



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

December 17, 2015

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

Dear Mr. Didier:

Re: RACM's Application for an EPA Brownfields Cleanup Grant –
 400 S. Layton Boulevard, Milwaukee, Wisconsin

The Redevelopment Authority of the City of Milwaukee (RACM) is pleased to submit the enclosed application for a \$200,000 EPA cleanup grant for hazardous substances. The project site that is the subject of this grant application is located in Milwaukee, Wisconsin on the north bank of the Menomonee River in the Menomonee Valley. Five miles long and a half-mile wide, the Menomonee Valley extends from the confluence of the Menomonee and Milwaukee Rivers to Miller Park Stadium, home of the Milwaukee Brewers. The Menomonee Valley was once a vibrant wetland that provided a rich way of life for Native Americans, with its meandering river, lush tamarack swamp and wild rice marsh, leading into the estuary of Lake Michigan. With the expansion of Milwaukee during the Industrial Revolution, the Menomonee Valley's bluffs were cut and used as fill. By the early 1900s, Milwaukee was known as the "Machine Shop of the World" and the Menomonee Valley was its engine. Unfortunately, the prosperity of that time damaged the Valley's natural resources. Contaminated properties have contributed to the significant degradation of area surface waters, habitat and fisheries, leaving the Menomonee River Watershed one of the most heavily polluted watersheds in the State of Wisconsin.

The brownfield site that is the subject of this grant application encompasses approximately 1,000 feet of steep, unstable riverbank along the north bank of the lower Menomonee River. The north riverbank project site, because it consists of debris and waste from the Valley's industrial past, is a significant contributor of pollution to the Menomonee River, which ultimately discharges to the Milwaukee Estuary Area of Concern. Besides the environmental contamination, rapid urban development, and lack of biodiversity, the reaches along the project area have also been classified as some of the most severely-eroded stretches of the Menomonee River. The existing north riverbank project site was constructed out of concrete and brick debris and other waste materials that have re-vegetated with largely scrub trees over the past 30 years. The current riverbank project site is severely eroding, thereby contributing significant volumes of particulates including asbestos-containing material, as well as volatile organic compounds, lead, phosphorus, and nitrogen to the river.

The Menomonee Valley is one of the critical keystones to the revitalization, stabilization, and enhancement of the City of Milwaukee, particularly with regard to unemployment, socio-economic conditions, and the perception and reality of crime and safety concerns. Successful cleanup of the project site, restoration of the deteriorating riverbank, and a new trail connection that would provide increased public access to the river,



would significantly improve the health of the river and increase the number of visitors to the riverbank, improving the quality of life for visitors, nearby workers, and neighboring residents.

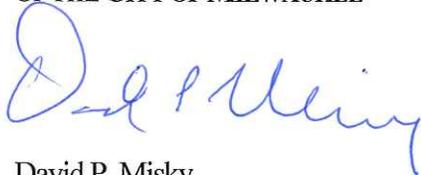
The following provides information regarding RACM's grant application:

- a. **Applicant Identification:** Redevelopment Authority of the City of Milwaukee, 809 North Broadway, Milwaukee, WI 53202
- b. **Applicant DUNS Number:** 071914712
- c. **Funding Requested:** (i) Grant type: Cleanup Grant; (ii) Federal Funds Requested: \$200,000; (iii) Contamination: Hazardous
- d. **Location:** City of Milwaukee, County of Milwaukee, Wisconsin
- e. **Property Name and Address:** 400 S. Layton Boulevard, Milwaukee, WI 53204
- f. **Project Director:**
Mathew Reimer
809 North Broadway
Milwaukee, WI 53202
Phone: 414-286-5693
Fax: 414-286-5778
E-mail: mreime@milwaukee.gov
- Highest Ranking Elected Official:**
Mayor Tom Barrett
200 East Wells St
Milwaukee, WI 53202
Phone: 414-286-2200
Fax: 414-286-3191
E-mail: mayor@milwaukee.gov
- g. **Date Submitted:** December 17, 2015
- h. **Project Period:** Three years
- i. **Population:** 594,833 (2010 Census Population Estimate)
- j. **Other Factors Checklist:** This application has other factors. Please see Attachment.

Thank you for your consideration. We look forward to continuing our partnership with EPA and turning this property into a sanctuary in the heart of the city.

Sincerely,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



David P. Misky
Assistant Executive Director – Secretary

Attached: 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.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	pg. 8
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	pg. 4
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	pg. 10 Attached
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	pg. 10 Attached
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	pgs. 1-2



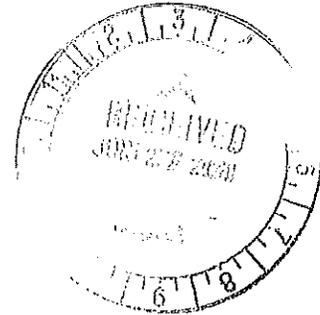
UNITED STATES DEPARTMENT OF COMMERCE
The Assistant Secretary for Economic Development
Washington, D.C. 20230

2014 JUN 26 AM 11:48

*C: Marcoux
Brown
Misky
Fleming
Burton
Rotar*

June 23, 2014

Rocky Marcoux
Commissioner
Redevelopment Authority
of the City of Milwaukee
809 N. Broadway
Milwaukee WI 53202



Dear Mr. Marcoux:

Congratulations! Per the Federal Register Notice (FRN), dated December 10, 2013, this letter is to officially inform you that your community has been designated as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. This designation will last for two years, starting from the date of this letter, and thereafter, will be subject to a renewal process as outlined in the FRN.

We received more than 70 competitive applications for this designation. The strength of your plan and partnerships was critical to your region's designation as an IMCP Manufacturing Community and it will be equally instrumental as you work to grow your economic cluster and strengthen your competitiveness in the global economy. This administration looks forward to working with you over the course of the next two years to support your approaches to addressing your region's economic development goals.

Please refer to the FRN for a description of the benefits associated with the designation, including preferential consideration when applying for certain funding opportunities identified by IMCP Participating Agencies. Additional information and guidance will be forthcoming.

I look forward to working with you as we move forward to revitalize the American economy. If I can be of any assistance, please do not hesitate to contact me at (202) 482-5081.

Sincerely,

Roy K.J. Williams
Assistant Secretary of Commerce
for Economic Development



Investing in Manufacturing Community Partnerships Designated Communities

Advance Michigan IMCP

Wayne County Economic Development Growth Engine

Bryce Kelley, bkelly@waynecounty.com

Advance Michigan seeks to position its 13-county region at the forefront of the automotive and digital technologies behind connected cars and infrastructure technologies. In partnership with regional education stakeholders, Advance Michigan plans to make significant investments in workforce development programs – including retraining of incumbent workers – alongside focuses on supply chain development, infrastructure, and automotive research and development.

Advanced Manufacturing Partnership for Southern California

University of Southern California Center for Economic Development

Leonard Mitchell, mitchell@usc.edu

AMP SoCal is a consortium focused on transforming the aerospace and defense sectors, with a focus on advanced manufacturing technologies. The partnership plans to develop a range of programs, including a standards-based Additive Manufacturing Technician certificate program in partnership with regional education partners, a “University Guides Network Program” to provide a single point of contact between employers and institutions of higher education, and a digital one-stop for augmenting the ability of small manufacturers to collaborate in the design of new components.

Chicago Metro Metal Cluster

Cook County Bureau of Economic Development

Elaine Romas, elaine.romas@cookcountyil.org

The Chicago Metro Metal Cluster seeks to build upon the reputation of the Chicago metro region as a leader in class for metal manufacturing – a \$30 billion sector spanning 3,700 firms and 100,000 workers in the region. Through targeted, strategically-driven commitments across six pillars of integrated investment, the Chicago Metro Metal Cluster plans significant outlays in supply chain, infrastructure, and workforce development partnerships across the region.

DRIVE for the Future IMCP

University of Tennessee Institute for Public Service

Charles E. Shoopman, Jr., chuck.shoopman@tennessee.edu

The DRIVE initiative seeks to build upon the Tennessee Valley's pre-existing sector leadership in automotive industry employment through strategic promotion of advanced automotive technology development and commercialization. DRIVE plans to deepen regional competencies in automotive technologies through partnerships with high-impact employers, and with the goal of enhancing workforce capacity and expanding the capabilities and access of SMEs in the automotive technologies sector.

Greater Portland Food Production Cluster

Greater Portland Council of Governments

Neal W. Allen, nallen@gpcog.org

The Portland region accounts for 31% of food production across the entire state of Maine, and features a vibrant ecosystem of SMEs engaged in some stage of food production. The Greater Portland Food Production Cluster aims to bolster skills programs in industrial engineering, food science, and food preparation, alongside working to minimize supply chain waste and promote low-impact hydroponic and greenhouse methods of food production.

Greater Rochester / Fingers Lakes Region

City of Rochester

Delmonize Smith, dsmith@cityofrochester.gov

The Greater Rochester region aims to build upon its historic strength in the precision machining, optics, photonics, and imaging sectors through catalytic workforce development projects. With the intention of building cross-industry capabilities and strengthened supply chain networks, the consortium aims to decrease the time of technology transfer and creating a skills pipeline for in-demand jobs.

Northwest Georgia Center for Sustainable Floor Covering Innovation and Advanced Workforce Readiness (S-FLOR)

Northwest Georgia Regional Commission

Lloyd Frasier, lfrasier@nwgrc.org

Long a national leader in the floor covering industry, the S-FLOR consortium seeks to build upon pre-existing strengths in the sector by investing in a shortened supply chain and preparing tomorrow's workers by patching critical shortfalls in the existing secondary and technical post-secondary educational network. Leveraging innovation centers housed at Georgia Tech, the S-FLOR consortium will seek to provide cutting edge materials research and other technologies for commercialization to SMEs in the region.

The Milwaukee 7 Manufacturing Community

Redevelopment Authority of the City of Milwaukee

Rocky Marcoux, rocky.marcoux@milwaukee.gov

The Milwaukee 7 consortium seeks to strengthen Milwaukee's positioning as an attractive city for relocation of manufacturing enterprises, particularly in the areas of energy, water, and food production technologies. The Milwaukee 7 empowers academic-industry partnerships in key areas of need, and features a regional workforce alliance designed to engage employers and technical colleges in supporting curriculum developments for employer needs.

Southwest Alabama IMCP

University of South Alabama

Lynne Chronister, lchronister@southalabama.edu

The Southwest Alabama IMCP aims to leverage historical strength in the shipbuilding sector into future leadership in aviation manufacturing, with an emphasis on adapting existing workforce development programs and employer liaisons into viable partnership to drive employment growth in aviation. The opening of new aviation factories in the region promises to catalyze these investments and support exports in the region, while additional apprenticeship and pathways programs in shipbuilding will help support the region's traditional proficiencies in shipbuilding.

Southwestern Ohio Aerospace Region

City of Cincinnati

Sam Stephens, samuel.stephens@cincinnati-oh.gov

Southwestern Ohio has a significant position of leadership in the manufacturing of aerospace parts and engines globally. The Southwestern Ohio Aerospace Region (SOAR) plans to build upon these regional strengths, principally through supply chain development, a vastly expanded suite of workforce initiatives, and strategic identification of "shovel-ready" manufacturing sites for development.

Tactical Investment in Advanced Manufacturing Capabilities

Wichita State University

Dr. John S. Tomblin, john.tomblin@wichita.edu

South Kansas numbers among the most manufacturing-specialized regions in the United States, with a disproportionately high percentage of employment there contingent on the manufacturing sector. The South Kansas Manufacturing Community seeks to make aerospace manufacturing an anchor for a diversified sector, with investments in manufacturing research centers, supply chain integration investments, and up-skilling projects targeting the regional workforce.

Washington Aerospace Manufacturing Community

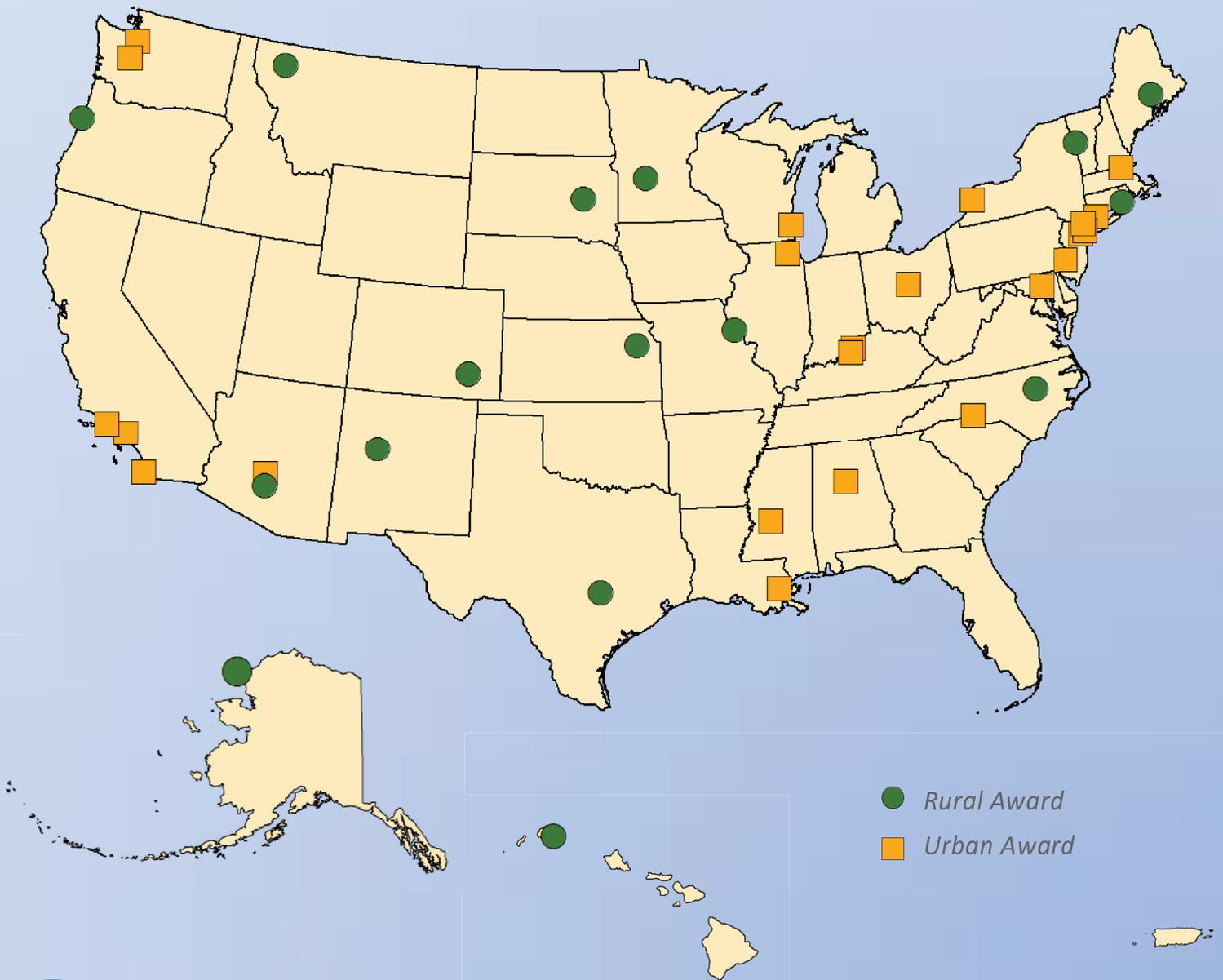
Puget Sound Regional Council

Sarah Lee, slee@psrc.org

Utilizing the regions close proximity to major centers in aerospace manufacturing and design, the Puget Sound Regional Council seeks to strengthen workforce development assets, invest in strategic research partnerships with local universities and colleges, and bolster the capacity of suppliers to provide to an increasingly high-demand and integrated aerospace manufacturing sector in the region.

TIGER

2015 AWARDS



U.S. Department
of Transportation

2015 TIGER Awards

Project Name (click to link)	State	TIGER Grant Award	Urban/ Rural
Connecting our Neighborhoods to Opportunities	Alabama	\$20,000,000	Urban
Native Village of Point Hope Transportation Infrastructure and Transit Improvement Project	Alaska	\$2,899,992	Rural
Grand Canal Bike and Pedestrian Improvements	Arizona	\$10,330,000	Urban
SR 347 Grade Separation Project	Arizona	\$15,000,000	Rural
Port of Hueneme Intermodal Improvement Project	California	\$12,300,000	Urban
Rail to Rail Active Transportation Corridor Connector Project	California	\$15,000,000	Urban
Tenth Avenue Marine Terminal Modernization Project	California	\$10,000,000	Urban
Southwest Chief Route Advancement and Improvement Project	Colorado	\$15,210,143	Rural
Barnum Station Project	Connecticut	\$10,000,000	Urban
Līhu'e Town Core Mobility and Revitalization	Hawaii	\$13,815,100	Rural
Milwaukee District – West Line Fox River Bridge Improvement Project	Illinois	\$14,000,000	Urban
Port of Indiana - Jeffersonville Truck-to-Rail and Rail-to-Water Improvements	Indiana	\$10,000,000	Urban
Regional Truck Parking Information and Management System	Kansas	\$25,000,000	Rural
Transforming Dixie Highway Project	Kentucky	\$16,910,000	Urban
New Orleans Canal Street Ferry Terminal	Louisiana	\$10,038,678	Urban

2015 TIGER Awards (Continued)

Project Name (click to link)	State	TIGER Grant	Urban/ Rural
Maine Regional Railways Project	Maine	\$20,000,000	Rural
Southeast Baltimore Port Industry Freight Corridor Plan	Maryland	\$10,000,000	Urban
Lowell Canal Bridges	Massachusetts	\$13,389,750	Urban
Willmar Rail Connector and Industrial Access	Minnesota	\$10,000,000	Rural
Greening the Gateways	Mississippi	\$16,500,000	Urban
U.S. Route 54 Mississippi River Bridge	Missouri	\$10,000,000	Rural
Glacier Rail Park/Kalispell Core Area Development and Trail Project	Montana	\$10,000,000	Rural
NEC Portal Bridge Replacement Acceleration Project	New Jersey	\$16,000,000	Urban
Pueblo of Laguna Bike and Pedestrian Priority Route Construction	New Mexico	\$1,000,000	Rural
Bronx River Greenway: Bridge the Critical South Bronx Gap	New York	\$10,000,000	Urban
Hudson Links I-287 BRT/ITS Project	New York	\$10,000,000	Urban
Main Street Multi-Modal Access and Revitalization	New York	\$18,000,000	Urban
Charlotte Gateway Station Track and Safety Improvements	North Carolina	\$25,000,000	Urban
U.S. 301: Road to Opportunity	North Carolina	\$10,000,000	Rural
Transit Tech Ohio	Ohio	\$6,839,860	Rural
Port of Newport International Terminal Shipping Facility	Oregon	\$2,000,000	Rural
Closing the Gaps	Pennsylvania	\$10,265,000	Urban

2015 TIGER Awards (Continued)

Project Name (click to link)	State	TIGER Grant	Urban/ Rural
Hopkinton Travel Plaza and Transit Hub	Rhode Island	\$9,000,000	Rural
South Dakota Freight Capacity Expansion Project	South Dakota	\$6,000,000	Rural
Texas Rural Transit Asset Replacement Project	Texas	\$20,802,400	Rural
Western Vermont Freight-Passenger Rail Project	Vermont	\$10,000,000	Rural
Mukilteo Multimodal Ferry Terminal	Washington	\$10,000,000	Urban
Tacoma LINK Expansion	Washington	\$15,000,000	Urban
Milwaukee Streetcar - Lakefront Line	Wisconsin	\$14,200,000	Urban

Milwaukee Streetcar – Lakefront Line

APPLICANT/SPONSOR:	City of Milwaukee
TIGER GRANT AWARD:	\$14,200,000
TOTAL PROJECT COST:	\$28,400,000

PROJECT DESCRIPTION:

This TIGER grant will help build a 0.77-mile spur extension to a planned streetcar project in downtown Milwaukee. The spur extension will connect the downtown route with Milwaukee's burgeoning lakefront development. The grant also funds the purchase of a streetcar, tracks, and new maintenance equipment as well as improvements to a vehicle maintenance facility.



WISCONSIN

PROJECT HIGHLIGHTS AND BENEFITS:

The streetcar line extension will provide residents a connection between Milwaukee's downtown and its lakefront, helping to revitalize the downtown area. The new spur will be built near planned affordable housing and will intersect with a larger downtown redevelopment effort that is currently underway. The project will create ladders of opportunity for Milwaukee residents by encouraging economic development and improving connectivity between downtown and the lakefront. The project will also improve access for pedestrians and bicyclists, giving residents even more transportation options.





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

Mayor Tom Barrett
City of Milwaukee
200 East Wells Street, Room 201
Milwaukee, WI 53202

SEP 28 2015

Mr. Antonio Perez
Secretary/Executive Director
Housing Authority of the City of Milwaukee
809 North Broadway Street
Milwaukee, WI 53202

SUBJECT: FY2014/15 Choice Neighborhoods Implementation Grant Award

Dear Mayor Barrett and Mr. Perez:

Congratulations! We are pleased to inform you that the City of Milwaukee and the Housing Authority of the City of Milwaukee have been selected to receive a Fiscal Year (FY) 2014/15 Choice Neighborhoods Implementation Grant in the amount of \$30,000,000 to support the Transformation Plan that has been developed for the Westlawn housing development in the Westlawn neighborhood. The Department looks forward to working with you to implement this grant.

HUD received 33 Choice Neighborhoods Implementation Grant applications from across the nation and awarded five grants totaling \$149,750,000. We commend you for your efforts to develop a viable, feasible approach to planning for neighborhood transformation. For your information, enclosed are the scores earned for each rating factor in your application.

As you know, Choice Neighborhoods Implementation Grants are intended to direct resources to improve outcomes related to the three core goals of Housing, People and Neighborhood. The implementation of a Choice Neighborhoods Transformation Plan is a great responsibility. HUD officials will provide feedback on your Transformation Plan as well as your Critical Community Improvements Plan, both of which will be subject to HUD approval. Accordingly, it will be essential for you to work closely with HUD officials to ensure that the grant is implemented in a timely and efficient manner. You will soon receive a letter that will provide you with detailed information about your grant. You will also be assigned to a HUD Grants Management Team in the coming weeks, who will contact you to arrange a site visit.

Again, please accept our sincere congratulations. We wish you every success.

Sincerely,

A handwritten signature in black ink, appearing to read "Lourdes".

Lourdes Castro Ramirez
Principal Deputy Assistant Secretary
for Public and Indian Housing

A handwritten signature in blue ink, appearing to read "Edward L. Golding".

Edward L. Golding
Principal Deputy Assistant Secretary
for Housing



Milwaukee, Wisconsin

Awardees: *City of Milwaukee & the Housing Authority of the City of Milwaukee*

Neighborhood: *Westlawn*

project DETAILS

The City of Milwaukee and the Housing Authority of the City of Milwaukee were awarded a \$30 million Choice Neighborhoods Implementation Grant to redevelop the Westlawn public housing development and revitalize the surrounding Westlawn neighborhood. The Transformation Plan includes the redevelopment of 708 new mixed-income housing units, including 394 replacement units, both on the Westlawn site and in the surrounding neighborhood. In addition, the plan includes strategic investments to improve the entire neighborhood by reducing the negative effects of foreclosures, improving access to retail and transportation, and strengthening families' health and employment.

key PARTNERS

Redevelopment Authority of the City of Milwaukee | Milwaukee Public Schools | Wisconsin Women's Business Initiative Cooperative | University of Wisconsin – Milwaukee School of Nursing | Milwaukee Health Services | Silver Spring Neighborhood Center | Havenwoods Economic Development Corporation | Growing Power, Inc. | The Milwaukee Jobs Corp | Carmen Charter School for Science and Technology

key FUNDERS

Redevelopment Authority of the City of Milwaukee | WE Energies | Housing Authority of the City of Milwaukee | Milwaukee Economic Development Corporation | Wisconsin Women's Business Initiative Cooperative

committed LEVERAGE

Housing Leverage Committed: \$184 million
People Leverage Committed: \$9.21 million
Neighborhood Leverage Committed: \$57.4 million

neighborhood BACKGROUND & VISION

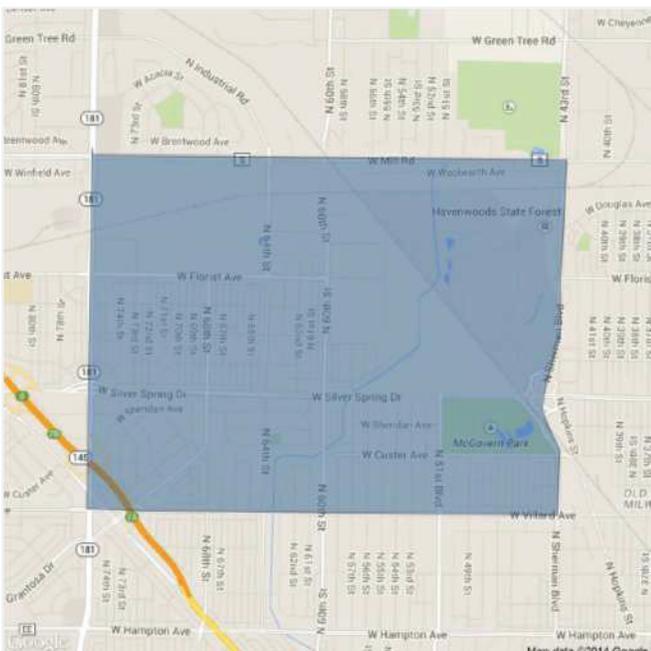
Located seven miles northwest of downtown, Westlawn was once the City's largest public housing development at 726 units. At the time it was originally constructed, there were very few homes in the entire area surrounding the Westlawn development. The neighborhood, in essence, grew up around the barrack-style complex. Over the years, as its condition deteriorated, the Westlawn development grew to present the biggest challenge to the neighborhood's health and stability.

However, the recent redevelopment of the eastern half of the Westlawn development by the City and the Housing Authority of the City of Milwaukee has begun to spur other investment. For example, a retail strip notorious for drug dealing was turned into a new AutoZone and is attracting other business interest. With the goal of creating change in the broader neighborhood, the City, the Housing Authority of the City of Milwaukee, and their partners created a plan to rebuild the remaining portion of the Westlawn development and to implement a comprehensive set of strategies that will generate meaningful improvements in the quality of life in the entire neighborhood.

The remaining 394 units of the original Westlawn development will be replaced in the neighborhood with a total of 708 mixed-income units. Redevelopment will align with existing neighborhood assets, including the Silver Spring Neighborhood Center and two neighborhood schools that will create a service “hub” for the revitalized site. Buildings along the Silver Spring retail corridor will include street fronting retail with mixed-income residential units above. Meanwhile, the City will work with its partners to improve the condition of nearby, existing retail.

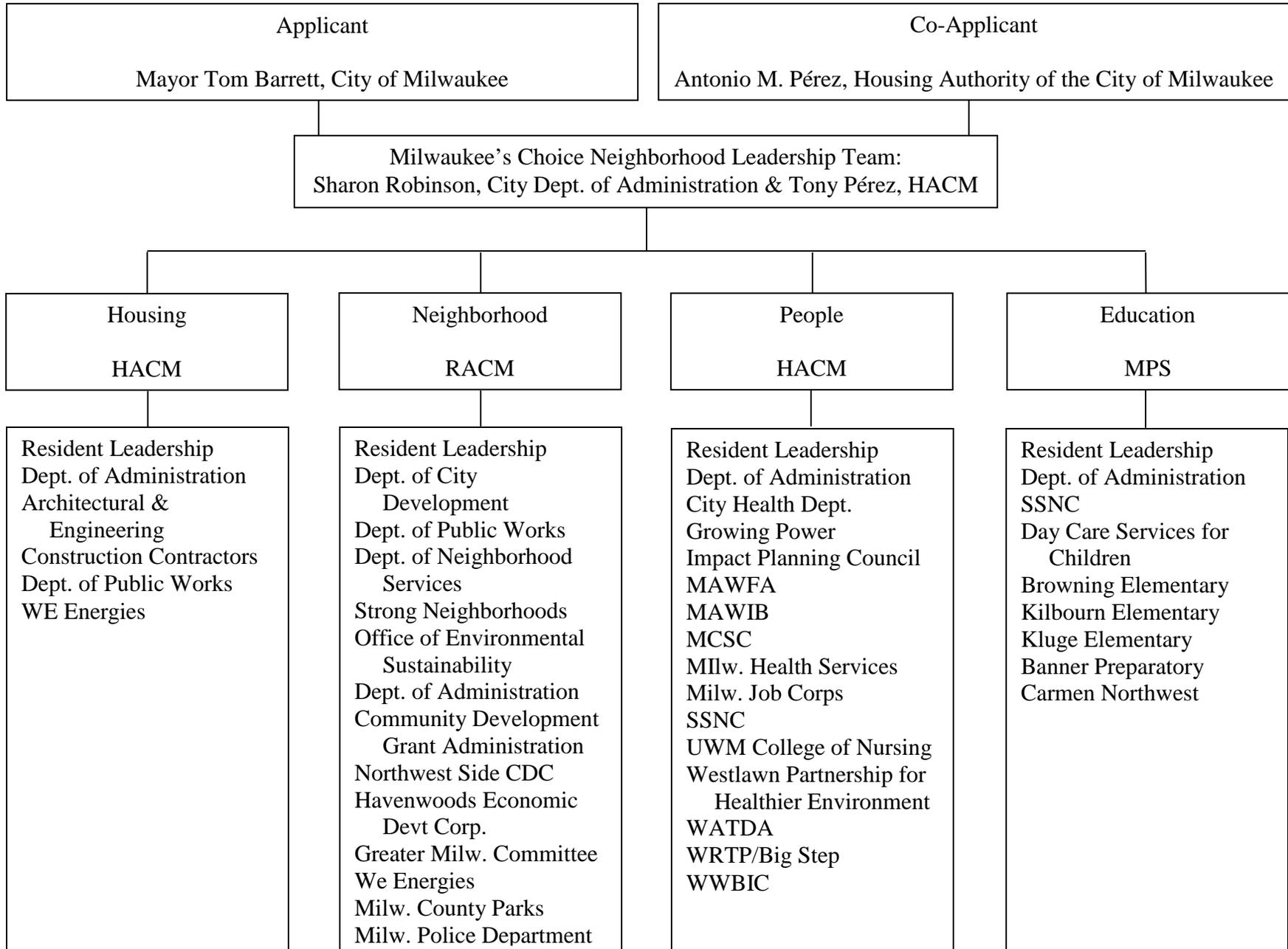
Beyond the housing redevelopment and retail improvements, the Redevelopment Authority of the City of Milwaukee and its partners will focus on the stabilization of the surrounding neighborhood. The plan calls for reducing foreclosures, removing blight, and coordinating home repair assistance. Additionally, the plan calls for expanding transit service, upgrading recreational and park space, and improving streetscapes.

The City of Milwaukee and Housing Authority of the City of Milwaukee will work with a strong set of partners to improve health behaviors through the nationally-recognized “With Every Heartbeat is Life” initiative, reduce infant mortality by reaching out with prenatal care, connect children to high-quality early education centers, and strengthen school reforms and supports. The Housing Authority and its partners will also help residents find and keep jobs by using Resident Employment Coordinators to develop relationships with employers and function as job brokers and coaches for residents.



Pictured left: the Westlawn neighborhood of Milwaukee, north of the downtown core.

Organizational Flowchart



CLEANUP GRANT 400 S. LAYTON BOULEVARD

RANKING CRITERIA FOR CLEANUP GRANTS

V.B.1 COMMUNITY NEED

V.B.1.a Targeted Community and Brownfields (8 points)

Targeted Community: Built on a foundation of robust industrial activity, Milwaukee has historically been dominated by die cast companies, machine tool manufacturers, tanneries, foundries, and printers. Over the past three decades however, Milwaukee has seen a steep decline in its traditional manufacturing base as companies have outsourced internationally or moved to suburban industrial parks. This has left a legacy of vacant and underutilized formerly industrial brownfield properties that blight the City and which compound the already adverse economic effects created by smaller neighborhood brownfield properties such as gas stations, auto repair shops and dry cleaners. As industries have moved or closed, they have left behind sites where little or no economic activity has replaced them, resulting in extremely high unemployment and poverty, especially within the City of Milwaukee that led the U.S. Department of Housing and Urban Development to designate Milwaukee as a Renewal Community. As jobs left the City, its population became more segregated, leaving much of its minority population in an insecure position. A 2014 Milwaukee Journal Sentinel article noted an index of socioeconomic data, using 12 metrics such as infant mortality and poverty, which ranks Wisconsin as "the worst state for black Americans." And, due to its poverty segregation and incarceration rates for blacks, news articles by NPR (March 5, 2015) and The Atlantic (City Labs, October 30, 2015) have recently dubbed Milwaukee the "worst place to live for African Americans."

The project site that is the subject of this grant application is located on the north bank of the Menomonee River in the Menomonee Valley, which is located just southwest of downtown in the heart of the City. Five miles long and a half-mile wide, the Menomonee Valley extends from the confluence of the Menomonee and Milwaukee Rivers to Miller Park Stadium, home of the Milwaukee Brewers. The Menomonee Valley was once a vibrant wetland that provided a rich way of life for Native Americans, with its meandering river, lush tamarack swamp and wild rice marsh, leading into the estuary of Lake Michigan. With the expansion of Milwaukee during the Industrial Revolution, the Menomonee Valley's bluffs were cut and used as fill. By the early 1900s, Milwaukee was known as the "Machine Shop of the World" and the Menomonee Valley was its engine. Farm machinery, rail cars, electric motors and cranes were made in the Valley. Clay became cream city bricks. Wheat was turned into flour, hogs became ham and barley became beer. Cattle were made into meat, leather and tallow (soap and candles) with no parts wasted. These changes provided jobs for thousands of people, but damaged the Valley's natural resources. Many lived in the neighborhoods nearby and walked to work. However, by the 1970s many of the previous Menomonee Valley industrial firms abandoned their outmoded factories and polluted grounds and moved to newer, more efficient plants outside the city or went out of business entirely. Some of the contaminated properties have contributed to the significant degradation of area surface waters, habitat and fisheries, leaving the Menomonee River Watershed one of the most heavily polluted watersheds in the State of Wisconsin. The north riverbank project site with its exposed rebar, storm sewer and soil impacts, consists of debris and waste from the Valley's industrial past and is a significant contributor of pollution to the Menomonee River, which ultimately discharges to the Milwaukee Estuary Area of Concern. This also includes the federal navigation channel in the Inner and Outer Milwaukee Harbor.

This cleanup project will positively impact the natural resources of Milwaukee's Harbor District, since the Menomonee River flows into the Milwaukee Harbor, an area where there is currently an Area-Wide planning effort for Milwaukee's Harbor District (EPA Brownfields Area-Wide Planning Grant – grant #00E01491).

The area needs waterfront design models that balance the needs of manufacturing, shipping, fish habitat, and recreational uses. The area-wide planning project will showcase the ways that commerce, conservation and community can all function together in support of manufacturing and water technology.

Demographic Information: A significant number of Milwaukee’s brownfield sites are located in the Menomonee Valley. As can be seen from the demographic table below, the target community, which is made up of census tract 1868 (the census tract that includes the project site) and all census tracts directly adjacent to census tract 1868, is fairly similar to the average Milwaukee demographic. However, when the target community is compared to State statistics, the percent minority for the target community is 58%, versus the State percentage of 17.3%, more than three times as high; the unemployment rate for the target community is 14.2%, versus the State rate of 4.3%, more than three times the amount; and the poverty rate for the target community is 38.3%, versus the State rate of 13.3%, nearly three times as high.

Table 1 – Demographics Table	Target Community (Census Tract 1868 and all directly adjacent Census Tracts)	City of Milwaukee	State of Wisconsin	National
Population ¹	32,649	594,833	5,686,986	308,745,538
Unemployment Rate	14.2% ²	13.1% ²	4.3% ³	5.0% ³
Poverty Rate (individuals) ²	38.3%	29.4%	13.3%	15.6%
Percent Minority ²	58.0%	63.4%	17.3%	37.2%
Median Household Income ²	\$31,587	\$35,489	\$52,738	\$53,482
Per Capita Income ²	\$20,153	\$21,147	\$27,381	\$26,714
Education Attainment (% Bachelor's or Higher, Age 25+) ²	24.6%	22.8%	27.4%	29.3%
Percent Children (under 18) ¹	27.7%	31.1%	26.4%	27.0%

¹Data is from the 2010 U.S. Census data

²Data is from the 2010-2014 American Community Survey 5-Year Estimates

³ Bureau of Labor Statistics (December 2015 Unemployment Rate, seasonally adjusted)

Brownfields: The brownfield site that is the subject of this grant application encompasses approximately 1,000 feet of steep, unstable riverbank, approximately 16 feet high, along the north bank of the lower Menomonee River. The majority of the 400 S. Layton Boulevard parcel is located on the south side of the Menomonee River; however, the project site, which is part of the parcel, is located on the north bank of the Menomonee River. As with the rest of the Menomonee Valley, the project area was developed from the former meanders and wild rice marshes of the Menomonee River through substantial stream relocation, grading, and filling activities. Besides the environmental contamination, rapid urban development, and lack of biodiversity, the reaches along the project area have also been classified as some of the most severely-eroded stretches of the Menomonee River. A 2001 study performed for Milwaukee Metropolitan Sewerage District identified the study division represented in this project site among the four most unstable and degraded of the 21 total divisions of the lower Menomonee River. The existing north riverbank project site was constructed out of concrete and brick debris and other waste materials that have re-vegetated with largely scrub trees over the past 30 years. The current riverbank project site is severely eroding, thereby contributing significant volumes of particulates including asbestos-containing material, as well as volatile organic compounds, lead, phosphorus, and nitrogen to the river, according to previous Phase II investigations. Due to the severe erosion, there is also exposed rebar, sewerage pipes conveying wastewater, and other hazards. Since there is no stormwater control,

stormwater runs from the contaminated project site over the bank without treatment, further contaminating the river.

The impacts of brownfields like the north riverbank project site located at 400 S. Layton Boulevard are very real and include both the negative health implications (discussed more in the following section V.B.1.b) as well as negative economic effects that result from the persistent blighting influence this property has on the community (see section V.B.1.c.ii).

Cumulative Environmental Issues: In addition to the asbestos-containing material, volatile organic compound (VOC) and lead impacts associated with historical operation and fill activities, rapid urban development of the overall watershed has negatively impacted the project area. As a result of rapid urban development and watershed-wide increases in impervious surfaces, non-point source pollutant loadings have increased and the watershed's hydrology is flashier with higher peak velocities and shear forces. In response to these watershed-wide changes and other historical hydrologic modifications (i.e., channelization and floodplain fill), the environment along the river and corridor has become extremely degraded. Factors responsible for the degraded environment include: the erosion of contaminated stream banks; the lack of complex river channel morphology and monotonous habitat features; infestation of the corridor and stream banks by non-native plants, and low native plant diversity and density. Collectively, these factors contribute to poor instream and corridor habitat; low diversity and relative abundance of native flora and fauna populations, and dominance by species tolerant of poor habitat; severely degraded water quality; excessive sedimentation rates; poor aesthetic values, and limited opportunities for land and water-based recreational uses.

V.B.1.b Impacts on Targeted Community (5 points)

One of the most common and serious health and welfare concerns found on brownfield properties in the City of Milwaukee, which is present at the north riverbank project site, are near surface soil impacts. Shallow soil contamination on the project site includes select VOCs (benzene) and lead, detected at concentrations greater than State of Wisconsin soil cleanup standards. In addition, lead is present within an approximately 7,900 square foot area of the project site at concentrations greater than RCRA levels for characteristically hazardous material. This characteristically hazardous soil is present at depths from 0 to 10 feet below ground surface and requires further remedial action to meet Wisconsin Department of Natural Resources (WDNR) cleanup levels. The concentrations and location of the contamination present a risk for the public through direct contact, ingestion and inhalation, potentially exposing the public to health hazards, including respiratory problems, liver and kidney damage, and even nerve damage.

Besides the environmental contamination, rapid urban development, and lack of biodiversity, the reaches along the proposed project have also been classified as some of the most severely-eroded stretches of the Menomonee River. The slopes range from 1:1 to 2:1 and