-	-	-	-	-	-	405,000	G.O. Debt
16th - Main to Racine (STP-U)	105,000	-	1,300,000	-	-	-	-	-	-	-	1,405,000	State Funds
Douglas - Main to Goold	2,095,000	2,095,000	-	-	-	-	-	-	-	-	4,190,000	G.O. Debt
Douglas - Main to Goold	1,570,000	1,570,000	-	-	-	-	-	-	-	-	3,140,000	State Funds
Douglas - Main to Goold Streetscaping	227,000	227,000	-	-	-	-	-	-	-	-	454,000	State Funds
Douglas - Main to Goold Streetscaping	37,000	37,000	-	-	-	-	-	-	-	-	74,000	State Funds
Douglas - Main to Goold Real Estate	1,450,000	-	-	-	-	-	-	-	-	-	1,450,000	State Funds
Three Mile Road-STH 32 to LaSalle	-	320,000	-	-	-	-	-	-	-	-	320,000	IG Funds
Three Mile Road-STH 32 to LaSalle	-	540,000	-	-	-	-	-	-	-	-	540,000	Assessments
Three Mile Road-STH 32 to LaSalle	-	540,000	-	-	-	-	-	-	-	-	540,000	Village of Caledonia
21st Street-Center to STH 32	-	-	370,000	-	-	-	-	-	-	-	370,000	G.O. Debt
21st Street-Center to STH 32	-	-	140,000	-	-	-	-	-	-	-	140,000	Mt. Pleasant
Goold-Main to STH 32 (STP-U)	-	30,000	30,000	-	380,000	-	-	-	-	-	440,000	G.O. Debt
Goold-Main to STH 32 (STP-U)	-	100,000	130,000	-	1,320,000	-	-	-	-	-	1,550,000	State Funds
Durand - Kentucky to Kearney	-	150,000	150,000	-	-	-	-	-	-	-	300,000	G.O. Debt
Durand - Kentucky to Kearney	-	4,000,000	4,000,000	-	-	-	-	-	-	-	8,000,000	State Funds
<b>TOTALS</b>	<b>\$ 7,636,000</b>	<b>\$ 12,736,000</b>	<b>\$ 10,462,000</b>	<b>\$ 9,907,000</b>	<b>\$ 9,712,000</b>	<b>\$ 3,262,000</b>	<b>\$ 2,862,000</b>	<b>\$ 3,312,000</b>	<b>\$ 2,912,000</b>	<b>\$ 3,312,000</b>	<b>\$ 66,113,000</b>	
<b>Method of Financing</b>												
G.O. Debt	\$ 3,382,000	\$ 3,782,000	\$ 2,349,500	\$ 2,624,500	\$ 2,842,000	\$ 2,062,000	\$ 1,812,000	\$ 2,062,000	\$ 1,812,000	\$ 2,062,000	\$ 24,790,000	
Assessments	652,000	1,440,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	9,292,000	
CDBG	-	-	60,000	150,000	150,000	150,000	150,000	200,000	200,000	200,000	1,260,000	
State Funds	3,602,000	6,654,000	7,012,500	6,232,500	5,820,000	150,000	-	150,000	-	150,000	29,771,000	
IG Fund	-	320,000	-	-	-	-	-	-	-	-	320,000	
Village of Caledonia	-	540,000	-	-	-	-	-	-	-	-	540,000	
Village of Mt. Pleasant	-	-	140,000	-	-	-	-	-	-	-	140,000	
Sanitary Sewer Maintenance Fund	-	-	-	-	-	-	-	-	-	-	-	
Storm Water Utility	-	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL COST</b>	<b>\$ 7,636,000</b>	<b>\$ 12,736,000</b>	<b>\$ 10,462,000</b>	<b>\$ 9,907,000</b>	<b>\$ 9,712,000</b>	<b>\$ 3,262,000</b>	<b>\$ 2,862,000</b>	<b>\$ 3,312,000</b>	<b>\$ 2,912,000</b>	<b>\$ 3,312,000</b>	<b>\$ 66,113,000</b>	





## *Tax Incremental Districts*

*City of Racine, WI - Dept. of City Development*

0 0.05 0.1 0.2 0.3 Miles





**Attachment E**

**Letters of Commitment from Community Organizations**

**Department of Public Health**

Dottie-Kay Bowersox, MSA  
Public Health Administrator

730 Washington Avenue  
Racine, Wisconsin 53403  
262-636-9201  
262-636-9564 FAX



CITY OF RACINE, WISCONSIN  
**PUBLIC HEALTH DEPARTMENT**  
*Serving the City of Racine and the  
Villages of Wind Point & Elmwood Park*

Website: [www.cityofracine.org/Health](http://www.cityofracine.org/Health)  
Email: [publichealth@cityofracine.org](mailto:publichealth@cityofracine.org)

**Environmental Health Division**  
262-636-9203  
**Community Health Division**  
262-636-9431  
**Laboratory Division**  
262-636-9571

November 2, 2017

Amy Connolly  
Director of City Development, City of Racine  
730 Washington Avenue, Room 102  
Racine, WI 53403

Dear Ms. Connolly,

RE: Letter of Support for FY2018 \$300,000 US EPA Brownfields Site Assessment Grant Application

The City of Racine Environmental Health Department fully supports the City of Racine's application for a \$300,000 Site Assessment Grant from the US Environmental Protection Agency.

Racine's Environmental Health Division provides programs and services to help ensure the safety and well-being of City residents. Environmental Health Division is supportive of continued assessment of brownfield sites throughout the City. Assessing and addressing environmental concerns through remediation will allow safe reuse of the sites as well as protect public health.

The City works closely with Environmental Health staff to make sure that human health and safety goals are prioritized. Under the FY2014 US EPA Site Assessment Grant, City Environmental Health staff worked with the City brownfield specialist, the DNR and a site owner to ensure adherence to conditions of a Human Health Hazard Order in conducting debris removal and disposal at a local brownfield site. However, the City also has many other known or potential brownfield sites that need to be properly characterized and assessed.

The City of Racine Environmental Health division will support the assessment activities by posting relevant facts regarding identification or assessment on our webpage and Facebook site, publish information to businesses and residents impacted by any site conditions and outreach to partners and resources. We will also actively participate during the assessment process by partnering with the City's brownfield coordinator and the environmental consultant to ensure that human health and safety goals are prioritized.

We are supportive of the application and will remain active and participating partners in the grant process.

Sincerely,

Dottie-Kay Bowersox, MSA  
Public Health Administrator  
City of Racine

October 20, 2017

Amy Connolly, Director  
Department of City Development, Racine  
730 Washington Ave.  
Racine, Wisconsin 53403

Dear Ms. Connolly,

I am writing this letter to support the City of Racine's application for a FY2018 \$300,000 US Environmental Protection Agency (USEPA) Assessment Grant. The Racine County Economic Development Corporation (RCEDC) fully supports this application with the knowledge that this grant will support progress toward a healthier and more prosperous community and environment in the City. Specifically, this grant will help identify levels of contamination at brownfield sites in the City, and this information will be used to conduct clean up and restoration efforts at key brownfield sites leading to opportunities for redevelopment and job creation in the City. Additionally, funds from this grant will be used to conduct planning efforts in the Uptown and RootWorks redevelopment area. This grant will continue the significant progress that has been realized under the USEPA FY2014 SAG.

RCEDC is committed to building a strong local economy including new job growth and promoting the reuse and redevelopment of brownfield properties. The City of Racine has sought our assistance and has requested that we fully engage in the project to be funded under this grant.

When awarded, our organization will assist the City by:

- Administration of the grant;
- Providing input on site selection and prioritization;
- Act as the lead in the community outreach activities to raise community awareness, and market the brownfield program and seek public involvement;
- Engage local community based organizations to partner in outreach and communication measures;
- Host or organize public meetings relative to the program and projects.

Thank you for considering this very important project in our community.

Sincerely,



Jenny Trick  
Executive Director



October 23, 2017

Amy Connolly  
Director of City Development, City of Racine  
730 Washington Ave.  
Racine, WI 53403

Dear Ms. Connolly,

I am writing this letter in support of the City of Racine's application for a FY2018 for a \$300,000 US Environmental Protection Agency (US EPA) Assessment Grant. Racine Area Manufacturers and Commerce fully supports this application with the understanding that this grant will support progress toward a healthier community and natural environment in the City, therefore benefitting all City residents. Specifically, this grant will help identify or confirm the presence and levels of contamination at brownfield sites in the City, and this information will be used to target cleanup and redevelopment of those sites. Continued assessment of brownfield sites in the City will diminish barriers to potential businesses and developers who would seek to bring new industry and jobs to the City.

It is Racine Area Manufacturers and Commerce's mission to strengthen and maintain a solid, diversified, economic base, one that ensures a healthy business climate and a prosperous, progressive community. Further, we provide the necessary business leadership and service in the cooperation with other public and private sectors aimed at improving the quality of life in the Racine area.

When awarded, our organization will assist the City by distributing grant information and updates to the business community through postings on our website, through our e-newsletter and in our Business Quarterly printed magazine. RAMAC would also be willing to provide meeting space to host grant-related public meetings.

Thank you for considering this very important project in our community.

Sincerely,

Matt J. Montemurro  
President/CEO



October 19, 2017

Amy Connolly  
Director of City Development, City of Racine  
730 Washington Avenue, Room 102  
Racine, WI 53403

Dear Ms. Connolly,

I am writing in support of the City of Racine's application for a FY2018, \$300,000 US Environmental Protection Agency (USEPA) Communitywide Assessment Grant. The Root River Council fully supports this application with the understanding that this grant will encourage progress toward a healthier community and natural environment in the City of Racine. Specifically, this grant will help identify the presence and degree of contamination at brownfield sites in the City. This information will then be used to foster clean-up and restoration efforts at key brownfield sites. In addition, funds from this grant will support assessment efforts in key redevelopment area in the City including areas along the banks of the Root River, a quarter mile upstream of Lake Michigan.

The Root River Council began in 2006 as a conversation among various community members concerned about the Root River. These 'River Enthusiasts' researched the successes of communities around the globe and strategized ways that the City of Racine and all of Southeastern WI could implement best management practices to revitalize the Root River. Most recently, we have become involved in the planning efforts, which we understand were funded by an USEPA Area-Wide Planning Grant. Many of our members have attended the Root River Community planning meetings and have provided input regarding the redevelopment in these areas. Given the recent Foxconn announcement we hope to get the redevelopment of these brownfield sites soon.

The Root River Council is committed to building a strong local economy, and encouraging new job growth and being involved in the transformation of defunct, blighted industrial properties into liveable communities, thereby improving water quality. The City of Racine has sought out the help of our organization and has requested that we engage in the project to be funded under this grant.

When awarded, our organization will assist the City of Racine in:

- Educating the community about brownfields-related issues and protecting natural resources,
- Offering direct on-the-ground assistance including: identification of brownfield sites, researching sustainable solutions, infrastructure reuse and community engagement, and public meetings
- In-kind contributions of facility, equipment or materials

Thank you for considering this very important project in our community.

Sincerely,

Jim Chambers, Chairperson  
Root River Council  
P.O. Box 1374, Racine, WI 53403



October 23, 2017

Ms. Amy Connolly, AICP  
Director, Department of City Development  
730 Washington Ave.  
Racine, WI 53403

**Re: Letter of Support for FY2018 \$300,000 US EPA Brownfields Assessment Grant Application**

Dear Ms. Connolly,

The Hispanic Business and Professionals Association (HBPA) is pleased to offer their full support for the City of Racine's application for a FY2018, for a \$300,000 U.S. Environmental Protection Agency (US EPA) Assessment Grant. We understand that this grant will support progress in terms of community and economic development, translating into remediating blighted and underused properties.

Formed in 1999, the HBPA has grown to be recognized as a very viable Hispanic organization whose goal is to do its utmost to make our community a better community for all. As a lead business organization in the community, the HBPA would outreach to partner organizations to inform and educate them on the City's environmental activities and progress.

HBPA is pleased to support activity that will foster environmental improvements in the City and improve not only quality of life in the area, but spur economic growth potential that will benefit all City residents.

When awarded, the HBPA will assist in educating our community with regards to the grant. We will advocate for residents and provide support for community outreach/education regarding the health risks that a brownfield can pose and the benefits that assessment of these properties can bring. We will provide any informed input from neighborhood residents and our members to identify and prioritize brownfields sites for cleanup, and insist that goals for brownfields revitalization should be developed within a community planning framework. Further, we will partner in this brownfield assessment effort by assisting the City in reading/translating outreach materials for public meetings in the event there is a language barrier to overcome.

Thank you for your consideration of this important community project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Wally Rendon".

Wally Rendon  
President, Racine Hispanic Business and Professionals Association



October 23, 2017

Amy Connolly  
Director of City Development, City of Racine  
730 Washington Ave.  
Racine, WI 53403

**Re: FY2018 \$300,000 US EPA City of Racine Brownfields Assessment Grant Application Letter of Support**

Dear Ms. Connolly,

I am writing this letter to support the City of Racine's application for a FY2018 \$300,000 US Environmental Protection Agency (US EPA) Assessment Grant. Gateway Technical College, and specifically, the Business & Workforce Solutions (BWS) Division fully support this application. We understand that this grant will support progress in terms of community and economic development and promote a cleaner environment in Racine County.

BWS and Gateway Technical College are valuable partners to development throughout the county. We collaborate with local companies and partners across the county to address workforce requirements, addressing current, future and custom training and workforce needs. We are pleased to support this application by the City, recognizing that brownfield redevelopment will enhance economic development thereby enhancing workforce opportunities in the City.

Specifically, we will provide technical assistance related to community development strategies, by ensuring economic growth and viability by providing education, training, leadership and technological resources to meet the changing needs of students, employers, and the community. We will also evaluate potential environmental job development, education and employment opportunities within the City. Programs that are currently offered and align with environmental assessments include a certification program for environmental technician and maintenance technicians.

Thank you for considering this very important project in our community.

Sincerely,

A handwritten signature in black ink that reads "Debbie Davidson".

Debbie Davidson  
Vice President, Business & Workforce Solutions  
Gateway Technical College

October 24, 2017

Amy Connolly  
Director of City Development, City of Racine  
730 Washington Avenue, Room 102  
Racine, WI 53403

Dear Ms. Connolly,

I am writing in support of the City of Racine's application for the FY2018 \$300,000 U.S. Environmental Protection Agency (USEPA) Assessment Grant; \$200,000 of which will be used to assess sites with known or suspected hazardous substance contamination; and \$100,000 of which will be used to assess sites with known or suspected petroleum contamination. The City has completed the strategic plan focusing on the City's Uptown area. The partnership will be catalyst to coordinate and concentrate diverse stakeholders to get things done and build according to the strategic Uptown plan. It will require seeking input and involvement from key stakeholders, community development corporations, residents, business owners and engaged citizens to further analyze and synthesize existing brownfield information for the formulation of a working plan that is guided by the City to achieve redevelopment goals for the Uptown area.

The Racine Revitalization Partnership utilizes the Uptown Strategic Development Plan as implementation-focused document to define strategy, address redevelopment issues, goals and reinvestment strategies. The Racine Revitalization Partnership formulated its vision and goals according to the plan that includes findings and recommendations of the brownfield data inventory and analysis, vision and opportunity analysis, catalytic sites and projects identification and potential resources identification.

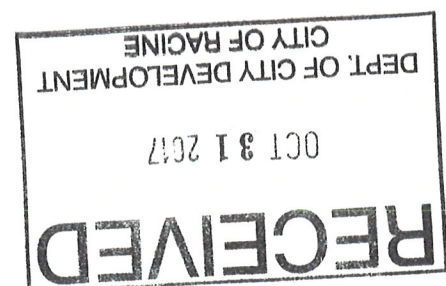
When awarded the assessment grant, Racine Revitalization Partnership will assist the City by updating and identifying key priority sites in the Uptown area, communicating the goals of the redevelopment plan, and collaborating with the City's brownfields specialist regarding catalytic project sites. We will engage and share the grant information and updates to the stakeholders, local businesses, and residents in the Uptown area. This grant will serve to further the goals and objectives of the Uptown redevelopment plan.

Thank you for considering this very important project in our community.

Sincerely,



Ed Miller  
Executive Director





October 20, 2017



Amy Connolly  
Director of City Development  
City of Racine  
730 Washington Ave.  
Racine, WI 53403

Dear Ms. Connolly:

The Great Lakes Community Conservation Corps is pleased to support the City of Racine's grant application for a US Environmental Protection Agency Community Wide Site Assessment Grant FY 2018, for a \$300,000. The Great Lakes CCC is a recipient of an EPA Job Training Grant this current year and will implement an Environmental Workforce Development and Job Training Program to prepare young adults to participate in environmental sampling, monitoring and clean-up activities at contaminated properties in the City of Racine. The assessment grant will not only support progress in terms of community and economic development but also provide opportunities to engage our training participants at real world projects.

Specifically, we will provide a trained and certified pool of Corps members who have acquired the HAZWOPER credential and a variety of other licenses and certifications that will permit them to shadow and train alongside environmental engineers and contractors that are expediting remediation activities at targeted properties. We will also evaluate potential environmental job development, education and employment opportunities within the City for the benefit of Racine young adults and under-employed residents.

The partnership between the City of Racine and the Great Lakes CCC fulfills the USEPA's objectives to unify environmental job training programs and assessment and remediation activities within a community and achieve holistic redevelopment of people and place.

We look forward to further partnering with the City of Racine when the new grant funding is awarded.

Sincerely,

Chris Litza  
President

**Milwaukee County**

531 South Water Street  
Suite 200  
Milwaukee, Wisconsin  
53204

**Waukesha-Ozaukee-Washington Counties**

W175 N11163 Stonewood Court  
Suite 227  
Germantown, Wisconsin  
53022

**Racine-Kenosha-Walworth Counties**

9345 Dunkelow Road  
Franksville, Wisconsin  
53126

**Phone**

(262) 880-4811

**Website**

[www.greatlakesccc.org](http://www.greatlakesccc.org)

**Attachment F**  
**Threshold Criteria**

## Application for FY18 EPA Community-Wide Brownfield Assessment Grant for Petroleum and Hazardous Substances for the City of Racine, Wisconsin – Threshold Criteria

1. **Applicant Eligibility:** The City of Racine (the “City”), Wisconsin is the applicant for this grant. The City is a general purpose unit of local government as defined in 2CFR 200.64. and is therefore eligible to receive USEPA funds for assessment of brownfields.
2. **Community Involvement:** – Racine has a rich history of civic engagement and effectively utilizing community input from a broad range of stakeholders, including neighborhood groups, business leaders, financial institutions, non-profit organizations, developers, property owners and government agencies. Specifically the City has undertaken the following activities in recent past to involve the affected community in the reuse planning for the target areas:
  - In 2015, the City initiated two yearlong community planning effort, funded through EPA Area Wide Planning (AWP) grant to craft redevelopment concept plan of catalytic sites and implementation strategies for the community’s highest priority area, the Root River Redevelopment Area also known as RootWorks. The RootWorks AWP process was led by the planning consultants and began with an 11 member committee with members from the City, County, Racine County Economic Development Corporation (RCEDC), State Representatives, Southeast WI Regional Representatives, Great Lakes Conservation Corps, Educational Partner- Gateway Technical College and Business Leaders from global companies like CNHI, and SC Johnson. *This team conducted one public charrette, a Kayak/Canoe and Walking Root River tour and three public meetings to engage the community to get their input on developing the most appropriate AWP for the RootWorks.* The RootWorks AWP was adopted in 2017 and was built off of the efforts from 2008 Back to the Root Plan.
  - In 2015, the City created a strategic development team with the City, RCEDC, and designated public private partners to undertake a yearlong planning process to include citizens, partners in Uptown area and identify and prioritize short and long term economic development project opportunities. The strategic plan was funded by the EPA Site Assessment Grant 2014 and was formally adopted by the City Council in 2015. The plan addressed improvements needed to both create a better environment for economic investment, and programs necessary to provide less advantaged citizens with the capacity to access the ladder of economic opportunity that leads out of the poverty. *To guide the implementation and structure action steps, the strategic development team facilitated active citizen participation process to ensure adequate representation of different interests is completed. To further the efforts, City with community development corporations created a Racine Revitalization Partnership group this year to focus on building a better Racine through implementing the strategic plan and revitalizing the Uptown area.*
  - In 2005 the City adopted the Douglas Avenue Revitalization Plan that acted as a guide and achievable vision to recognize and establish needs and strengthen neighborhood districts. The plan was led by the planning group in coordination with the City, target area’s business community, community partners, and non-profit organizations.
  - The City also created an Economic Development Advisory Committee in 2014 made up of business leaders, financial groups, developer community, educational partners, County leaders and community partners that meet every quarter to collaborate on projects, gather input from community, discuss and guide the planning process in the targeted redevelopment areas of the City.

Recent effort led by City and a non-profit, Visioning Greater Racine 2035 is entirely borne out of the City’s desire to involve the collective community in establishing the City’s core values, goals and objectives, so that they could guide all future community projects. *The City continues to explore new ways to engage and communicate with as much of the community and key stakeholders as possible during each project through the use of social media, city website updates, email blasts, local newspaper articles in addition to the City’s existing community engagement infrastructure that will be utilized for the EPA SAG 2018, if awarded.* The economic development advisory committee will establish a Community Involvement Plan that will utilize existing channels of communication as well as new strategies to unlock developer interest and reach the most disenfranchised stakeholders in the community. As the redevelopment target area has more than twice the state average of limited speaking households (as presented in Table 1) the City will work with Hispanic Business & Professional Associations (HPBA) to assist with language translation and outreach efforts in

## **Application for FY18 EPA Community-Wide Brownfield Assessment Grant for Petroleum and Hazardous Substances for the City of Racine, Wisconsin – Threshold Criteria**

Spanish. The City recognizes that sustained outreach to a full range of stakeholders will ensure that the inventory, assessment, and redevelopment planning process will have strong community backing. In support of this grant application, during the Council and the Redevelopment Authority Public Meeting, a presentation on brownfields redevelopment and the EPA Brownfield Grant Program, followed by a Q&A, which addressed the community's role in grant implementation, uses of funding, and community concerns, availability of grant fund programs to support redevelopment of brownfields was completed. Both the committees confirmed the community's needs for the grant funding to update its inventory, prioritize, and assess brownfield sites within RootWorks, Uptown and Douglas Avenue Area, and their input was incorporated into this grant application. Community partners pledged to participate in outreach efforts and assist with grant implementation activities, such as site identification and prioritization. These commitments were then confirmed in the letters of commitment provided in Attachment D.

The City will work with the community partner organizations that are part of the existing Economic Development Advisory Committee which will meet 2-3 times per year over the three-year grant term, including a post-grant award kick-off meeting, a site inventory update meeting, site prioritization meeting(s), and clean up/site-specific reuse meeting(s), and area-wide planning meeting(s). Diverse interests of the committee members will ensure a transparent public process and committed community input throughout the project. The City will also conduct one-on-one interviews with key stakeholders from the real estate community (including brokers, developers and site owners), to explore opportunities to utilize grant funding to support upcoming redevelopment projects.

*The City's community outreach program uses an array of both modern and traditional methods to communicate project progress.* Modern forms of communication include Twitter Accounts (City: 779 followers and the Mayor: 3,700 followers). Racine also has an extensive website as well as newly launched *Build Up Racine* website that focuses on economic development of the target community areas and allows the community to read or sign up to receive monthly newsletters for ongoing City projects. The City and Mayor also use Facebook. Currently Racine has 2,092 followers and the Mayor has 1,318 followers on Facebook. The City usually updates its website and adds events regarding public meetings regularly on social media. The City Council meetings and Planning Commission meetings are also recorded and broadcasted on the local channel and produces original features on local events and businesses. *The Journal Times frequently writes articles about City events and news. In some cases the City has also used City auto-dialing, and door-to-door flyer distribution, if needed on a project specific basis, to engage the community in target redevelopment areas. Racine also encourages community members to engage with City government.* Every month, the Mayor sets aside 30 minutes open to all community members to discuss any concerns they might have about the city projects. Through outreach to the individual networks of the supporting government partners (Section 3.b.i and 3.b.ii), Community Partner Organizations and other stakeholders (Section 3.c.), the City will continue to recruit stakeholder participants throughout the project, including those representing public health and environmental interests, property owners, developers, and residents. ***The City will solicit public input regarding health and welfare issues and redevelopment opportunities, utilizing tools such as social media and local newspaper, news channels, flyer distributions, and auto-dialling. The intensive "information out, feedback in" process will continue throughout the cleanup/ redevelopment decision process, as major milestones are realized, and/or following each Economic Advisory Committee meeting and the Racine Redevelopment Authority meeting.*** Although most project communications will be published in English, the City will develop and distribute material in Spanish for the large Hispanic community with HBPA's assistance. In addition, all City programs, services, and meetings are accessible and Americans with Disabilities Act (ADA) compliant; and City literature includes a statement that citizens may request alternative formats or special accommodations.

- 3. Site Eligibility or Property Ownership Information:** Not applicable for proposal for community-wide assessment grant.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/16/2017

4. Applicant Identifier:

City of Racine, Wisconsin

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Racine

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

396005581

\* c. Organizational DUNS:

0204726010000

### d. Address:

\* Street1:

730 Washington Avenue

Street2:

\* City:

Racine

County/Parish:

\* State:

WI: Wisconsin

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

53403-1146

### e. Organizational Unit:

Department Name:

Department of City Development

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Amy

Middle Name:

\* Last Name:

Connolly

Suffix:

Title:

Director

Organizational Affiliation:

Department of City Development

\* Telephone Number:

262-636-9151

Fax Number:

262-636-5347

\* Email:

amy.connolly@cityofracine.org

## 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

### \* 15. Descriptive Title of Applicant's Project:

Racine EPA Community-wide Brownfield Assessment Grant 2018

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

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

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

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

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

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

☒ \*\* I AGREE

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

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: