



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

Rocky Marcoux
 Commissioner
 rmarco@milwaukee.gov

Martha L. Brown
 Deputy Commissioner
 mbrown@milwaukee.gov

November 16, 2017

Environmental Protection Agency - Region 5

Attn: Ms. Jan Pels

77 West Jackson Boulevard

Mail Code SE-7J

Chicago, IL 60604-3507

Re: RACM's Application for an EPA Brownfields Cleanup Grant –
 2642 West Hopkins Street, Milwaukee, Wisconsin

Dear Ms. Pels:

The Redevelopment Authority of the City of Milwaukee (RACM) is applying for a \$200,000 cleanup grant to remediate a 0.96-acre site – 2642 West Hopkins Street – which is one of seven vacant outlots associated with an aged, 84-acre industrial complex. RACM is seeking to transform this entire complex over the next 1-2 years into a modern business park named “Century City” with residential and retail amenities. This site provides the largest contiguous industrial parcel in Milwaukee, and once completed, employers at the new business center could provide an estimated 800-1000 jobs.

The seven outlots along with West Hopkins Street itself are considered Phase 2 of the Century City catalytic redevelopment project and this area is currently undergoing a community visioning and strategic planning process led by neighborhood organizations (The Corridor and Business Improvement District #37). Preliminary discussions envision the site as urban agriculture or open green space with an enhanced transit stop which together would serve to buffer the business park from residential homes to the east. The final concept, however will be determined after the completion of the community engagement process. Funding for site cleanup for this catalytic project is a critical first step in preparing the site for redevelopment.

The area around 2642 West Hopkins Street faces some of the most severe economic conditions in the City of Milwaukee. This property is located within the 30th Street Industrial Corridor: a five-mile long, ½-mile wide swath of land that encompasses the industrial, commercial, and residential land uses on both sides of a rail corridor that runs through the heart of Milwaukee's central city. The Corridor was once a major manufacturing center employing a high percentage of area residents. Unfortunately, as companies have left the area, the percentage of residents employed in manufacturing has declined from nearly 40% to less than 15% over the last 30 years. Recent census data present the following bleak picture: 34.8% of residents live below the poverty line, 22.4% of residents are unemployed, and 97.6% of persons 25 and older haven't completed a college degree. Considering that 97.1% of neighborhood residents are minorities, it becomes clear that this is drastically inequitable situation that must be improved.



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

- a. **Applicant Identification:** Redevelopment Authority of the City of Milwaukee, 809 North Broadway, Milwaukee, WI 53202-3617
- b. **Funding Requested:**
- (i) Grant type: Single Site Cleanup
 - (ii) Federal Funds Requested: \$200,000; no cost share waiver is being requested
 - (iii) Contamination: Petroleum
- c. **Location:** City of Milwaukee, County of Milwaukee, Wisconsin
- d. **Property Information:** 2642 West Hopkins Street, Milwaukee, WI 53206
- | | |
|--|--|
| e. Project Director: | Highest Ranking Elected Official: |
| Tory Kress | Mayor Tom Barrett |
| 809 North Broadway | 200 East Wells St |
| Milwaukee, WI 53202-3617 | Milwaukee, WI 53202-3515 |
| Phone: 414-286-8268 | Phone: 414-286-2200 |
| E-mail: tkress@milwaukee.gov | E-mail: mayor@milwaukee.gov |
- f. **Population:**
- (i) City of Milwaukee population: 599,498 (2011-2015 American Community Survey 5-Year Estimates)
 - (ii) Not applicable, RACM is a municipal form of government
 - (iii) The City of Milwaukee jurisdiction is located within 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.
- g. **Other Factors Checklist:** Please see Attachment CL-A.
- h. **Letter from the State Environmental Authority:** Please see Attachment CL-B

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

Sincerely,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



David P. Misky
Assistant Executive Director – Secretary

Attached: Attachment CL-A: Other Factors Checklist
Attachment CL-B: Letter from the State Environmental Authority

Attachment CL-A

Other Factors Checklist

Appendix 3

Cleanup Other Factors Checklist

Name of Applicant: Redevelopment Authority of the City of Milwaukee

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.	pg. 2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
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.	pgs. 8-9, Attach. B
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	pg. 8

Attachment CL-B

Letter from State Environmental Authority



October 19, 2017

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

Subject: State Acknowledgement Letter for the Redevelopment Authority of the City of Milwaukee's application for a U.S. EPA \$200,000 Cleanup Grant Application for 2642 W. Hopkins Street (petroleum contamination)

Dear Mr. Misky: *Dave*

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

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

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

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

Sincerely,

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

Copy: Margaret Brunette – DNR SER

CLEANUP GRANT – 2642 WEST HOPKINS STREET

RANKING CRITERIA FOR CLEANUP GRANTS

1. COMMUNITY NEED

1.a Target Area and Brownfields

1.a.i. Community and Target Area Descriptions (2 pts): With a population of nearly 600,000, Milwaukee is the largest city in Wisconsin and is most famous for its brewing industry. Some may also know it as home to large companies such as Harley-Davidson, Briggs & Stratton, and Johnson Controls. Industry was foundational to Milwaukee's history, and it was dominated by die cast companies, machine tool manufacturers, tanneries, foundries, and printers, providing well-paying, family-supporting jobs. Over the past four decades, however, Milwaukee has seen a decline in its traditional manufacturing base as companies have outsourced internationally or moved to suburban industrial parks, leaving behind a legacy of brownfield sites.

A disproportionate number of Milwaukee's brownfield sites, including 2642 West Hopkins Street, are located in a central portion of the City known as the 30th Street Industrial Corridor (The Corridor), a five mile stretch that was once a major manufacturing center, spanning a rail line, employing thousands of area residents. Unfortunately, as companies have left the area, the percentage of residents employed in manufacturing has declined from nearly 40% to less than 15% over the last 30 years. Across the neighborhood, 15% of housing units are vacant, with more than 25% unoccupied in some blocks. Of the housing units not vacant, most are rentals, with many of these owned by absentee landlords who invest little in maintenance and are at risk of abandonment. (Levine, M. V., 2002, *The Economic State of Milwaukee's Inner City: 1970-2000* Milwaukee: University of Wisconsin-Milwaukee, Center for Economic Development).

1.a.ii Demographic Information and Indicators of Need (2 pts):

Demographic Information	Target Area (Census Tracts 39, 41, 47, 48, 63, 65)	City of Milwaukee	State of Wisconsin	National
Population	17,614	599,498	5,742,117	316,515,021
Unemployment Rate	19.2%	11.8%	6.3%	8.3%
Poverty Rate (individuals)	37.0%	28.7%	13.0%	15.5%
Percent Minority	97.1%	63.7%	17.6%	37.7%
Median Household Income	\$28,683	\$35,958	\$53,357	\$53,889
Per Capita Income	\$13,554	\$20,018	\$28,340	\$28,930
Education Attainment (% Bachelor's or Higher, Age 25+)	8.5%	23.3%	27.8%	29.7%
Percent Children (under 18)	31.4%	26.5%	22.8%	23.3%

Source: U.S. Census Bureau, 2011-15 American Community Survey (ACS) 5-Year Estimates. Note, the percent minority is derived from the HISPANIC OR LATINO AND RACE population table (i.e. 100% minus the percentage "Not Hispanic or Latino, White alone")

The target area for this cleanup grant encompasses the site census tract and all surrounding census tracts. As shown in the table above, demographic indicators for the target area show that residents are experiencing difficult economic times, as compared to National, State-wide, and City-wide data. The poverty rate for the 17,614 residents in the target area is 37%, nearly triple the amount of the State figure. The 19.2% unemployment rate of the area is nearly double that of the City figure and over triple the State unemployment rate. The per capita income of \$13,554 is less than half of the State and National figures. With only 8.5% of area residents age 25+ having earned a Bachelor's Degree or higher, a cycle of poverty and unemployment is likely to continue. Furthermore, environmental justice is clearly an issue with 97.1% of residents being minorities, and 31.4% being children.

And not only are times challenging today for Milwaukee residents, more than 20% of residents have been living below the poverty line since before 1990, with the poverty rate increasing from 21.3% in 2000 to 28.7% in 2015, as shown in the table to the right and meeting the definition of "persistent poverty."

Year	% of Individuals Below Poverty Line	Source
1990	22.2%	1990 Census
2000	21.3%	2000 Census
2005	24.9%	2005 ACS
2010	26.3%	2006-2010 ACS
2015	28.7%	2011-2015 ACS

1.a.iii Description of the Brownfields (2 pts): The property that would be cleaned up under this grant is 2642 West Hopkins Street, which is one of seven "outlots" adjacent to the former 86-acre Tower Automotive industrial property that the Redevelopment Authority of the City of Milwaukee (RACM) is working aggressively to redevelop in conjunction with the outlots. This site is a vacant lot with an aging parking lot and a small bus station, and is similar to many other vacant, underutilized brownfield sites in the target area, including the other six outlots along West Hopkins Street. Site assessment work has identified the presence of contamination in the near surface soils including primarily petroleum volatile organic compounds (PVOs), polycyclic aromatic hydrocarbons (PAHs), and lead. These contaminants are likely a result of the site's past use as a filling station and paint store. The impacts of brownfields like this one are real and include *both* the negative health implications (discussed in Section 1.b) as well as negative economic effects that result from the persistent blighting influence these vacant properties have on their community (discussed in Section 1.c).

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

1.b.i Welfare Impacts (2 pts): The concentration of brownfields in the target area's low-income, minority neighborhoods is not the only negative impact to the community's welfare. The threat or perceived threat of contamination at Milwaukee's abundance of small neighborhood brownfields reduces marketability, leaving vacant, boarded up properties, many with lead and asbestos concerns, throughout the target communities. These types of sites often contribute as a blighting influence, attract crime and create an impediment to redevelopment in the area.

Milwaukee's central city neighborhoods, including the target area are also lacking in the amenities and services that more affluent neighborhoods have in abundance. Milwaukee's central city is considered by many definitions a "food desert" where residents lack access to full-service grocery stores with fresh produce. Exacerbating this situation is the fact that many residents also lack access to a private vehicle, relying instead on public transportation options,

and primarily the Milwaukee County Transit System, which like many other communities, is caught up in financial crisis with proposed service cuts always on the table during budget time.

Perhaps the most far-reaching negative impact to the welfare of Milwaukee's central city is its extremely high rates of unemployment, poverty, and racial disparity. According to a *24/7 Wall St.* report featured in an article by the *Milwaukee Business Journal*, Wisconsin was named the worst state in the country for black Americans to live because several economic indicators, including lower median annual income, higher unemployment and lower college graduation rates, show that the largest gap between black and white Americans is in Wisconsin (Shafer, 8/2016). National Public Radio also cites Milwaukee as the most segregated city in America, stemming from the fact that many African-Americans arrived in Milwaukee just before deindustrialization took place. The disappearance of manufacturing jobs, in combination with white flight to the suburbs and racially restrictive land covenants in suburbs, resulted in high levels of racial disparities continue to haunt the City.

1.b.ii Cumulative Environmental Issues (2 pts): While brownfield issues remain a top environmental concern in the target area, additional environmental issues are present as well. The neighborhoods in the target area are densely populated resulting in an increase in vehicle traffic and emissions which contribute to asthma and other negative health effects. City of Milwaukee Health Department (MHD) statistics show 84% of the housing stock in the 53206 zip code (the zip code containing 2642 West Hopkins Street) was constructed prior to 1940, greatly increasing the risk of exposure to lead and asbestos. Additionally, aging infrastructure and an overabundance of impermeable surfaces has led to historic and ongoing flooding and basement sewer backup problems for neighborhood residents. Even when residents are willing to report flood damage, it is often not covered by insurance and costly to repair, especially for residents who are already at an economic disadvantage. These environmental health observations are backed up with data from the EPA's EJSCREEN tool which compares measures of air quality, traffic volume and proximity, lead paint, and proximity to superfund and hazardous waste sites across geographies. The tool found that in a one-mile ring centered at 2642 West Hopkins Street, every EJ Index is within the 91st – 97th percentile statewide.

1.b.iii Cumulative Public Health Impacts (2 pts): One of the most common public health concerns found on brownfield properties in the City of Milwaukee, which is also present at 2642 West Hopkins Street are near surface soil impacts. Shallow contamination, which includes PAHs, VOCs, and lead in near surface soil, presents a risk to the public through dermal contact and ingestion, potentially exposing residents to health hazards such as respiratory problems, liver/kidney damage, nerve damage, eye and respiratory irritation, headache, nausea, and cancer. Exacerbating this situation is the large number of children in the target area – 31% of all residents – who are especially sensitive to environmental hazards. Adding to the disparate impacts of brownfields, due to the demographic makeup of the target area as shown in the table above, low-income African-Americans are severely disproportionately affected by the negative health impacts caused by brownfields in the target area.

A second significant public health issue for the target area's sensitive population is lead poisoning. According to a March 2015 article by the Mayo Clinic, lead can severely impact mental and physical development, even at low levels. Significant concentrations of lead are present on properties throughout the target areas due to former industrial uses of properties and historic filling activities. The 2015-2016 City of Milwaukee Community Health Assessment

confirms that childhood lead poisoning is a serious issue affecting Milwaukee residents, and no level of lead has been determined to be safe in humans. It was found that in 2014, 2.7% of Milwaukee children age 6 and under had elevated lead levels in their blood, compared to only 0.77% of children in Wisconsin and 0.53% in the United States.

1.c Financial Need

1.c.i. Economic Conditions (2 pts): RACM does not have the resources to implement the cleanup and redevelopment work described herein without support. As a land clearance authority operating under supervision of the City of Milwaukee, RACM is subject to City of Milwaukee budget constraints, which are many. On a macro-level, the City of Milwaukee is uniquely and severely hamstrung in the ways that it is authorized to raise revenue. In a July 2017 report entitled “On the Money? The City of Milwaukee’s Uncommon Revenue Structure and How it Compares to Peer Cities,” the Public Policy Forum, an independent research entity, describes the unique revenue structure on which the City of Milwaukee is forced to rely. Due to state law that prohibits cities from levying any type of sales tax, the City of forced to rely on property taxes for 96% of its local revenue, the highest percentage by far compared to any of the other 38 peer cities reviewed. These limitations were put in place in 1911 when local shared revenues were introduced, however state aids from the State of Wisconsin have been decreasing since 2010, where it topped out at \$1,240,272,824. In 2015, the aid amount was only \$912,309,750 (WI Dept. of Revenue). This restrictive revenue structure unfairly saddles city residents with the vast majority of the financial burden of city resources, while charging commuters and visitors zero sales tax, despite their regular enjoyment of city services.

And while revenue options are limited, expenses are increasing due in large part to the ongoing stressed housing market conditions and foreclosure rates. According to the City of Milwaukee Treasurers Office, the City foreclosed on 6,202 properties in the last five years, and the high rate of foreclosures is forecasted to continue. At the same time that these residential properties are being removed from the tax roll, the City faces the ongoing economic burden associated with the maintenance of foreclosed properties. Of the 1,132 foreclosed properties in 2017, the average annual maintenance cost per site is approximately \$2,500, if there are no roof repairs or environmental issues, equating to a conservatively low estimate of nearly \$3,000,000 per year. The foreclosure crisis is just one example of escalating municipal costs, but there are many others as well including failing infrastructure and declining enrollment in public schools.

Of particular relevance to Milwaukee’s brownfield program, our local CDBG office allocated \$169,000 of federal entitlement funds in 2017 to RACM for assessment and cleanup of brownfield sites, but due to budget cuts, this funding has been eliminated for 2018.

1.c.ii. Economic Effects of Brownfields (2 pts): As highlighted in the previous section, the City of Milwaukee has local tax revenues comprised almost entirely of property tax revenues, which amplifies the economic impacts of any changes to the tax base. The foreclosure crisis has clearly reduced the tax base, but so has Milwaukee’s legacy of brownfields. Many brownfield sites become tax-delinquent, and while city policy is generally to initiate the tax foreclosure process after two years of delinquency if a payment plan cannot be established, the brownfields program has created a “do not acquire” (“DNA”) list whereby non-residential tax-delinquent properties are reviewed for historic uses, and a decision is made whether to foreclose based on environmental past use. While this review process is essential from the standpoint of keeping the

City's environmental liability at a manageable level, an unfortunate side effect is that many of the properties on the DNA list tend to stay on the list for many years, some more than 20 years.

Common understanding is that long-standing brownfield properties blight communities, attract crime and vandalism, strain city resources, exert consistent negative pressure on revitalization efforts, and depress nearby property values. These economic impacts were quantified in a 2012 study published in The Journal of Regional Analysis & Policy entitled The Impact of Brownfields on Residential Property Values in Cincinnati, Ohio: A Spatial Hedonic Approach. The study found that brownfield sites in Cincinnati "devalue housing prices by as much as 19.96% to 21.93%...for those properties that are adjacent to brownfield sites. For the average priced house of \$94,595 in our sample, that means a devaluation of \$18,881 to \$20,745."

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a. Project Description

2.a.i Existing Conditions (2 pts): Currently, 2642 West Hopkins Street is a 0.96-acre vacant lot, about 80% of which is covered with an aged asphalt parking lot and fenced with a chain link fence. The other 20% is covered with grass and includes a small standard bus shelter. There are no current uses at the site, other than the transit stop. Site investigation work has identified the presence of widespread contamination in the near surface soils including primarily petroleum volatile organic compounds (PVOCs), polycyclic aromatic hydrocarbons (PAHs), and lead. The WDNR was notified of the contamination in November 2012 and opened an environmental record indicating their concurrence that impacts remain and need to be addressed prior to, or in conjunction with, site redevelopment.

2.a.ii Proposed Cleanup Plan (8 pts): As summarized in the ABCA included in Attachment A, RACM considered multiple remedial options. The first was to leave the parking lot in place, effectively taking no action other than conducting routine parking lot maintenance. While this is not a long-term solution promoting redevelopment into a higher and better use, this alternative would be sufficient in the short-term for the protection of human health and the environment. The second alternative considered was institutional and engineering controls – essentially installing a cap or barrier to prevent direct contact with contaminated soil. Thirdly, excavation with off-site disposal was reviewed which would remove contaminated soil, properly dispose of it in a licensed landfill, and backfill. The recommended alternative was a combination of institutional and engineering controls and excavation and disposal.

Critical to the finalization of a detailed cleanup plan is the solicitation and incorporation of feedback from the neighbors and other stakeholders. RACM has conducted a preliminary review of the site and developed an initial redevelopment concept that fits within site constraints. In essence, the cleanup plan is to remove limited areas of soil that have higher concentrations of contamination, followed by backfilling. In the remainder of the site, the lower levels of contamination would be capped with a combination of impermeable surface in the transit stop area, and a barrier and 2 feet of clean material in greenspace areas. RACM envisions that all or a portion of this green space could be for community gardens, depending on feedback and support from the community. However, adjustments are anticipated based on feedback that could alter the mix of greenspace types and uses as well as the transit stop layout.

Before conducting the permanent remedial strategy, RACM would first engage an environmental consultant to prepare a Remedial Action Plan (RAP) including a Soil Management Plan and a

Cap Maintenance Plan and submit these documents to WDNR for review and approval. The RAP documents would provide specific details on where and how the transit area and green space will serve as a cap, and what maintenance may be required. All required permits (erosion control, storm water management, etc.) would be obtained, and required notifications given. A Closure Request Report with GIS packet (to document and publicly record engineering and institutional controls) would also be completed as part of the project.

2.a.iii Alignment with Revitalization Plans (5 pts): The redevelopment project proposed above is not only aligned with revitalization plans, it is driven by them. RACM and the City of Milwaukee is in the midst of an ambitious effort to transform the 30th Street Industrial Corridor (The Corridor), an 880-acre area within the City of Milwaukee that features a rail line, which traditionally provided industries with the ability to move raw materials and finished goods in and out of Milwaukee beginning in the late 19th century. The central catalytic project of the Corridor revitalization effort is the Century City project. The vision for this 84-acre site is for it to serve as a major modern employment center and economic hub for the Near North area neighborhoods, the City of Milwaukee, and the region. RACM is acting as the master developer for the site and has been spearheading the redevelopment effort which has included, to date, multiple preliminary studies and planning efforts, the land purchase, extensive environmental investigation, leaking underground storage tank removal, hazardous materials abatement, hot spot remediation, and demolition. The 84-acre former Tower Automotive site is made up of a 74-acre core Century City property and seven Century City “outlots” totaling 10 acres. The core Century City site has been redeveloped as a modern industrial business park which is being actively marketed for new construction. The outlots have been reserved for supportive land uses including primarily residential, mixed-use and greenspace buffer.

The residents and businesses in the Century City neighborhoods have been heavily involved in the planning efforts related to this redevelopment project. Numerous planning efforts have been undertaken over the years, but three are most relevant to this site. The first to be completed was the Near North Side Area Plan, completed by the City of Milwaukee Planning Department and adopted in December 2009. The Century City outlots are included as a catalytic project with a specific recommendation to, “[e]ncourage multi-family, rental and owner occupied workforce housing on under-utilized surface parking lots and vacant land along...Hopkins Street.” The second report is the 30th Street Corridor Economic Development Master Plan, finalized in December 2011, which was created by RACM with heavy stakeholder input. Specifically, the plan states, “[a] new open space is introduced as a continuation of the green buffer and enhancement...In addition, any changes or improvements to the existing playground and park should consider input from the community, to best address neighborhood families’ needs and preferences.” Finally, five years have passed since the Economic Development Master Plan was completed, and residential redevelopment is not currently supported by the market. In response to this reality, along with the community desire to develop positive momentum, RACM has initiated a strategic planning process with stakeholder partners that will continue into spring and summer 2018 with a visioning workshop described in more detail in Section 3.a.

As a whole, equitable and sustainable development is both a keystone and a common thread running throughout Milwaukee City government. Within the Department of City Development’s Planning Section, comprehensive plans were completed that blanket every square mile of the city through 12 areas plans and one overall policy plan. These comprehensive plans form the basis for future decision-making and project approvals. Planning recommendations for sustainable

development are pervasive throughout all the plans and include everything from recommendations for complete streets (to promote multi-modal transportation) to increasing the network of green infrastructure throughout the city, to reuse of existing infrastructure.

2.b. Task Descriptions and Budget Table

2.b.i Task Descriptions (7 pts): The following tasks make up the cleanup project scope.

Community Involvement will be facilitated entirely by RACM staff in coordination with our community partners as described in section 3.c. \$4,616 for personnel was budgeted for this task based on an estimate of 128 hours at \$36/hour. This allows the RACM project manager (and other brownfields staff as necessary) to spend about 3-4 hours a month, on average, over the extent of the three-year project period (fall 2018 through fall 2021) focusing on community outreach efforts. In actuality, RACM anticipates spending a great deal more time on this aspect of the project, including by non-brownfields staff.

Cleanup Planning will be conducted as a joint effort between RACM staff and the environmental consultant. The \$5,917 salary estimate is based on RACM assistant executive director time (30 hours at \$85/hour = \$2,550) and RACM project manager (and other brownfields staff) time (~94 hours at \$36/hour = \$3,367) for cleanup plan review, meetings with the consultant and with the selected developer, site visits, report review, discussions with WDNR, and finalization of the ABCA. The environmental consulting costs for cleanup planning are estimated as follows:

- Planning, permitting, remedial action planning: \$4,510
 - QA/QC (4 hours x \$120/hr): \$480
 - Senior engineer (8 hours x \$120/hr): \$960
 - Project engineer/scientist (20 hours x \$90/hr): \$1,800
 - Office support (4 hours x \$55/hr): \$220
 - WDNR report fees (RAP Review Fee): \$1,050

Site Cleanup will be contracted with qualified environmental consultants and their sub-contractors and is estimated to cost \$297,973 with \$205,490 coming from the EPA Cleanup Grant (\$165,490) and required match (\$40,000) and \$92,483 being paid for with other sources as described in the section 2.c. This cost estimate was based on the consultant proposal which included both consulting costs and sub-contractor expenses. The following clean-up tasks were included in the estimate and assume a soil excavation of 2 feet in hot spots across the site to address direct contact issues which totals to 3,336 tons:

- Site Preparation & Restoration: **\$67,190**
 - Mobilization / Site Prep / Erosion Control: \$15,900
 - Asphalt removal and recycling (43,600 sf x \$0.30/sf): \$13,080
 - Light pole removal (2 x \$280 ea): \$560
 - Perimeter fence and guard rail removal and recycling (1550 lf x \$4.6/lf): \$7,130
 - Site restoration: (43,600 sf x \$0.70/sf): \$30,520
- Soil Management – Contractor & Disposal & Backfill: **\$217,593**
 - Excavation (\$2/ton), hauling (\$9/ton), landfill (\$31/ton): \$140,112
 - Backfill (\$16/ton): \$53,376
 - Geofabric (24,105 sf x \$1/sf): \$24,105
- Soil Management – Field Labor: **\$6,080**
 - Field Staff (32 hours x \$65/hr): \$2,080

- *Field equipment (4 days x \$100/day): \$400*
- *Senior engineer (30 hours x \$120/hr): \$3,600*
- **Cap maintenance plan, closure request: \$7,110**
 - *QA/QC (4 hours x \$120/hr): \$480*
 - *Senior engineer (15 hours x \$120/hr): \$1,800*
 - *Project engineer (35 hours x \$90/hr): \$3,150*
 - *Office support (6 hours x \$55/hr): \$330*
 - *WDNR report fees (Closure Fee, Soil GIS Fee): \$1,350*

Cleanup Oversight and Grant Management will be performed by RACM staff. The \$9,235 salary estimate is based on an assumption of time spent by staff each month during a 36-month period of time. It was estimated that the RACM project manager (or other brownfield staff) (\$36/hour) would spend a little less than 5 hours a month (\$6,175 total) and the RACM assistant executive director (\$85/hour) would spend slightly more than 1 hours each month (\$3,060 total). Subtasks in this category include, but are not limited to, quarterly reporting, MBE/WBE reporting, assistance with financial reporting, correspondence with EPA and state agencies, attendance at meetings, and updating ACRES. This category also includes \$1,336 in estimated travel expenses to pay for one person attending the EPA Brownfields conference (conference registration at \$200, 3 nights of hotel stay at \$150/night, 4 days of per diem expenses at \$50, \$486 for plane ticket; totaling \$1,336).

2.b.ii Budget Table (3 pts)

Budget Categories	Project Tasks				
	Community Involvement	Cleanup Planning	Site Cleanup	Cleanup Oversight and Grant Management	Total
Personnel	\$4,616	\$5,917		\$9,235	\$19,768
Fringe Benefits	\$2,077	\$2,663		\$4,156	\$8,896
Travel				\$1,336	\$1,336
Contractual		\$4,510	\$165,490		\$170,000
Total Federal Funding	\$6,693	\$13,090	\$165,490	\$14,727	\$200,000
Cost Share			\$40,000		\$40,000
Total Budget	\$6,693	\$13,090	\$205,490	\$14,727	\$240,000

Note: The City of Milwaukee Office of the Comptroller, Financial Advisory Division, has specified a fringe rate for 2017 budgets of 45% of salary and RACM has incorporated the City of Milwaukee's payroll/fringe benefits for its employees. The fringe rate includes the following: Life Insurance, Social Security, Pension, Health, Dental and Long Term Disability.

2.c Ability to Leverage (5 pts)

RACM has a strong track record of successfully leveraging federal, state, and local funding to meet the financial needs of all stages of brownfields redevelopment. RACM has been exceedingly fortunate to receive more than \$20 million in brownfield grant funding from EPA over the past 19 years, including a recent Brownfield Area-Wide Planning Grant to study Milwaukee's Harbor District area, directly supporting improvements in a Great Lakes Area of Concern. An example of RACM's ability to leverage funding is associated with the EPA AWP Grant, which identified a catalytic brownfield site in the Harbor District. As a result of the AWP funding, RACM recently secured funding from the WDNR to conduct a Phase II on the catalytic

project site at a cost of \$12,000. At the state level, RACM has leveraged more than \$14M of state grant funds to fill in funding gaps since 2000. Locally, Milwaukee regularly uses TIFs to support brownfield projects and provide needed funding for remediation and site closure submittals. More than twelve of Milwaukee's TIF districts have funded environmental cleanup, and six of the fourteen Milwaukee RLF loans have been paired with TIFs. The RACM Board and the City of Milwaukee Common Council also recognizes the importance of brownfield development and provides the funding to match federal and state grants as well as fill unexpected funding gaps, and shown in documentation in Attachment B.

For the redevelopment project as a whole at Century City, including both the core site and the outlots, RACM has already leveraged significant funding, including TIF and other City contributions, grants and tax credits; however, there is still a severe need for additional funding, particularly for environmental cleanup. At the 2642 West Hopkins Street outlot in particular, RACM has used \$1,452 in EPA Communitywide Brownfield Assessment funding awarded to RACM, \$1,306 from local budget sources, and \$10,581 in LUST Recovery Act funding. Note: the site is no longer receiving LUST funds.

As described above, the entire, *contracted*, clean-up project is estimated to be \$302,483 with \$210,000 coming from the EPA Cleanup Grant and required match. The remaining \$92,483 will be funded by a combination of other funding sources including state grants and local funding as shown in the table below. State grants may include WDNR's Ready for Reuse program and the Wisconsin Economic Development Corporation's (WEDC) Brownfield grant program. Local funding will include lease income proceeds from businesses at the Century City core site.

Source	Purpose/Role	Amount	Status
RACM Brownfield Capital Fund	Brownfield initiatives and grant match	Up to \$250,000	secured
Century City Business Park lease income	Century City redevelopment initiatives	varies	pending
WEDC Brownfield Grant and/or WDNR Ready for Reuse Grant	Brownfield Cleanup	Approximately \$200,000	potential

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community (8 pts)

In Section 2.a.iii, some of the previous planning processes were described, and each of these had a foundation in meaningful stakeholder engagement. If RACM receives this cleanup grant and is able to proceed forward with the cleanup process for 2642 West Hopkins Street, staff will continue to work with community partners and residents to build off the existing plans and develop a specific site redevelopment concept that is supported by the community. A strategic planning process has been recently initiated that is a joint effort between RACM, the 30th Street Industrial Corridor Corporation (The Corridor), BID 37, and the Century City Tri-Angle Neighborhood Association (CCTNA). The Corridor and BID 37 are related organizations that both represent businesses throughout the corridor. The Corridor board has been recently revitalized and is working on organizational and program structure. CCTNA is an organization of residents in the neighborhood east of Century City that has been growing in membership and in its pursuit of funding for local green infrastructure and arts funding. RACM has been working to support the efforts of all of these organizations and has been encouraging the overall strategic

planning process so that community capacity continues to be built and that community stakeholders can successfully provide meaningful input into redevelopment efforts.

Specifically, RACM intends to assist this community team with a visioning process in the spring and summer of 2018 for what has been deemed “Phase 2” of the Century City Business Park redevelopment effort. Phase 2 seeks to build on successes seen at the core site and improve the eastern edge of the business park including Hopkins Street itself, as well as the outlots. Improvements to the street corridor will likely include greening up of the eastern side of Hopkins, installation of green infrastructure, and the addition of placemaking signage and improved transit stops. For the outlots themselves, including 2642 West Hopkins Street, the land uses originally proposed in the December 2011 Economic Development Master Plan will be revisited to ensure that the recommendations are still relevant given market changes.

RACM and community partners will plan a brief series of meetings to take input and shape the overall vision for “Phase 2”, as well as detailed layout for outlots where funding is already secured. To ensure robust participation in the meetings, RACM will work with its partners to use a wide variety of notifications tools including printed flyers hand-distributed to neighbors by community organizers (such as those mentioned in the letter of commitment from Northwest Side Community Development Corporation in Attachment C), websites and social media sites, newsletters of alderpersons, and emails to the mailing lists of the community organizations. Along with these methods, RACM will also publish an official notice with a revised ABCA once the redevelopment concept is finalized.

Not only will the local community be involved in the cleanup planning process, they will be involved in the actual cleanup. One of the primary goals is to provide employment opportunities to citizens of Milwaukee, particularly in the area around Century City. A minimum of 25% of the work on-site will be performed by companies certified by the City’s Small Business Enterprise (SBE) program; RACM has achieved 40% SBE participation on previous work conducted at the Century City site. The City also requires that 40% of the hours worked on-site be performed by City residents who are unemployed or underemployed and certified under the City’s Residence Preference Program (RPP).

3.b. Partnerships with Government Agencies (5 pts)

The Wisconsin Department of Natural Resources (WDNR) is the regulatory authority that oversees environmental assessments and cleanups in Wisconsin. RACM has a good working relationship with WDNR and relies on them for regulation and guidance throughout remediation and redevelopment projects to ensure that cleanup activities are successful. A Remedial Action Plan for 2642 West Hopkins Street will be submitted to the WDNR for review and approval. RACM is also a founding member and active participant in the Wisconsin Brownfields Study Group facilitated by WDNR. The Study Group evaluates current regulations and provides recommendations to legislators on state brownfields initiatives. RACM’s role in the Study Group has afforded RACM the opportunity to foster relationships not only with WDNR staff, but also with local governmental officials throughout Wisconsin. RACM also works with the Wisconsin Department of Health Services (DHS) when evaluating public health risks during cleanup activities. DHS understands efforts that support the redevelopment of brownfields, also support the interests of public health. For properties with complex contamination problems, DHS can play an important role in recognizing hazards, evaluating health risks, and recommending appropriate cleanup actions.

3.c. Partnerships with Community Organizations

3.c.i Community Organization Descriptions & Roles (3 pts): Below is a description of RACM's key partners and their roles in this project.

The Corridor is a non-profit organization focusing on the redevelopment of the 30th Street Industrial Corridor by creating development opportunities, identifying and leveraging funding, promoting a safe, clean and accessible community in which to live and work, fostering an environment supportive of area businesses and the local workforce, and increasing the visibility and positive perception of the Corridor and the area. The Corridor is a partner in planning efforts and will assist with stakeholder outreach.

Triangle Neighborhood Association (TNA) is a resident leadership group that was formed as a direct outgrowth of the Century City project. In addition to assisting with promoting the Targeted Investment Neighborhood (home improvement) program, the association has held numerous neighborhood events including a "Bloom and Groom" project and "Neighborhood Day Out." TNA will work with RACM to inform the residents surrounding the Century City site about the cleanup activities and solicit feedback and comments about the project.

Northwest Side Community Development Corporation (NWSCDC) works to enhance the standard of living on the northwest side by improving the business environment for our low-income communities through community economic development. NWSCDC is a valuable partner in the projects and would work with the City of Milwaukee to enhance the standard of living on the northwest side by improving the business environment for low-income communities through community economic development.

3.c.ii Letters of Commitment (2 pts): Commitment letters are included in Attachment C.

3.d. Partnerships with Workforce Development Programs (2 pts)

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

RACM also has specific, recent experience as part of the Century City project working with two job training agencies: Wisconsin Regional Training Partnership (WRTP)/Big Step and the Employ Milwaukee. WRTP/Big Step is a non-profit public interest organization and their mission is to enhance the ability of private sector organizations to recruit and develop a more diverse qualified workforce in construction, manufacturing and emerging sectors of the regional economy. Employ Milwaukee worked extensively on staffing needs for the first tenant

of the Century City site, Talgo, Inc. by identifying potential candidates for employment and conducted interviews. Throughout the redevelopment of all aspects of the Century City project, RACM will continue to rely on these workforce development partners to help provide valuable job training skills to area residents.

4. PROGRAM BENEFITS

4.a. Welfare, Environmental and Public Health Benefits (8 pts)

The Corridor, and particularly the former Century City site, is one of the critical keystones to the revitalization, stabilization, and enhancement of the entire Near North area, particularly with regard to unemployment, socio-economic conditions, and the perception and reality of crime and safety concerns. Successful cleanup, redevelopment and occupancy of the 2642 West Hopkins Street site would improve the perception of the neighborhood, generate economic activity, reduce crime, engage residents in their neighborhood, and demonstrate the City's commitment to revitalization of the district, which would attract additional business and development to the Corridor.

Contamination in near surface soil presents a risk for the public through dermal contact and ingestion. Additional issues include public safety concerns such as squatters and increased drug activity. As described in the Project Description section, the current preferred remedial strategy of an efficient combination of excavation with landfill disposal and engineering and institutional controls will entirely remove the threat for dermal contact, ingestion and vapor intrusion.

RACM will ensure the protection of the community surrounding the cleanup project through one or more of the following, depending on the specific final remediation design: 1) implementation of sediment and run-off controls, 2) dust control measures to limit dust creation and limit air particulate matter in the surrounding community, 3) any temporary soil piles will be covered with plastic until they are removed or reused onsite in order to prevent runoff into neighborhoods, and 4) fencing to prevent access to the site during cleanup activities. During cleanup, RACM continually evaluates environmental threats and ensures that risk to the public, especially the most vulnerable populations, are mitigated.

Successful brownfield cleanup and redevelopment contributes to an overall improvement in welfare due to a domino effect of an improved the perception of the neighborhood, generation of new economic activity, reduction in crime, and increased engagement by residents in their neighborhood. In addition to the cascading positive effects of brownfield redevelopment projects themselves on the immediate surrounding community, there is a particular additional opportunity in the case of the two priority projects. The developers in both proposed RLF projects are young African-American men leading entrepreneurial development companies that are investing in Milwaukee's central city. Supporting their success is yet another way to help remove economic and social barriers and advance environmental justice.

4.b. Economic and Community Benefits (5 pts)

On a city, state, and nationwide scale, brownfield redevelopment projects have been proven time and time again to boost economic and community development. The July 2014 study titled "The Value of Brownfield Remediation" by the National Bureau of Economic Research presented a conservative calculation that neighborhood home prices increased between 4.9% and 32.2% following cleanup of nearby brownfield properties. Furthermore, the Wisconsin Brownfields Study Group, in collaboration with the Wisconsin Economic Development Association,

commissioned an independent, professional study on the economic impacts of state funding for brownfields projects. The Study Group hired the Fiscal and Economic Research Center at UW-Whitewater, along with Evans Paull of Redevelopment Economics, to conduct the study. The principal finding of the study is that Wisconsin's modest investment in brownfields programs over the last 17 years has translated into the leveraging of other public investment (including EPA Assessment and Cleanup funds) totaling 14 times the state's investment into Wisconsin's economy. Redevelopment of these brownfields properties also directly and indirectly created or resulted in the retention of 54,483 permanent jobs, and on average, post-redevelopment assessed values exceeded pre-development values at a ratio of 3.5 to 1.

There will be direct and immediate economic benefits as a result of the environmental cleanup work at 2642 West Hopkins Street. Direct benefits include jobs retained and created through the cleanup work itself. The City attempts to direct job creation to neighborhood residents through two City programs: the Small Business Enterprise (SBE) program and the Residence Preference Program (RPP). Program goals include a minimum of 25% of the work on-site to be performed by SBE-certified companies and 40% of the hours worked on-site to be performed by City residents who are unemployed or underemployed and certified under the RPP program.

Indirect economic benefits include work and jobs created by new businesses locating at the Century City Business Park. Already, an estimated 60 new jobs have been brought to the core site with the development of a new train manufacturing facility in 2010. The Century City Redevelopment Plan estimates that once the business park is completed, employers at the new business center could provide an estimated 800-1000 jobs, which is a projection based on RACM's previous experience with the redevelopment of the Menomonee Valley Industrial Center. A majority of the jobs created will be well-matched to the skill sets available by unemployed neighborhood residents. This infusion of job opportunities will be a tremendous catalyst for widespread economic development in the Corridor, City, and region.

Other indirect economic benefits include new spin-off private investment. One example of this is that a local investor acquired Eaton Corporation's building on North 27th Street, just north of Century City, and has invested significant funds to renovate the building and bring in high-tech and light manufacturing companies as new tenants. This building has been renamed Century City Tower. Another example of this is a local developer recently completed a 37-unit housing development, located immediately west of the Century City site. This project is named Century City Lofts.

Still another indirect economic benefit is increased tax base at the 2642 West Hopkins Street site itself, as well as an increase in property values of neighboring properties. By 2020, the taxable value of the Century City and surrounding properties is projected to be approximately \$30.7 million, while the taxable value of industrial and retail properties in and around the Century City area is projected to be approximately \$20.5 million (2009 TID Economic Feasibility Study). Redevelopment of this site will catalyze redevelopment of and investment in other nearby sites.

5.b. Programmatic Capability (10 pts)

Tory Kress, Senior Environmental Project Engineer, will be the Project Manager for this grant. Ms. Kress is a licensed Professional Engineer in the State of Wisconsin and a certified planner with 11 years of experience in brownfield redevelopment and regularly manages cleanup and grant programs in her duties with RACM. Additional RACM staff Mathew Reimer, Senior

Environmental Project Coordinator, will help complete grant tasks and, in the event that Ms. Kress is no longer in her current position with RACM, Mr. Reimer will serve as the Alternate Project Manager. RACM works to retain current staff by providing competitive salary and benefits programs; however, in the event that the environmental team experiences turnover, the group would seek to temporarily assign that person's duties to other team members as described above. RACM would seek to fill the vacant position via traditional job posting methods and word-of-mouth communication.

RACM currently has a Master Services Agreement (MSA) with three different consulting firms to contract grant eligible activities. The consultants are procured following federal procurement regulations and are contracted as needed for individual projects. RACM retains the environmental consultants to prepare cleanup plans and conduct cleanups at redevelopment sites. Ms. Kress and Mr. Reimer have worked as consultants previously and work very closely with the contracted consultants to review data and make decisions on the best route to cleanup and eventual redevelopment. RACM staff and RACM's retained consultants will work with the Wisconsin Department of Natural Resources (WDNR) staff in overseeing the cleanup at 2642 West Hopkins Street.

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

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

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes (2 pts)

RACM is diligent about measuring the outputs and outcomes of brownfield redevelopment projects and the impact on the City. Program outputs that will be tracked include the number of brownfield sites cleaned up and number of public meetings. Program outcomes that will be tracked include number of jobs created, amount of cleanup and redevelopment funding leveraged, and acres of land made ready for redevelopment. Both outputs and outcomes will be regularly communicated to RACM's EPA Project Officer as well as submitted formally during quarterly reporting and via timely updates to the ACRES database system.

5.d. Past Performance and Accomplishments

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

5.d.i.1 Accomplishments (3 pts): RACM has received eight Revolving Loan Fund grants (including four Supplemental and one ARRA award), six Assessment Grants, and twelve Cleanup Grants (for 32 specific sites) since 2002.

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

Assessment - RACM has utilized its EPA Assessment Funds on more than 300 different properties (about 100 Phase Is and over 200 Phase IIs). Redevelopment projects have resulted in an estimated \$120M of redevelopment and has helped retain or create more than 700 jobs.

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

5.d.i.2 Compliance with Grant Requirements (3 pts): As outlined in section 2.a.i, RACM is diligent about timely submittals of reports, including quarterly reports, technical reports, financial reports and MBE/WBE reports, as well as workplan monitoring and compliance and ACRES tracking. The five most recent grants awarded to RACM include the following:

1. 2016 Cleanup Grant BF-00E02020: This CA included \$200,000 of cleanup funding. Cleanup activities are complete and the grant has been fully expended and closed.
2. 2016 Cleanup Grant BF-00E02023: This CA includes \$400,000 of cleanup funding for two specific sites (\$200,000 for each site). Funding has not yet been drawn down for this grant, but cleanup planning and outreach activities are planned for Spring 2018 per the workplan.
3. 2015 Area-Wide Planning Grant TR-00E0149: This CA includes \$200,000 of brownfields area-wide planning funding. The grant has been fully expended and grant closeout documentation was submitted on August 31, 2017.
4. 2015 Cleanup Grant BF-00E01560: This CA includes \$400,000 of cleanup funding for two specific sites (\$200,000 for each). A total of \$36,363 has been drawn down as the remedial design work proceeds. Remediation is planned for Spring 2018 after RAP approval.
5. 2014 Revolving Loan Fund Grant BF-00E01400: This CA includes \$1,000,000 of RLF funds. A total of \$85,603 has been drawn down to date, and an additional \$528,605 is encumbered to an active loan project that is expected to be closed out by November 30, 2017 after the Davis-Bacon wage rates have been reviewed and the final disbursement claims can be approved.

Cleanup Grant Proposal – 2642 West Hopkins Street

List of Attachments

- A. Draft Analysis of Brownfield Cleanup Alternatives (ABCA)
- B. Documentation of Committed Leveraged Resources
- C. Letters of Commitment from Community Organizations
- D. Threshold Criteria
- E. Documentation of Applicant Eligibility
- F. State Eligibility Determination Letter
- G. Documentation of Community Notification

Attachment A

Draft Analysis of Brownfield Cleanup Alternatives (ABCA)

DRAFT – November 16, 2017
Analysis of Brownfield Cleanup Alternatives for
2642 West Hopkins Street

Introduction and Background

The Redevelopment Authority of the City of Milwaukee (RACM) is applying for a \$200,000 Cleanup Grant from the Environmental Protection Agency for the purposes of remediating petroleum related contamination at the 2642 West Hopkins Street site. RACM would provide a minimum of a 20% (or \$40,000) match. This Analysis of Brownfield Cleanup Alternatives (ABCA) is provided to outline three alternatives evaluated during the cleanup and planning processes for the 2642 West Hopkins Street site project.

2642 West Hopkins Street was formerly occupied by both residential and commercial buildings including a filling station and a paint store, as well as a parking lot. In the early 1970s, the buildings on the property were demolished and by 1980, the site was converted to a paved parking lot. The property was owned by various owners until 1983 when it was purchased by A.O. Smith Corporation. In 1997, Tower Automotive acquired the property and owned it until 2005 when the company filed for bankruptcy. Milwaukee Industrial Trade Center acquired the property in 2006 as part of its purchase of the entire Tower Automotive property (a large 76-acre “core” parcel on the west side of West Hopkins Street and nine smaller “outlot” parcels along the east side of West Hopkins Street). MITC’s primary activities at the core site consisted of salvaging equipment and recyclable materials. However, the outlot properties, including 2642 West Hopkins Street, were not utilized during this time.

RACM purchased the property from MITC in December 2009. Since that time, environmental investigation and remediation activities have been ongoing. The Century City core site is being transformed into a modern business park that will revitalize the neighborhood and surrounding communities. The outlot sites are envisioned as supporting land uses including new residential developments, mixed uses, and green space. The 2642 West Hopkins Street outlot, in particular, is currently envisioned as an open space that could include a combination of an enhanced transit stop and a community garden that would help to buffer nearby residences from the Century City Business Park and West Hopkins Street traffic.

The subject site likely became contaminated as a result of its past use as a filling station, paint store, and an asphalt parking lot. An AAI Phase I Environmental Site Assessment was completed for the nine outlot properties, including the 2642 West Hopkins Street property, in January 2007. In November 2009, the Phase I was updated for the seven outlots that still remained in MITC ownership. Following the completion of the Phase I ESA, Phase II site assessment activities were conducted in 2009 through 2012, and documented in a Phase II report dated October 19, 2012.

Applicable Regulations and Cleanup Standards

Notification of a release and assignment of BRRTS numbers by the Southeast Region of the Wisconsin Department of Natural Resources (WDNR) is complete, and therefore the site is subject to the requirements of Section 292.11 (3) Wisconsin Statutes (hazardous substances spill law) and Wisconsin Administrative Code chapters NR 700 through NR 749 (which establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure). RACM, in coordination with qualified consultants, has completed a site investigation report and will, in the future, complete a Remedial Action Plan for the site in accordance with all applicable state statutes and WAC chapters. The Remedial Action Plan will be submitted to WDNR for comment and approval prior to cleanup and will form the basis for the cleanup activities.

Cleanup at the site will continue to be monitored by staff at the WDNR. Cleanup will be targeted to meet relevant industrial standards set forth in Wisconsin Administrative Code (WAC) chapter NR 720 (Soil Cleanup Standards) and WAC chapter NR 746 (Risk screening and closure criteria for petroleum product contaminated sites, and agency roles and responsibilities).

Evaluation of Cleanup Alternatives

This section identifies various remediation alternatives that could be used to address the environmental contamination issues at the 2642 West Hopkins Street site. The “No Action Alternative” is used as the baseline against which the other alternatives are analyzed.

The following broad categories of evaluation criteria were considered in assembling remediation alternatives at the site: effectiveness, implementability, cost, and impacts from potential extreme weather events.

Alternative One – No Action

With this alternative, RACM would take no action to remediate the subject site, other than to repair the current parking lot.

1. **Effectiveness** – This alternative would not be effective at reducing the toxicity, mobility, or volume of contamination and would leave contaminated soil in place. Risks associated with contaminated soil would continue to persist. This alternative would not take action to protect public health, safety, and welfare and the environment.
2. **Implementability** – This alternative is implementable.
3. **Cost** – This alternative would have no direct capital costs, although indirect costs of the no action alternative will include a continued blighting influence on surrounding properties which would be manifested in lower property values and a decreased tax base. Minimal ongoing maintenance costs would be incurred.
4. **Impact of potential extreme weather events** – The United States Global Change Research Program finds that the Midwest region will likely see future climate changes that include an overall increase in winter and summer temperatures, increasing numbers of hot days, and an increasing numbers of wet days. Climate change impacts to the No Action

Alternative are expected to be minimal as the site is not near a coastline or in a floodplain.

Alternative Two – Institutional and Engineering Controls

With this alternative, the contractor would address contamination by managing contaminated soil on-site and registering the site in the WDNR's GIS Registry for residual soil contamination, as well as install a cap or barrier at the site to prevent direct contact with contaminated soil. This cap could consist of an impervious surface or clean soil with vegetation, or some combination of the two.

1. Effectiveness – This alternative would be effective in addressing the direct contact issues identified at the site.
2. Implementability – Institutional and Engineering Controls is a common remedial strategy and is technically and administratively feasible in this case.
3. Cost – The cost to implement this alternative depends upon the specific design of the project components, but is estimated to be approximately \$200,000.
4. Impact of potential extreme weather events – The United States Global Change Research Program finds that the Midwest region will likely see future climate changes that include an overall increase in winter and summer temperatures, increasing numbers of hot days, and an increasing numbers of wet days. Climate change impacts to the Institutional and Engineering Controls Alternative are expected to be minimal as the site is not near a coastline or in a floodplain. It is possible that increased temperatures and precipitation could have an adverse effect on an engineered barrier or cap.

Alternative Three – Excavation with Off-Site Disposal

With this alternative, the contractor would excavate the contaminated soil and properly dispose of it in a licensed landfill.

1. Effectiveness – This alternative would be effective at reducing the toxicity, mobility, and volume of contamination and would also be protective of public health, safety, and welfare and the environment. During the remediation activities, care would need to be taken to minimize dust created by the excavation, which would be the only potentially adverse impact on public health, safety, welfare, or the environment caused due to the remediation activities.
2. Implementability – Excavation of contaminated soil is a common remedial strategy and is technically and administratively feasible in this case.
3. Cost – The estimated cost to implement this strategy is estimated to range from \$242,885 to \$475,814, depending on the depth of excavation approved by WDNR.
4. Impact of potential extreme weather events – The United States Global Change Research Program finds that the Midwest region will likely see future climate changes that include an overall increase in winter and summer temperatures, increasing numbers of hot days, and an increasing numbers of wet days. Climate change impacts to the Excavation with Off-Site Disposal Alternative are expected to be minimal as the site is not near a coastline or in a floodplain.

Recommendation

The Remedial Alternatives were evaluated based on their effectiveness, their feasibility of implementation, the costs of each alternative, and the impacts of potential extreme weather events. The recommendation is a combination of Alternative Two and Alternative Three, depending on the specific redevelopment concept layout developed via the community engagement process.

Attachment B

Documentation of Committed Leveraged Resources

Common Council President

1st District Alderman



Ashanti Hamilton
City of Milwaukee Common Council

October 30, 2017

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

Dear Mr. Misky,

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Ashanti Hamilton", is written over a horizontal line.

Alderman Ashanti Hamilton
President
Common Council

Attachment C

Letters of Commitment from Community Organizations



November 10, 2017

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

Re: Letter of Support for RACM's EPA Brownfields Funding Request

Dear Mr. Misky,

The 30th Street Industrial Corridor Corp. (The Corridor) is an enthusiastic supporter of the Redevelopment Authority of the City of Milwaukee (RACM) in its application for EPA brownfield assessment funds, specifically:

- \$200,000 cleanup grant application for 2642 West Hopkins Street
- \$300,000 community-wide assessment grant application (\$150,000 for sites with petroleum contamination and \$150,000 for sites with hazardous contamination)
- \$1,000,000 for brownfield cleanup revolving loan funds.

The Corridor is a 25 year old nonprofit organization that works to restore and maintain the economic vitality of Milwaukee's industrial corridor, and to stimulate economic growth in the community. The Corridor works to retain businesses and foster expansion in the area, resulting in business development and jobs with family-sustaining wages. Our area of focus is in a particularly challenging area of Milwaukee, where poverty and unemployment are much higher than the city average. The area struggles with environmental contamination due to having the most current and former industrial sites in the city. RACM's brownfield remediation work results in parcels that provide economic opportunities and ultimately jobs for area residents.

The Corridor is well-positioned to assist RACM in the successful use of these brownfield funds. The Corridor already works closely with both large and small area businesses, and is now involved in community development especially to generate awareness of job opportunities. As business expansion opportunities arise, the Corridor works with City staff on real estate needs. Also, due to our long partnership with RACM, the Corridor is well aware of brownfield sites in the area, as well as their environmental status, so we can make informed recommendations to businesses for site selection opportunities. The Corridor understands City programs and opportunities, including the Wisconsin State 75.106 Statute that allows for

transfer of privately-owned, tax-delinquent property to a new owner. The Corridor has regular meetings with businesses in the area, which are often used as a forum for discussion on brownfield cleanup projects. The Corridor can also facilitate meetings with specific business owners and can serve as a liaison to many parts of the community.

The Corridor is grateful for RACM's work remediating brownfields. It leads to economic opportunity in an area of greatest need. The Corridor strongly supports RACM's EPA grant applications. These cleanups, as well as Brownfield Cleanup Revolving Loans, and the Community-Wide assessment grants will support private brownfield redevelopment projects both in the 30th Street Corridor and across the city of Milwaukee.

If you have any further questions, please contact me at cheryl@thecorridor-mke.org or (414) 509-4115.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Blue". The signature is fluid and cursive, with the first name "Cheryl" and the last name "Blue" clearly distinguishable.

Cheryl Blue
Executive Director
The 30th Street Industrial Corridor Corporation



3959 North 29th Street * Milwaukee, Wisconsin 53216
414-445-0284

November 13, 2017

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

Coordinator

Yvonne McCaskill

Resident Leaders

Betty Banks

Marie Boyd

James Brown

Henriette Cloyd

Mable Lacy

Lois Love

Carolyn Malcolm

Ruth McClinton

Franklin Thomas

Dear Mr. Misky,

I am writing this letter of commitment in support of the following EPA Brownfield Grant application.

- \$200,000 cleanup grant application for 2642 West Hopkins Street
one of the Century City "outlot" properties

The Century City Tri-Angle Neighborhood Association (CCTNA) is a resident leadership group that has grown to approximately 55 homeowners/renters over the past six years. Our Mission is to improve the local quality of life, by promoting a sense of community and pride for all residents and business owners while embracing the resurgence of the Century City development and strengthening connections with area partners. The vision is that the work of CCTNA will foster a stable resident base, abundant employment opportunities, and thriving families in a safe and orderly environment. The Association works to improve the neighborhood, through "Unity In The Community" projects. In addition to assisting with promoting the Targeted Investment Neighborhood (TIN home improvement) program, the association has held numerous neighborhood events including the Healthy Neighborhoods' "Bloom and Groom", "Community Action Day", and Green Infrastructure projects. Currently CCTNA is the community partner to the City of Milwaukee Century City Challenge Fund, created to rehab foreclosed city properties with the goal of increasing homeownership in the area. CCTNA is the coordinating partner with the Century City Neighborhoods Compact; a collaboration of corridor neighborhoods.

The CCTNA strives to be a good neighbor and helpful resource within the community. We are invested in seeing this neighborhood thrive and want to be involved in its prosperity. We understand projects that involve the cleanup in and around the 30th Street Industrial Corridor are crucial to our overall mission and vision and to the City of Milwaukee. Redevelopment of these properties result in job creation, increase in the City's tax base which can be utilized for vital services and programs for residents, and the reduction of environmentally hazardous materials which can negatively affect residents' safety and quality of life.

If awarded, CCTNA would be a valuable partner and would be willing to provide a forum for discussion of the projects at our regular community meetings, or assist in setting up a specific meeting with the community.

Sincerely,

A handwritten signature in black ink that reads "Yvonne McCaskill".

Yvonne McCaskill, Coordinator
Century City Tri-Angle Neighborhood Association

Improving the Quality of life for All Residents



4201 North 27th Street, 7th Floor
Milwaukee, WI 53216
TEL 414-444-8200
FAX 414-444-8201
www.nwscdc.org

November 7, 2017

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

Mr. Misky,

Please accept this letter of commitment from the Northwest Side Community Development Corporation (NWSCDC) for the application of the Redevelopment Authority of the City of Milwaukee (RACM) to the United States Environmental Protection Agency (USEPA). NWSCDC staff understands that RACM is requesting funds for cleanup of two important sites on Milwaukee's northwest side: 2642 W Hopkins Street (an outlot near the larger Century City Business Park) and 1330 W Center Street (a long-vacant former manufacturing site in Milwaukee's North Division neighborhood).

The NWSCDC is a community-based organization working in economic development and community organizing. We provide loans and technical assistance to area employers to grow jobs, especially those within and around the 30th Street Industrial Corridor, where key properties RACM plans to address via this funding are located. The NWSCDC is geographically focused on the northwest quarter of the City, which was once the industrial hub of Milwaukee. In collaboration with community partners including RACM, the NWSCDC has lent over \$8 million dollars to several catalytic projects on the Northwest Side since 2000. These projects have sparked economic activity and created over 900 full-time jobs in the community.

NWSCDC commits to serving as a conduit of information and feedback between RACM and the businesses and neighbors that will be most directly impacted by these brownfield cleanup and redevelopment projects. We will also collaborate in business creation, real estate transactions, and creative financing opportunities that could help further redevelopment at these sites. NWSCDC staff includes three community organizers who coordinate with residents and block watch groups in the neighborhoods which include these sites.

Given RACM's successful history of using public funds for transformative efforts, such as the nationally awarded Menomonee Valley project, the NWSCDC enthusiastically supports RACM's current USEPA grant applications. The NWSCDC will serve as a valuable partner for RACM's redevelopment efforts, and will continue to collaborate with the City of Milwaukee to enhance the business environment for the Northwest Side.

Sincerely,

A handwritten signature in black ink, appearing to read "Howard Snyder". The signature is fluid and cursive, with the first name "Howard" and last name "Snyder" clearly distinguishable.

Howard Snyder
Executive Director

Attachment D

Threshold Criteria

CLEANUP GRANT – 2642 WEST HOPKINS STREET

III.B THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

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

2. Site Ownership

The site is currently owned by RACM.

3. Basic Site Information

- (a) The name of the site is 2642 West Hopkins Street.
- (b) The address of the site is 2642 West Hopkins Street, Milwaukee, Wisconsin 53206.
- (c) RACM is the current owner of the site.
- (d) Not applicable; RACM currently owns the site.

4. Status and History of Contamination at the Site

- (a) This site is contaminated with petroleum substances.
- (b) 2642 West Hopkins Street was formerly occupied by both residential and commercial buildings including a service station and a paint store, but has been a parking lot since 1980.
- (c) The primary environmental concern at this time is the contaminated soil that has been identified on the site during environmental investigation activities.
- (d) The subject site likely became contaminated as a result of its past uses including commercial uses and a filling station. An AAI Phase I Environmental Site Assessment was completed for the nine outlot properties, including 2642 West Hopkins Street, in January 2007, and again in November 2009. Following the completion of the Phase I ESA, numerous Phase II site assessment activities were conducted in 2009 through 2012, which have identified petroleum volatile organic compounds (PVOs), polycyclic aromatic hydrocarbons (PAHs), and lead impacting the soil in the direct contact zone across the site.

5. Brownfields Site Definition

- (a) 2642 West Hopkins Street is not listed or proposed for listing on the National Priorities List.
- (b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- (c) The site is not subject to the jurisdiction, custody, or control of the United States government.

6. Environmental Assessment Required for Cleanup Proposals

An ASTM E1527-05 Phase I Environmental Site Assessment Update was completed on November 11, 2009 by AECOM, Inc. for RACM. The AAI Phase I Update included the entire site that was acquired by RACM, including the core 76-acre property as well as seven outlots, which include 2642 West Hopkins Street. An ASTM E1903-11 equivalent Phase II report entitled “Results of Site Assessment Activities, Former Tower Automotive Outlot, 2642 West Hopkins Street” was completed for the City of Milwaukee by Sigma Environmental Services on October 19, 2012.

7. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to this site. RACM is unaware of any inquiries, or orders from federal, state, or local government entities regarding the responsibility of any party for the contamination or hazardous substances at the site, including any liens.

8. Sites Requiring a Property-Specific Determination

This site was formerly receiving LUST Trust Funds from the LUST Recovery Act, however that grant is closed and the site is no longer receiving these funds. Therefore, this site does not require a property-specific determination.

9. Site Eligibility and Property Ownership Eligibility

(b) Property Ownership Eligibility – Petroleum Sites

(1) Information Required for a Petroleum Site Eligibility Determination

- a. ***Current and Immediate Past Owners.*** RACM is the current owner of the site. The immediate past owner was Milwaukee Industrial Trade Center, LLC.
- b. ***Acquisition of Site.*** RACM acquired the site via negotiated purchase on December 15, 2009.
- c. ***No Responsible Party for the Site.*** The current owner of the site did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site. Additionally, the immediate past owner of the site did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site. Additionally, neither the current owner nor immediate past owner of the site owned the site when any dispensing or disposal of petroleum (by others) took place. RACM and the immediate past owner have taken reasonable steps with regard to the contamination at the site, including performing extensive environmental investigation activities and securing the site.
- d. ***Cleaned Up by a Person Not Potentially Liable.*** RACM did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing contamination at the site. RACM has taken reasonable steps with regard to the contamination at the site, including performing extensive environmental investigation activities and maintaining site security.

- e. ***Relatively Low Risk.*** The site is considered a “relatively low risk” by the Wisconsin Department of Natural Resources. See Attachment F for the petroleum eligibility determination letter. This site was formerly receiving LUST Trust Funds from the LUST Recovery Act, however that grant is closed and the site is no longer receiving these funds.
- f. ***Judgments, Orders, or Third Party Suits.*** No responsible party has been identified for the site through either:
- A judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
 - An enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
 - A citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.
- g. ***Subject to RCRA.*** This site is not subject to any order under section 9003 (h) of the Solid Waste Disposal Act.
- h. ***Financial Viability of Responsible Parties.*** No parties have been identified that are responsible for the contamination at the site.

10. Cleanup Authority and Oversight Structure

(a) RACM staff will manage the site cleanup on a day-to-day basis and the WDNR, the regulatory agency with oversight of remediation activities, will ensure the cleanup is protective of human health and the environment. While the site will not be enrolled in the state's Voluntary Party Liability Exemption program, notification of a release at this site and assignment of a BRRTS number by the WDNR is already complete, therefore the site is already subject to the requirements of the traditional cleanup program. The traditional cleanup program is outlined in Section 292.11 (3) Wisconsin Statutes (hazardous substances spill law) and Wisconsin Administrative Code chapters NR 700 through NR 749 (which establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure).

RACM has been meeting with the WDNR at critical junctures throughout the project duration and will continue to do so until the environmental issues at the site are closed out. The purposes of the meetings are to discuss the project status, describe actions to be conducted, address WDNR concerns, and receive verbal and written approval for upcoming work. RACM, in coordination with one of three environmental consultants with which RACM has Master Services Agreements with, will complete a Remedial Action Plan for the site in accordance with all applicable state statutes and Wisconsin Administrative Code chapters. The Remedial Action Plan will be submitted to WDNR for comment and approval prior to cleanup and will form the technical basis for the cleanup activities.

WDNR, RACM, and consultant staff are all highly qualified to contribute to oversight of this project. RACM has a tremendous depth of collective experience in environmental testing and

cleanup, and is experienced in working with environmental contractors to develop QAPPs, Work Plans, Sampling Plans, and Health and Safety Plans. Please also see “Programmatic Capability” (Section IV.C.3.5) for additional information on staff qualifications. The consultants were procured through a highly competitive process that followed federal procurement regulations and are contracted as needed for individual projects.

(b) Access to neighboring properties will not be needed.

11. Community Notification

(a) Attachment A includes a copy of the draft Analysis of Brownfield Cleanup Alternatives (ABCA)

(b) RACM published a newspaper notice in the Daily Reporter on October 12, 2017 notifying the public of the intent to apply for EPA Brownfield Grants, of the availability of the draft Analysis of Brownfield Cleanup Alternatives (ABCA), and of the opportunity to comment on the applications and the ABCAs. This notification was posted more than two weeks prior to the grant submittal due date of November 16, 2017. The notification also informed the public that RACM would be holding a public hearing on October 19, 2017 where the community was welcomed to submit comments.

(c) The public hearing was held as part of a regularly scheduled RACM Board meeting. This venue was chosen because the board meetings are traditionally better attended than meetings focused only on the grant proposals. No comments were received; therefore, there is not a summary of comments received included in this application. Also, no one attended the meeting the public hearing to provide comments; therefore, a sign-in-sheet is not included in this application.

(d) Submission of Community Notification Documents

- A copy of the draft ABCA is included in Attachment A
- A copy of the newspaper notice is included in Attachment G
- Other than questions by RACM board members, no public comments were received. Attachment G does include a full transcript of the public hearing (see pages 13-21 of the transcript).
- Other than responses by RACM staff to board member questions, no responses to public comments were provided. Attachment G does include a full transcript of the public hearing.
- Meeting minutes and public hearing transcript are included in Attachment G.
- No one attended the public hearing to provide comments on this item, so a sign-in sheet is not included.

12. Statutory Cost Share

(a) RACM will be providing a 20% match in the form of \$40,000 of funds from RACM’s Capital Development Fund (general obligation borrowing). This money will be applied primarily towards contractual site cleanup expenses as delineated in Section 2.b.

(b) RACM is not requesting a Hardship Waiver.

Attachment E

Documentation of Applicant Eligibility

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

1. Acquisition of all or a portion of a blighted area.
2. Demolition and removal of buildings and improvements.
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the project area the objectives of this section in accordance with the redevelopment plan.
4. Disposition of any property acquired in the project area, including sale, initial leasing or retention by the authority itself, at its fair value for uses in accordance with the redevelopment plan.
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.

6. Acquisition of any other real property in the project area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.

7. Studying the feasibility of and initial design for an arts incubator, developing and operating an arts incubator and applying for a grant or loan under s. 44.60 in connection with an arts incubator.

8. Studying the feasibility of an initial design for a technology-based incubator, developing and operating a technology-based incubator and applying for a grant under s. 560.14 (3) in connection with a technology-based incubator.

(e) "Bonds" means any bonds, including refunding bonds; notes; interim certificates; certificates of indebtedness; debentures; or other obligations.

(g) "Local legislative body" means the board of alderpersons, common council, council, commission or other board or body vested by the charter of the city or other law with jurisdiction to enact ordinances or local laws.

(h) "Project area" means a blighted area which the local legislative body declares to be in need of a blight elimination, slum clearance and urban renewal project.

(i) "Public body" means the state or any city, county, town, village, town board, commission, authority, district, or any other subdivision or public body of the state.

(j) "Real property" includes all lands, together with improvements and fixtures, and property of any nature appurtenant to the lands, or used in connection with the lands, and every estate, interest, right and use, legal or equitable, in the lands, including terms for years and liens by way of judgment, mortgage or otherwise.

(t) "Technology-based incubator" has the meaning given in s. 560.14 (1) (h).

(3) REDEVELOPMENT AUTHORITY. (a) 1. It is found and declared that a redevelopment authority, functioning within a city in which there exists blighted areas, constitutes a more effective and efficient means for preventing and eliminating blighted areas in the city and preventing the recurrence of blighted areas. Therefore, there is created in every city with a blighted area a redevelopment authority, to be known as the "redevelopment authority of the city of". An authority is created for the purpose of carrying out blight elimination, slum clearance, and urban renewal programs and projects as set forth in this section, together with all powers necessary or incidental to effect adequate and comprehensive blight elimination, slum clearance and urban renewal programs and projects.

2. An authority may transact business and exercise any of the powers granted to it in this section following the adoption by the local legislative body of a resolution declaring in substance that

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

3. Upon the adoption of the resolution by the local legislative body by a two-thirds vote of its members present, a certified copy of the resolution shall be transmitted to the mayor or other head of the city government. Upon receiving the certified copy of the resolution, the mayor or other head of the city government shall, with the confirmation of four-fifths of the local legislative body, appoint 7 residents of the city as commissioners of the authority.

4. The powers of the authority are vested in the commissioners.

5. In making appointments of commissioners, the appointing power shall give due consideration to the general interest of the appointee in a redevelopment, slum clearance or urban renewal program and shall, insofar as is possible, designate representatives from the general public, labor, industry, finance or business group, and civic organizations. Appointees shall have sufficient ability and experience in related fields, especially in the fields of finance and management, to assure efficiency in the redevelopment program, its planning and direction. One of the 7 commissioners shall be a member of the local legislative body. No more than 2 of the commissioners may be officers of the city in which the authority is created.

6. Commissioners shall receive their actual and necessary expenses, including local traveling expenses incurred in the discharge of their duties.

(b) The commissioners who are first appointed shall be designated by the appointing power to serve for the following terms: 2 for one year, 2 for 2 years, one for 3 years, one for 4 years, and one for 5 years, from the date of their appointment. After the first appointments, the term of office is 5 years. A commissioner holds office until a successor is appointed and qualified. Removal of a commissioner is governed by s. 66.1201. Vacancies and new appointments are filled in the manner provided in par. (a).

(c) The filing of a certified copy of the resolution adopted under par. (a) with the city clerk is prima facie evidence of the authority's right to proceed, and the resolution is not subject to challenge because of any technicality. In any suit, action or proceeding commenced against the authority, a certified copy of the resolution is conclusive evidence that the authority is established and authorized to transact business and exercise its powers under this section.

(d) Following the adoption of a resolution, under par. (a), a city is precluded from exercising the powers provided in s. 66.1331 (4), and the authority may proceed to carry on the blight elimination, slum clearance and urban renewal projects in the city, except that the city is not precluded from applying, accepting and contracting for federal grants, advances and loans under the housing and community development act of 1974 (P.L. 93-383).

(e) 1. An authority has no power in connection with any public housing project.

2. Persons otherwise entitled to any right, benefit, facility or privilege under this section may not be denied the right, benefit, facility or privilege in any manner for any purpose nor be discriminated against because of sex, race, color, creed, sexual orientation or national origin.

(f) An authority is an independent, separate and distinct public body and a body corporate and politic, exercising public powers determined to be necessary by the state to protect and promote the health, safety and morals of its residents, and may take title to real and personal property in its own name. The authority may proceed with the acquisition of property by eminent domain under ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.

(g) An authority may employ personnel as required to perform its duties and responsibilities under civil service. The authority may appoint an executive director whose qualifications are determined by the authority. The director shall act as secretary of the authority and has the duties, powers and responsibilities delegated

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

(5) **POWERS OF REDEVELOPMENT AUTHORITIES.** (a) An authority may exercise all powers necessary or incidental to carry out and effectuate the purposes of this section, including the power to do all of the following:

1. Prepare redevelopment plans and urban renewal plans and undertake and carry out redevelopment and urban renewal projects within the corporate limits of the city in which it functions.

2. Enter into any contracts determined by the authority to be necessary to effectuate the purposes of this section. All contracts, other than those for personal or professional services, in excess of \$25,000 are subject to bid and shall be awarded to the lowest qualified and competent bidder. The authority may reject any bid required under this paragraph. The authority shall advertise for bids by a class 2 notice, under ch. 985, published in the city in which the project is to be developed. If the estimated cost of a contract, other than a contract for personal or professional services, is between \$3,000 and \$25,000, the authority shall give a class 2 notice, under ch. 985, of the proposed work before the contract is entered into.

3. Within the boundaries of the city, acquire by purchase, lease, eminent domain, or otherwise, any real or personal property or any interest in the property, together with any improvements on the property, necessary or incidental to a redevelopment or urban renewal project; hold, improve, clear or prepare for redevelopment or urban renewal any of the property; sell, lease, subdivide, retain or make available the property for the city's use; mortgage or otherwise encumber or dispose of any of the property or any interest in the property; enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of the property in accordance with a redevelopment or urban renewal plan, and other covenants, restrictions and conditions that the authority considers necessary to prevent a recurrence of blighted areas or to effectuate the purposes of this section; make any restrictions, conditions or covenants running with the land and provide appropriate remedies for their breach; arrange or contract for the furnishing of services, privileges, works or facilities for, or in connection with a project; temporarily operate and maintain real property acquired by it in a project area for or in connection with a project pending the disposition of the property for uses and purposes that may be deemed desirable even though not in conformity with the redevelopment plan for the area; within the boundaries of the city, enter into any building or property in any project area in order to make inspections, surveys, appraisals, soundings or test borings, and obtain a court order for this purpose if entry is denied or resisted; own and hold property and insure or provide for the insurance of any real or personal property or any of its operations against any risks or hazards, including paying premiums on any insurance; invest any project funds held in reserves or sinking funds or the funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control; redeem its bonds issued under this section at the redemption price established in the bonds or purchase the bonds at less than redemption price, all bonds so redeemed or purchased to be canceled; develop, test and report methods and techniques, and carry out demonstrations and other activities, for the prevention and elimination of slums and blight; and disseminate blight elimination, slum clearance and urban renewal information.

4. a. Borrow money and issue bonds; execute notes, debentures, and other forms of indebtedness; apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the city in which it functions, from the federal government, the state, county, or other public body, or from any sources, public or private for the purposes of this section, and give such security as may be required and enter into and carry

out contracts or agreements in connection with the security; and include in any contract for financial assistance with the federal government for or with respect to blight elimination and slum clearance and urban renewal such conditions imposed pursuant to federal laws as the authority considers reasonable and appropriate and that are not inconsistent with the purposes of this section.

b. Any debt or obligation of the authority is not the debt or obligation of the city, county, state or any other governmental authority other than the redevelopment authority itself.

c. Issue bonds to finance its activities under this section, including the payment of principal and interest upon any advances for surveys and plans, and issue refunding bonds for the payment or retirement of bonds previously issued by it. Bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the authority derived from or held in connection with its undertaking and carrying out of projects or activities under this section. Payment of the bonds, both as to principal and interest, may be further secured by a pledge of any loan, grant or contribution from the federal government or other source, in aid of any projects or activities of the authority under this section, and by a mortgage of all or a part of the projects or activities. Bonds issued under this section are not an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction of the state, city or of any public body other than the authority issuing the bonds, and are not subject to any other law or charter relating to the authorization, issuance or sale of bonds. Bonds issued under this section are declared to be issued for an essential public and governmental purpose and, together with interest and income, are exempt from all taxes. Bonds issued under this section shall be authorized by resolution of the authority, may be issued in one or more series and shall bear a date, be payable upon demand or mature at a time, bear interest at a rate, be in a denomination, be in a form either with or without coupon or registered, carry conversion or registration privileges, have rank or priority, be payable in a medium of payment, at a place, and be subject to terms of redemption, with or without premium, be secured in a manner, and have other characteristics, as provided by the resolution, trust indenture or mortgage issued pursuant to the transaction. Bonds issued under this section shall be executed as provided in s. 67.08 (1) and may be registered under s. 67.09. The bonds may be sold or exchanged at public sale or by private negotiation with bond underwriters as the authority provides. The bonds may be sold or exchanged at any price that the authority determines. If sold or exchanged at public sale, the sale shall be held after a class 2 notice, under ch. 985, published before the sale in a newspaper having general circulation in the city and in any other medium of publication that the authority determines. Bonds may be sold to the federal government at private sale, without publication of any notice, at not less than par, and, if less than all of the authorized principal amount of the bonds is sold to the federal government, the balance may be sold at private sale at not less than par at an interest cost to the authority that does not exceed the interest cost to the authority of the portion of the bonds sold to the federal government. Any provision of law to the contrary notwithstanding, any bonds issued under this section are fully negotiable. In any suit, action or proceeding involving the validity or enforceability of any bond issued under this section or the security for any bond, any bond reciting in substance that it has been issued by the authority in connection with a project or activity under this section is deemed to have been issued for that purpose and the project or activity is deemed to have been planned, located and carried out in accordance with this section.

5. Establish a procedure for preservation of the records of the authority by the use of microfilm, another reproductive device, optical imaging or electronic formatting, if authorized under s. 19.21 (4) (c). The procedure shall assure that copies of the records that are open to public inspection continue to be available to members of the public requesting them. A photographic reproduction of a record or copy of a record generated from optical disk or electronic storage is deemed the same as an original record for all pur-

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

6. Authorize the chairperson of the authority or the vice chairperson in the absence of the chairperson, selected by vote of the commissioners, and the executive director or the assistant director in the absence of the executive director to execute on behalf of the authority all contracts, notes and other forms of obligation when authorized by at least 4 of the commissioners of the authority to do so.

7. Commence actions in its own name. The authority shall be sued in the name of the authority. The authority shall have an official seal.

8. Exercise other powers that may be required or necessary to effectuate the purposes of this section.

9. Exercise any powers of a housing authority under s. 66.1201 if done in concert with a housing authority under a contract under s. 66.0301.

(b) 1. Condemnation proceedings for the acquisition of real property necessary or incidental to a redevelopment project shall be conducted in accordance with ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.

3. Where a public hearing has been held with respect to a project area under this section the authority may proceed with such project and the redevelopment plan by following the procedure set forth in ch. 32. Any owner of property who has filed objections to the plan as provided under sub. (6) may be entitled to a remedy as determined by s. 32.06 (5).

4. The authority may acquire by purchase real property within any area designated for urban renewal or redevelopment purposes under this section before the approval of either the redevelopment or urban renewal plans or before any modification of the plan if approval of the acquisition is granted by the local governing body. If real property is acquired, the authority may demolish or remove structures with the approval of the local governing body. If acquired real property is not made part of the urban renewal project the authority shall bear any loss that may arise as a result of the acquisition, demolition or removal of structures acquired under this section. If the local legislative body has given its approval to the acquisition of real property that is not made a part of the urban renewal project, it shall reimburse the authority for any loss sustained as provided for in this subsection. Any real property acquired in a redevelopment or in an urban renewal area under this subsection may be disposed of under this section if the local governing body has approved the acquisition of the property for the project.

(c) 1. Notwithstanding sub. (6), the authority of a 1st class city may acquire any property determined by the authority to be blighted property without designating a boundary or adopting a redevelopment plan. The authority may not acquire property under this subdivision without the approval of the local legislative body of the city in which the authority is located.

1g. Notwithstanding sub. (6), the authority of any 2nd, 3rd or 4th class city may acquire blighted property without designating a boundary or adopting a redevelopment plan, if all of the following occur:

a. The authority obtains advance approval for the acquisition by at least a two-thirds vote of the members of the local legislative body in which the authority is located.

b. The two-thirds approval in subd. 1g. a. shall be by resolution and the resolution shall contain a finding of the local legislative body that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition, the uses of the property after acquisition and the relation of the acquisition to other property redevelopment by the authority.

1r. Condemnation proceedings for the acquisition of blighted property shall be conducted under ch. 32 or under any other law relating specifically to eminent domain procedures of authorities. The authority may hold, clear, construct, manage, improve or dis-

pose of the blighted property, for the purpose of eliminating its status as blighted property. Notwithstanding sub. (9), the authority may dispose of the blighted property in any manner. The authority may assist private acquisition, improvement and development of blighted property for the purpose of eliminating its status as blighted property, and for that purpose the authority has all of the duties, rights, powers and privileges given to the authority under this section, as if it had acquired the blighted property.

2. Before acquiring blighted property under subd. 1. or 1g., the authority shall hold a public hearing to determine if the property is blighted property. Notice of the hearing, describing the time, date, place and purpose of the hearing and generally identifying the property involved, shall be given to each owner of the property, at least 20 days before the date set for the hearing, by certified mail with return receipt requested. If the notice cannot be delivered by certified mail with return receipt requested, or if the notice is returned undelivered, notice may be given by posting the notice at least 10 days before the date of hearing on any structure located on the property which is the subject of the notice. If the property which is the subject of the notice consists of vacant land, a notice may be posted in some suitable and conspicuous place on that property. For the purpose of ascertaining the name of the owner or owners of record of property which is subject to a public hearing under this subdivision, the records of the register of deeds of the county in which the property is located, as of the date of the notice required under this subdivision, are conclusive. An affidavit of mailing or posting the notice which is filed as a part of the records of the authority is prima facie evidence of that notice. In the hearing under this subdivision, all interested parties may express their views on the authority's proposed determination, but the hearing is only for informational purposes. Any technical omission or error in the procedure under this subdivision does not invalidate the designation or subsequent acquisition. If any owner of property subject to the authority's determination that the property is blighted property objects to that determination or to the authority's acquisition of that property, that owner shall file a written statement of and reasons for the objections with the authority before, at the time of, or within 15 days after the public hearing under this subdivision. The statement shall contain the mailing address of the person filing the statement and be signed by or on behalf of that person. The filing of that statement is a condition precedent to the commencement of an action to contest the authority's actions under this paragraph.

(5m) BONDS TO FINANCE MORTGAGE LOANS ON OWNER-OCCUPIED DWELLINGS. (a) Subject to par. (b), an authority may issue bonds to finance mortgage loans on owner-occupied dwellings. Bonds issued under this paragraph may be sold at a private sale at a price determined by the authority.

(b) The redevelopment authority shall submit the resolution authorizing the issuance of bonds under par. (a) to the common council for review. If the common council disapproves the resolution within 45 days after its submission, no bonds may be issued under the authority of the resolution.

(c) The redevelopment authority may:

1. Issue mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.

2. Issue loans to any lending institution within the city which agrees to make mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.

3. Purchase loans agreed to be made under subd. 2.

(5r) FINANCING OF CERTAIN SCHOOL FACILITIES. (a) *Legislative declaration.* The legislature determines that the development of new public schools will help alleviate the substandard conditions described in sub. (2) and will promote the sound growth and economic development of cities and enhance the education of youth in neighborhood settings. The legislature determines that the social and economic problems sought to be addressed are particularly acute in more densely populated areas. The legislature desires to make certain financing and economic tools available in

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

FILE NUMBER 58-884

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

by recommending that they be placed on file.

Report adopted and matters ordered on file.

ALD. RAHN—

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

FILE NUMBER 58-439-b

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

by recommending the adoption of the following resolution:

FILE NUMBER 58-439-b

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

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

Adopted.

ALD. RAHN—

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

FILE NUMBER 58-901

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

Adopted.

ALD. RAHN—

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

FILE NUMBER 58-902

Resolution declaring the existence of need for blight

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

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

FILE NUMBER 58-902

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

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

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

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

ALD. QUIRK moved separate action on the foregoing matter. *The motion prevailed.*

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

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

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

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

PRESIDENT SCHREIBER IN THE CHAIR

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

Report accepted and ordered on file.

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

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

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

Noes:—Ald. Meyers and Quirk—2.

ALD. RAHN—

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

FILE NUMBER 58-903

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

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

FILE NUMBER 58-903

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

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

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

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

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

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

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

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

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

Substitute accepted and substitute resolution adopted.

ALD. RAHN—

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

FILE NUMBER 58-760

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

by recommending that it be placed on file.

ALD. RAHN—

Adopted.

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

FILE NUMBER 58-904

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

by recommending that it be indefinitely postponed.

ALD. RAHN—

Adopted.

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

FILE NUMBER 58-300

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

Adopted.

FILE NUMBER 58-447

Resolution relating to the request of Approved Homes, Inc. and Clinton R. Taplin to divide Lot 9, Block 3, Alger Subdivision in the southeast ¼ of Section 15, Town 6 north, Range 21 east, in the City of Milwaukee. (Page 384.)

Adopted.

Attachment F

State Eligibility Determination Letter



October 23, 2017

David Misky
Redevelopment Authority of the City of Milwaukee
809 N Broadway
Milwaukee, WI 53202

Subject: State Eligibility Determination for Federal Petroleum Cleanup Grant
2642 West Hopkins Street, Milwaukee, WI

Dear Mr. Misky:

This letter provides a state determination of eligibility for a petroleum cleanup grant for the property located at 2642 West Hopkins Street in Milwaukee, Wisconsin ("the Property"). The Property has tax parcel number: 2700144111.

This work will be performed by the Redevelopment Authority of the City of Milwaukee (RACM) if it receives a Brownfields Cleanup grant from the Environmental Protection Agency (EPA).

History and Ownership

This vacant property was acquired by RACM in 2009 from Milwaukee Industrial Trade Center, LLC (MITC) who owned the Property from 2006 to 2009. The property has been developed since at least 1926 and has been used as single family homes, commercial businesses, a filling station and parking lot. In 1983 the Property was purchased by A.O. Smith Corporation who operated a large facility near this Property.

Contaminant Information

Because of the history of the Property, a Phase II environmental assessment was conducted in 2009 that found petroleum volatile organic compounds (PVOs), polycyclic aromatic hydrocarbons (PAHs), and lead in the top 4 feet of soil which could pose a direct contact exposure. Some groundwater contamination was also identified but initial sampling indicates it is below state groundwater Preventive Action Limits (PALs).

Based on the information provided by RACM, the Department has made the following determination regarding petroleum assessment for Property located at 2642 Hopkins, Milwaukee, Wisconsin:

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

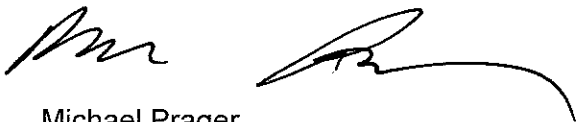
- The current and immediate past owners, RACM and Milwaukee Industrial Trade Center, LLC (MITC), respectively did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products. Reasonable steps were taken by RACM to require developer to take appropriate steps to prevent any impacts to the Property and the city installed a security fence.
- LUST trust fund monies were used by the Department to perform an assessment on the Property as part of the American Recovery and Reinvestment Act. However the work is complete and the Department considers the petroleum contamination to be "relatively low risk" based on the criteria in EPA's 2017 Guidelines for Brownfields Cleanup Grants. Also, the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to RACMs plan to clean-up the Property if it obtains a federal Brownfield Petroleum cleanup grant.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Prager', followed by a long horizontal flourish.

Michael Prager
Bureau for Remediation and Redevelopment

cc: John Hnat, SER

Attachment G

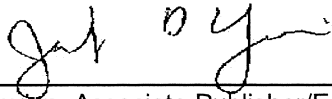
Documentation of Community Notification

PROOF OF PUBLICATION

STATE OF WISCONSIN }
MILWAUKEE COUNTY } S.S.

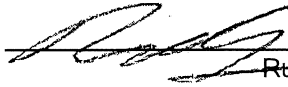
Joe Yovino, being the first duly sworn on oath, says that he or she is the Associate Publisher/Editor of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws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

Oct. 12, 2017

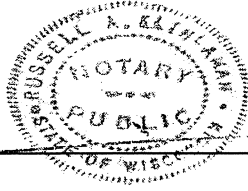


Joe Yovino, Associate Publisher/Editor

Sworn to me this 12th day of October 2017



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



PROOF OF PUBLICATION

OFFICIAL NOTICE NO. 57764 PUBLIC HEARING

Environmental Grant Applications

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee (RACM) is planning to apply for two US Environmental Protection Agency (EPA) brownfield cleanup grants on or about November 16, 2017. The sites currently being considered for grant applications include:

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

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

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

Redevelopment Authority of the City of Milwaukee

809 N Broadway, 2nd Floor
Milwaukee, WI 53202

Contact: Dave Misky at
414-286-8682

Hours: weekdays 8:00 AM to 4:45 PM

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

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

Rebecca Rabatin, ADA Coordinator
City of Milwaukee

Department of Administration
Budget and Management Division
200 East Wells Street, Room 603
Milwaukee, WI 53202

Phone: (414) 286-3475

TTY: 711

Fax: (414) 286-5475

AFFIDAVIT OF PUBLICATION

Email: rrabat@milwaukee.gov

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

The public may comment on the draft applications and draft ABCAs by sending written comments by November 9, 2017 to Dave Misky, 809 North Broadway, Milwaukee, Wisconsin 53202, or via e-mail to dmisky@milwaukee.gov, or by speaking at a public hearing that will be held during the RACM meeting on October 19, 2017 at 1:30 P.M.

at the

First Floor Board Room
809 North Broadway
Milwaukee, Wisconsin.

RACM will include comments received and staff responses in the grant applications.

11422209/10-12

Room, 2nd Floor at the Department of City Development, 809 N. Broadway, Milwaukee, WI.
The agenda for the meeting is as follows:

1. Approval of minutes from the August 17, 2017 meeting.
2. Election of a Chair of the Milwaukee Joint Review Board.
3. Tax Incremental District No. 91 (Park Place)
 - Overview of the Project Plan for Tax Incremental District No. 91.
 - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
 - Resolution approving the City of Milwaukee's creation of Tax Incremental District No. 91.
4. Tax Incremental District No. 92 (Sherman Phoenix)
 - Overview of the Project Plan for Tax Incremental District No. 92.
 - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
 - Resolution approving the City of Milwaukee's creation of Tax Incremental District No. 92.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

11422218/10-12

OFFICIAL NOTICE NO. 57764**PUBLIC HEARING**

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Contact: Dave Misky at 414-286-8682

Hours: weekdays 8:00 AM - 4:45 PM

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First Floor Board Room
809 North Broadway
Milwaukee, Wisconsin.

RACM will include comments received and staff responses in the grant applications.

11422209/10-12

Summons**PUBLICATION SUMMONS**

Case No. 17-CV-007083

The Honorable

William Sosnay

Case Code 30404

(Foreclosure of Mortgage)

The amount claimed exceeds

\$10,000.00

STATE OF WISCONSIN CIRCUIT

COURT MILWAUKEE COUNTY

The Bank of New York Mellon f/k/a

The Bank of New York as Trustee for

Harborview Mortgage

Loan Trust 2006-CB1 Mortgage

Loan

Pass-Through Certificates, Series

2006-CB 1

c/o Nationstar Mortgage LLC

8950 Cypress Waters Blvd.

Coppell, TX 75019

Plaintiff,

vs.

Sha-Keya Dorsey a/k/a Sha-Keya

W. Dorsey

9042 N Silver Brook Ln,

Brown Deer, WI 53223-2210,

John Doe Dorsey

9042 N Silver Brook Ln,

Brown Deer, WI 53223-2210,

City of Milwaukee

200 E Wells St

Defendants.

THE STATE OF WISCONSIN

To each person named above as

a defendant:

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you.

Within 40 days after October 12, 2017 you must respond with a written demand for a copy of the complaint. The demand must be sent or delivered to the court, whose address is 901 N. Ninth Street, Milwaukee, WI 53233-1425 and to Gray & Associates, L.L.P., plaintiff's attorney, whose address is 16345 West Glendale Drive, New Berlin, WI 53151-2841. You may have an attorney help or represent you.

If you do not demand a copy of the complaint within 40 days, the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 27th day of September, 2017.

Gray & Associates, L.L.P.

Attorneys for Plaintiff

By: Ian J. Thomson

State Bar No. 1076280

16345 West Glendale Drive

New Berlin, WI 53151-2841

(414) 224-1987

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

11421678/10-12-19-26

SUMMONS BY PUBLICATION

Case No. 17-CV-011116

Hon. Stephanie Rothstein

Code No. 30404 (Foreclosure of

Mortgage)

STATE OF WISCONSIN —

CIRCUIT COURT —

MILWAUKEE COUNTY

THE WOODLANDS

CONDOMINIUM HOMEOWNERS

ASSOCIATION, INC., Plaintiff,

MELVIN VINSON, JANE DOE

VINSON Defendants.

THE STATE OF WISCONSIN

TO: Melvin Vinson

9071-F North 95th Street

Milwaukee, WI 53224

Jane Doe Vinson

9071-F North 95th Street

Milwaukee, WI 53224

YOU ARE HEREBY notified that

the plaintiff named above has filed a

lawsuit or other legal action against

you.

Within forty (40) days after

October 12, 2017, you must

respond with a written answer, as

that term is used in chapter 802 of

the Wisconsin Statutes, to the

complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. That answer must be sent or delivered to the Clerk of Court, whose address is Milwaukee County Courthouse, 901 North Ninth Street, Milwaukee, Wisconsin 53233, and, to the plaintiffs attorney, whose address is: TREBON & MAYHEW, 788 North Jefferson Street, Suite 650, Milwaukee, Wisconsin, 53202. You may have an attorney help or represent you.

If you do not provide a proper answer within forty (40) days, the court may grant judgment against you for the award of money or other legal action requested in the Complaint and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now, or in the future, and may also be enforced by garnishment or seizure of property.

DATED at Milwaukee, Wisconsin this 5th day of October, 2017.

TREBON & MAYHEW

Attorneys for Plaintiff

By: GERALD J. MAYHEW,

State Bar No.: 1018988,

TREBON & MAYHEW

Gerald J. Mayhew

788 N. Jefferson St. Ste. 650

Milwaukee, WI 53202

Phone: 414-224-1000

Fax: 414-224-1023

Email:

mayhew@trebonmayhew.com

OUR FIRM IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT.

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

11422440/10-12-19-26

Subsequent Publications**Civil Suits****PUBLICATION SUMMONS**

Case No. 17CV6477

Hon. William Sosnay

Case Code: 30301

STATE OF WISCONSIN —

CIRCUIT COURT —

MILWAUKEE COUNTY

AMERICAN FAMILY MUTUAL

INSURANCE CO., 6000

AMERICAN PKWY, MADISON,

WI 53783 and DIAMONIQUE

FELDER, 2223 W. CONGRESS

STREET, MILWAUKEE, WI

53209, Plaintiffs, vs. THEDA

L'FLORE, 3735 N. 5TH STREET,

MILWAUKEE, WI 53212, Defen-

dant.

THE STATE OF WISCONSIN, To

each person named above as a

Defendant:

You are hereby notified that the Plaintiffs named above has filed a lawsuit or other legal action against you. The complaint, which is also served on you, states the nature and basis of the legal action.

Within forty (40) days after September 28th 2017, you must respond with a written answer as that term is used in chapter 802 of the Wisconsin statutes, to the complaint. The court may reject or disregard an Answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is 901 N. 9th St., Milwaukee, WI 53233, and to the offices of Heuer Law Offices, S.C., Plaintiff's attorneys, whose address is 9312 W. National Ave., West Allis, Wisconsin 53227. You may have an attorney help or represent you.

If you do not provide a proper answer within forty (40) days, the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 21st day of September, 2017.

Attorneys for Plaintiff

Heuer Law Offices, S.C.

Ryan M. Peterson

(State Bar No. 1050583)

9312 W. National Ave.

West Allis, WI 53227

Phone: (414) 224-3500

11411940/09-28-10-5-12

PUBLICATION SUMMONS

Case No. 17CV6859

Hon. Stephanie G. Rothstein

Case Code: 30301

STATE OF WISCONSIN —

CIRCUIT COURT —

MILWAUKEE COUNTY

WEST BEND MUTUAL

INSURANCE COMPANY, 1900 S.

18TH AVE., WEST BEND, WI

53095, and NANCY MORRISON,

5035 W. JACKSON PARK

DRIVE, MILWAUKEE, WI 53219,

Plaintiffs, vs. JENNIFER

CASTILLO, 3349 N. HOLTON

STREET, MILWAUKEE, WI

53212, Defendant.

THE STATE OF WISCONSIN, To

each person named above as a

Defendant:

You are hereby notified that the Plaintiffs named above has filed a lawsuit or other legal action against you. The complaint, which is also served on you, states the nature and basis of the legal action.

Within forty (40) days after September 28th 2017, you must respond with a written answer as that term is used in chapter 802 of the Wisconsin statutes, to the complaint. The court may reject or disregard an Answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is 901 N. 9th St., Milwaukee, WI 53233, and to the offices of Heuer Law Offices, S.C., Plaintiff's attorneys, whose address is 9312 W. National Ave., West Allis, Wisconsin 53227. You may have an attorney help or represent you.

If you do not provide a proper answer within forty (40) days, the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 21st day of September, 2017.

Attorneys for Plaintiff

Heuer Law Offices, S.C.

Ryan M. Peterson

(State Bar No. 1050583)

9312 W. National Ave.

West Allis, WI 53227

Phone: (414) 224-3500

11411945/09-28-10-5-12

PUBLICATION SUMMONS

Case No. 17CV6863

Hon. Timothy M. Witkowski

Case Code: 30301

STATE OF WISCONSIN —

CIRCUIT COURT —

MILWAUKEE COUNTY

AMERICAN FAMILY MUTUAL

INSURANCE CO., 6000

AMERICAN PKWY, MADISON,

WI 53783, and MARY BROWN,

3961 N. 25TH STREET,

MILWAUKEE, WI 53206,

Plaintiffs, vs. CORY JONES, 711

W. WISCONSIN AVE., APT. 5,

MILWAUKEE, WI 53233,

Defendant.

THE STATE OF WISCONSIN, To

each person named above as a

Defendant:

You are hereby notified that the Plaintiffs named above has filed a lawsuit or other legal action against you. The complaint, which is also served on you, states the nature and basis of the legal action.

Within forty (40) days after September 28th 2017, you must respond with a written answer as that term is used in chapter 802 of the Wisconsin statutes, to the complaint. The court may reject or disregard an Answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is 901 N. 9th St., Milwaukee, WI 53233, and to the offices of Heuer Law Offices, S.C., Plaintiff's attorneys, whose address

is 9312 W. National Ave., West Allis, Wisconsin 53227. You may have an attorney help or represent you.

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Dated this 21st day of September, 2017.

Attorneys for Plaintiff

Heuer Law Offices, S.C.

Ryan M. Peterson

(State Bar No. 1050583)

9312 W. National Ave.

West Allis, WI 53227

Phone: (414) 224-3500

11411934/09-28-10-5-12

PUBLICATION SUMMONS

Case No. 17CV6887

Hon. Mary E. Triggiano

Case Code: 30301

STATE OF WISCONSIN —

CIRCUIT COURT —

MILWAUKEE COUNTY

AMERICAN FAMILY MUTUAL

INSURANCE CO., 6000

AMERICAN PKWY, MADISON,

WI 53783, and AUDREY

SKWIERAWSKI KEPPLER, 1522

N. HAWLEY ROAD,

MILWAUKEE, WI 53208,

Plaintiffs, vs. TERRELL A.

BANKS, 2840 N. 76TH STREET,

APT. 3, MILWAUKEE, WI 53222,

Defendant.

THE STATE OF WISCONSIN, To

each person named above as a

Defendant:

You are hereby notified that the Plaintiffs named above has filed a lawsuit or other legal action against you. The complaint, which is also served on you, states the nature and basis of the legal action.

Within forty (40) days after September 28th 2017, you must respond with a written answer as that term is used in chapter 802 of the Wisconsin statutes, to the complaint. The court may reject or disregard an Answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is 901 N. 9th St., Milwaukee, WI 53233, and to the offices of Heuer Law Offices, S.C., Plaintiff's attorneys, whose address is 9312 W. National Ave., West Allis, Wisconsin 53227. You may have an attorney help or represent you.

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Dated this 21st day of September, 2017.

Attorneys for Plaintiff

Heuer Law Offices, S.C.

Ryan M. Peterson

* * * * *

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE

OCTOBER 19, 2017

* * * * *

The public portion of the meeting of the
Redevelopment Authority of the City of Milwaukee, taken
before SARA ROGAN, Court Reporter and Notary Public in
and for the State of Wisconsin, at 809 North Broadway,
1st Floor Board Room, Milwaukee, Wisconsin, on
October 19, 2017, commencing at 1:34 p.m. and
concluding at 1:56 p.m.

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A P P E A R A N C E S

Board Members Present:

Vice Chair Kathryn M. West
Commissioner Cavalier Johnson
Commissioner Frances Hardrick
Commissioner Jose R. Galvan, Jr.
Commissioner William J. Schwartz

A L S O P R E S E N T

David P. Misky, Executive Director-Secretary
Joan Ostrowski, Administrative Assistant

1 TRANSCRIPT OF PROCEEDINGS

2 VICE CHAIR WEST: Will the Assistant
3 Director please call the roll.

4 MR. MISKY: Commissioner Hardrick?

5 COMMISSIONER HARDRICK: Here.

6 MR. MISKY: Commissioner Galvan?

7 COMMISSIONER GALVAN: Here.

8 MR. MISKY: Commissioner Schwartz?

9 COMMISSIONER SCHWARTZ: Here.

10 MR. MISKY: Commissioner West?

11 VICE CHAIR WEST: Here.

12 MR. MISKY: Commissioner Johnson is
13 expected, and Chair Smith is excused.

14 VICE CHAIR WEST: The minutes from the
15 September 21st, 2017 regular meeting were mailed
16 to the commissioners. Have you had sufficient
17 time to review them and are there any corrections?
18 Hearing none, the minutes will stand approved by
19 consensus.

20 We will now hold the public hearing
21 portion of the meeting. The assistant director
22 will state the purpose of the hearings and
23 describe the procedures to be followed.

24 MR. MISKY: For today's public hearing
25 regarding a redevelopment plan height variance,

1 the required Class II notice was published in the Daily
2 Reporter on October 5th and October 12th.

3 For today's public hearing regarding
4 brownfield grant applications, the required Class I
5 notice was published in the Daily Reporter on October
6 12th. These hearings will give all interested persons
7 or organizations a reasonable opportunity to be heard
8 and to present their views regarding today's actions.

9 When each item is called, staff should
10 come forward, identify themselves for the record,
11 explain the matter under consideration, make a
12 recommendation and introduce other parties of interest
13 who wish to speak.

14 VICE CHAIR WEST: Thank you. Today's
15 first hearing concerns a resolution approving a waiver
16 to exceed the maximum density of 40 units per acre as
17 required in the Beerline B Redevelopment Plan to allow a
18 density of 57 units per acre for the property located at
19 1858 North Commerce Street.

20 MS. REMINGTON: Good afternoon. Alyssa
21 Remington with the Department of City Development. As
22 we just discussed, this relates to the property at 1858
23 North Commerce Street, or known as Brewers Point
24 Apartments. This is located directly adjacent to the
25 Lakefront Brewery and the Holton Street Bridge and

1 Marsupial Bridge, and this is one of the first
2 developments, residential developments that was really
3 in place along Commerce Street when it first began to be
4 redeveloped.

5 So the property owner has approached us
6 and they're interested in converting their first floor
7 space into -- which is now currently warehouse and
8 office space, into 12 additional residential units.
9 They have new space for office and they can kind of
10 configure and really make a better use of their first
11 floor space.

12 This is just showing an outline basically
13 of the property as it exists currently. Lots of open
14 space and into the 12 additional units down below. And
15 one thing that they are planning to do is to open up the
16 units on the river side to the RiverWalk. That project
17 in particular has a -- has a larger grassy area between
18 the end of the building and the RiverWalk so it's more
19 of like a -- it's going to be more of a terrace and a
20 way to activate that space. So that is their plan.

21 But why we're here today is because this
22 project was developed between 1995 and 1998 prior to
23 really the massive redevelopment along Commerce Street,
24 and when the Beerline B Redevelopment Plan was adopted
25 in 2002, there was a provision in there that had a

1 maximum density for residential units of four units per
2 acre. Now, any project that was developed and permitted
3 prior to the adoption of the redevelopment plan, I don't
4 want to say it was grandfathered in but if it was
5 approved and issued permits prior to the new code, it
6 could be considered legally established and a legal
7 nonconforming use.

8 So the existing zoning at the time, C9B,
9 allowed for this project to move forward at 53 units per
10 acre so that was -- that's a legal nonconforming use for
11 this building. But, again, when the Beerline B Plan
12 came in, it had set the limit at 40 units per acre.
13 Just something to note. So they're coming here today to
14 request a deviation from that maximum density of 40
15 units and to raise it up to 57 units per acre.

16 We've had our planning staff review their
17 site plan and also new landscaping plan because, again,
18 an important piece of this is that in review of the
19 original permits, it was legal and nonconforming as long
20 as the conditions of the original permits are met. And
21 one condition of the initial permit was that there would
22 be a landscaping buffer between the surface parking lot
23 and Commerce Street. That landscaping buffer, which you
24 can see here, does not currently exist. That was an
25 oversight back in the '90s. Not a problem at all.

1 We're working with the owner and they are happily
2 complying with the requirements, and these requirements
3 now go to the C9B zoning, if that makes sense.

4 So type A landscaping is required, and
5 that's a 3 foot metal picket fence, three trees every 25
6 feet, and a staggered double row of shrubs with a
7 minimum 5 foot landscape between the parking lot and the
8 sidewalk. So this is your view of the stretch that
9 needs to be landscaped and just here is the additional
10 landscape that's going to be buffering basically
11 Commerce Street and the parking lot.

12 So in dealing with our planning staff and
13 having their review, they are generally very accepting
14 of the additional 12 units. If you look at the Beerline
15 as an entire corridor, we're well within the density of
16 division for that corridor per the plan with the
17 different projects. There really isn't anything coming
18 forward in terms of additional residential units in this
19 location.

20 The last remaining parcel next to The
21 Edge and in between Lake Brewery was purchased by
22 Lakefront Brewery. It's going to be the expansion of
23 their facility rather than additional residential units.
24 So from a planing perspective, this is actually a
25 welcome change. We're going to get the landscape

1 buffer. We're going to get activation along the
2 RiverWalk and there's already adequate street access and
3 adequate parking for the additional units so really
4 there's -- the impact is minimal, if anything.

5 Although our planning staff couldn't be
6 here to discuss, I've had many conversations at length
7 and they are accepting of this proposal as long as those
8 landscaping conditions are met.

9 So we are requesting the deviation from
10 40 units per acre to 57. I have the owner's
11 representative here as well as the architect if you have
12 additional questions.

13 VICE CHAIR WEST: Just let the record
14 reflect that Commissioner Johnson joined us at the
15 beginning of Alyssa's presentation. Questions anyone?
16 Commissioner.

17 COMMISSIONER GALVAN: What other units or
18 developments have had this request? I thought there was
19 one before.

20 MS. REMINGTON: I believe The Edge back
21 in 2006. I would have to check that. I believe the
22 issue in question with The Edge was that it was two
23 phases and it was going to exceed the density that was
24 allowed per the plan but, again, that's how the phase
25 moved forward. That was a condominium development so

1 that issue no longer remains.

2 COMMISSIONER SCHWARTZ: And you said the
3 parking is adequate?

4 MS. REMINGTON: Parking is adequate.
5 They have parking underneath the building as well as the
6 surface lot.

7 COMMISSIONER SCHWARTZ: There is. Okay.

8 MS. REMINGTON: Yep.

9 VICE CHAIR WEST: Commissioner Hardrick?

10 COMMISSIONER HARDRICK: Just curious but
11 they have other plans for where they had warehouse space
12 and office space. Are they relocating that to someplace
13 else? I'm just curious.

14 MS. REMINGTON: I believe they're
15 consolidating the warehouse space and they're moving the
16 office space off site. They've reduced their staff.
17 They don't need the same space that they had prior so
18 they relocated.

19 COMMISSIONER GALVAN: Are these rental
20 units or condos?

21 MS. REMINGTON: These are rental units,
22 they're apartments. They are going to maintain --
23 there's an exercise fitness room on the first floor.
24 There's also the trash room and some general -- you
25 know, general space for the building itself. That will

1 remain. It's a warehouse space that's in the section of
2 the building right here, and then the office space that
3 is here.

4 VICE CHAIR WEST: Commissioner Hardrick?

5 COMMISSIONER HARDRICK: And are the new
6 units going to be pretty comparable to the older units?
7 Are some of them larger?

8 MS. REMINGTON: Sure. I can have the
9 architect or the owner, whichever, speak to that.

10 VICE CHAIR WEST: Can you identify
11 yourself?

12 MR. MCFARLANE: My name is Keith
13 McFarlane. We work for the management company that
14 manages Brewers Point. Basically they're going to be
15 the exact same style as the units above, and we're
16 trying to replicate the floor plan above to down below
17 where we're also -- we're trying to put a few more
18 two-bedroom units along the riverfront because we feel
19 that's a higher demand. But other than that, very
20 similar to what we have.

21 COMMISSIONER SCHWARTZ: And Alyssa
22 mentioned on the east side, are you going to have like
23 walk-out doors onto like some kind of patio or
24 something?

25 MR. MCFARLANE: Yeah, we're doing a patio

1 door type thing. More of a -- not a sliding one but
2 like a little concrete slab there, yeah.

3 COMMISSIONER SCHWARTZ: And what is your
4 overall occupancy right now?

5 MR. MCFARLANE: We've been over 95, 96,
6 97 in the last ten years. We haven't had any occupancy
7 issues.

8 COMMISSIONER SCHWARTZ: Thank you.

9 VICE CHAIR WEST: So I just want to
10 reaffirm a request that I made a long time ago
11 addressing another development on Commerce Street that
12 DPW do something about the parking at the corner of
13 Humboldt and Commerce. The Hot Yoga people, we could
14 probably move six of those cars and they could walk
15 another block and it would make it a whole lot easier.
16 It's become a pretty major street to leave downtown and
17 there are times when you have to wait for six, seven
18 lights to get through that intersection at the end of
19 the day. So, you know, restricted parking there for a
20 couple hours at the end of the day, at the end of the
21 workday would be something that --

22 MS. REMINGTON: To allow for a right turn
23 lane?

24 VICE CHAIR WEST: Yeah.

25 MS. REMINGTON: Okay.

1 VICE CHAIR WEST: And a left turn because
2 when people are turning left, then nobody can do
3 anything. So it's not directly related, but it does go
4 to the density of the area.

5 MS. REMINGTON: Understood. I can
6 definitely address that with DPW and get back to you.

7 VICE CHAIR WEST: Thanks. Any other
8 questions? We have a resolution before us. Oh, I'm
9 sorry. Does anyone else wish to speak to this matter?
10 This is a public hearing. Seeing none.

11 COMMISSIONER GALVAN: Call for the
12 resolution and move for its adoption.

13 COMMISSIONER HARDRICK: Second.

14 MR. MISKY: Commissioner Johnson?

15 COMMISSIONER JOHNSON: Aye.

16 MR. MISKY: Commissioner Hardrick?

17 COMMISSIONER HARDRICK: Aye.

18 MR. MISKY: Commissioner Galvan?

19 COMMISSIONER GALVAN: Aye.

20 MR. MISKY: Commissioner Schwartz?

21 COMMISSIONER SCHWARTZ: Aye.

22 MR. MISKY: Commissioner West?

23 VICE CHAIR WEST: Aye.

24 MS. REMINGTON: Thank you.

25 VICE CHAIR WEST: Thank you. Our next

1 hearing is a resolution relative to application,
2 acceptance and funding of brownfield grant applications
3 to the USEPA for assessment and cleanup of various
4 brownfields throughout the city of Milwaukee.
5 Mr. Reimer.

6 MR. REIMER: Goof afternoon. I'm Matt
7 Reimer with the Redevelopment Authority of the City of
8 Milwaukee. The resolution you have before you today is
9 our annual request for the authorization to apply,
10 accept and fund brownfield grants from the USEPA. We
11 are planning to submit five grant proposals this year.
12 One is for revolving loan funds, two are for assessment
13 grants, and two are for cleanup grants. And I'll talk
14 about each one of those, but I'd first like to talk a
15 little bit about the success that we've had with these
16 grants.

17 These are the grants that we're going to
18 be applying for and, again, like I said, I'll be
19 touching on each one of those in just a moment. Again,
20 there are three types of grants involving loan funds.
21 We've been extremely successful thus far, over \$10
22 million since 2002 that we've received. 14 loans, 2
23 subgrants, almost 270 acres have been cleaned up, and
24 \$410 million in private investment, and over 4100 jobs
25 created or retained. And this year we'll be going for

1 \$1 million of revolving loan fund from the EPA.

2 The assessment grants, again, \$2.6
3 million since 2003. We've been fortunate enough to
4 receive 11 community wide grants. We've been able to
5 assess over 140 properties using that money. Estimated
6 \$120 million of leverage funding and approximately 700
7 jobs created or retained. And this year we'll be going
8 for \$300,000 of community assessment funding for the
9 assessment grants.

10 For the cleanup grants, again, 6,380,000
11 since 2003, 12 different grants for 32 specific sites
12 that we've been able to achieve thus far.

13 Regarding the site specific assessment
14 grant proposal that we'll be going for this year, that
15 is a \$200,000 grant to assist the assessment at 201 West
16 Oklahoma Avenue. This one may look familiar to you
17 because we applied for it last year. We were
18 unsuccessful. We had a meeting with the EPA, went over,
19 the grants got some constructive criticism. We made
20 some updates and changes to it so we're hopeful that the
21 grant will be accepted -- awarded this year.

22 Again, this property was a former die
23 cast facility. It had been operating for about 63 years
24 and closed unexpectedly in 2008. 85 people were
25 unemployed there at the site during that time.

1 The current owner, Wisconsin Die Casting,
2 LLC, are currently tax delinquent over 10 years, and
3 over \$200,000. A representative of the current owner
4 did sign a right-of-entry agreement for us in October of
5 2016 which will allow us access to the site to conduct
6 this future work. Again, once the assessment activities
7 are complete, remedial options will be considered with
8 the ultimate goal of redeveloping the site and creating
9 new jobs at that location.

10 For the cleanup grant proposals, we will
11 be requesting \$200,000 at two different sites, and that
12 was just a figure of the 201 sites. This site, again,
13 2642 West Hopkins Street, is an outlot parcel. It was
14 associated with the former Tower Automotive site. RACM
15 acquired the property from the Milwaukee Industrial
16 Trade Center with the core site that you're familiar
17 with and the six outlots back in December of 2009.

18 Past uses of this particular site, it was
19 once a paint store and parking lot and a filling station
20 at different times. Most recently the site was used or
21 has been used by Gorman & Company for staging while they
22 undertook some status site housing rehab in the
23 neighborhood. There's been some trailers on the
24 property for some time, but those are expected to be
25 removed by November 1st of this year.

1 Since acquisition of all these
2 properties, RACM has been working very diligently
3 towards redevelopment of all these parcels in Century
4 City Business Park. In December of 2011, the City
5 completed 30th Street corridor economic development
6 master plan which envisioned these outlots as
7 complimentary sites to the Century City area. Community
8 outreach with stakeholder partners have included the
9 corridor and BID 37 has been initiated already and will
10 be ongoing into the next spring and summer as part of a
11 strategic planning initiative.

12 The analysis and brownfield cleanup
13 alternatives for this site have identified cleanup
14 strategy as utilizing institutional engineering controls
15 which basically with this alternative, the contamination
16 would be addressed by managing it on site and capping
17 the site and listing the site on a DNR GIS registry for
18 residual soil contamination as well as installing a cap
19 or barrier at the site to prevent direct contact with
20 the contaminated soil.

21 The second site is 1330 West Center
22 Street. Again, this one may look familiar. Another
23 site that we did apply for last year. Again, had a
24 meeting with the EPA, received some constructive
25 criticisms. They are making some updates to that

1 application so it will definitely be a stronger
2 application this year.

3 Again, this property was used for
4 residential purposes in the late 1800s and early 1900s.
5 By 1920, the property was a mix of manufacturing,
6 commercial and residential uses. Briggs & Stratton
7 Corporation once occupied a significant portion of the
8 site from 1925 through the mid 1970s. The Briggs &
9 Stratton buildings that were on the site were razed in
10 1976 and the site has essentially been vacant since that
11 time and under various ownership.

12 The City foreclosed on the property back
13 in 2009, and environmental issues again at this site
14 really stemmed from industrial land uses at that site as
15 well as the proximity of the two dry cleaners to that
16 property.

17 The analysis of brownfield cleanup
18 alternatives for this site have been identified the
19 recommended cleanup strategy as in situ chemical
20 oxidation where the remediation is basically
21 accomplished by mixing oxidants and co-amendments with
22 the soil in the impacted area and the oxidants will
23 react directly with the contaminants and produce benign
24 compounds there at the site. And the groundwater then
25 would be monitored to ensure that the remedial strategy

1 has been effective.

2 And at this point I can take any
3 questions that you may have about these applications.

4 VICE CHAIR WEST: Commissioners, any
5 questions?

6 COMMISSIONER SCHWARTZ: Matt, I'm just
7 kind of curious. The constructive criticism that you
8 get from the EPA, what does that generally entail? I
9 mean is it that expound on this or you've missed on this
10 or is there a pattern?

11 MR. REIMER: That's kind of exactly what
12 it is. It's a phone call and going through the grant
13 application. A common theme is strengthening your
14 community engagement, your community partnerships,
15 community commitments. So one of the requirements is to
16 identify two, three, four community partners that are
17 going to play a role in the project.

18 COMMISSIONER SCHWARTZ: Got it.

19 MR. REIMER: You know, whether or not do
20 you provide a meeting space or providing educational
21 materials or reaching out to the community on behalf of
22 us to, you know, educate them about the project. That's
23 a fairly common theme that kind of comes back with
24 applications is really strengthening that component, and
25 there's other things as well. Just providing more data,

1 if you can, you know, health data about the population
2 in the specific area to really show that need in the
3 community.

4 COMMISSIONER SCHWARTZ: Okay, great.
5 Thank you.

6 MR. REIMER: Sure.

7 COMMISSIONER JOHNSON: Madam Chair?

8 VICE CHAIR WEST: Commissioner Johnson.

9 COMMISSIONER JOHNSON: These sites are
10 not necessarily connected to development. The EPA
11 provides opportunities for local governments to get the
12 grants to remediate them to clean up the contamination,
13 but they're not connected to development necessarily.
14 Is that true?

15 MR. REIMER: Well, they could be.
16 Ideally, the EPA would like to see that. If you have a
17 project teed up for redevelopment and you need to have
18 some funding for, say, their assessment or a cleanup and
19 you've got that vision of a redevelopment, well, that's
20 fantastic. Sometimes with, say, a property like 1330
21 here which we're seeing, you know, there's not really a
22 redevelopment plan currently for that site, and I mean
23 there's a vision as part of the plan for that area but
24 whether or not that becomes a reality in that specific
25 plan or something else, again, there's not a specific

1 plan to date for this site.

2 COMMISSIONER JOHNSON: Sure.

3 MR. REIMER: And other sites as well.

4 You know, we're hopeful obviously that doing a project
5 such as this will attract some development to the site
6 by bringing down those redevelopment costs.

7 COMMISSIONER JOHNSON: Okay. Thank you.

8 VICE CHAIR WEST: This is a public
9 hearing. Does anyone else wish to speak? We have a
10 resolution before us.

11 COMMISSIONER SCHWARTZ: Call for
12 resolution, move for its adoption.

13 COMMISSIONER JOHNSON: I second that.

14 MR. MISKY: Commissioner Johnson?

15 COMMISSIONER JOHNSON: Aye.

16 MR. MISKY: Commissioner Hardrick?

17 COMMISSIONER HARDRICK: Aye.

18 MR. MISKY: Commissioner Galvan?

19 COMMISSIONER GALVAN: Aye.

20 MR. MISKY: Commissioner Schwartz?

21 COMMISSIONER SCHWARTZ: Aye.

22 MR. MISKY: Commissioner West?

23 VICE CHAIR WEST: Aye.

24 MR. REIMER: Thank you.

25 VICE CHAIR WEST: Thank you. That

1 concludes the public hearing portion of today's meeting.

2 (Proceedings concluded at 1:56 p.m.)

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1 STATE OF WISCONSIN)
) SS:
2 COUNTY OF RACINE)

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4

5 I, SARA ROGAN, Court Reporter and Notary
6 Public in and for the State of Wisconsin, do hereby
7 certify that the above deposition of Redevelopment
8 Authority was recorded by me on October 19, 2017, and
9 reduced to writing under my personal direction.

10 I further certify that I am not a
11 relative or employee or attorney or counsel of any of
12 the parties, or a relative or employee of such attorney
13 or counsel, or financially interested directly or
14 indirectly in this action.

15 In witness whereof I have hereunder set
16 my hand and affixed my seal of office at Burlington,
17 Wisconsin, this 14th day of November, 2017.

18

19

20 _____
21 Sara Rogan
 Court Reporter and Notary Public
 In and for the State of Wisconsin

22

23 My Commission Expires: July 18, 2018.

24

25

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:

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: Redevelopment Authority of the City of Milwaukee

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

391186734

* c. Organizational DUNS:

0719147120000

d. Address:

* Street1:

809 North Broadway

Street2:

* City:

Milwaukee

County/Parish:

* State:

WI: Wisconsin

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

53202-3617

e. Organizational Unit:

Department Name:

Department of City Development

Division Name:

Redevelopment Authority

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

Prefix:

Ms.

* First Name:

Tory

Middle Name:

* Last Name:

Kress

Suffix:

Title: Senior Environmental Project Engineer

Organizational Affiliation:

* Telephone Number: 414-286-8268

Fax Number:

* Email: tkress@milwaukee.gov

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-09

* Title:

FY18 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

RACM Cleanup of 2642 West Hopkins Street, Milwaukee, WI

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="200,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="240,000.00"/>

*** 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: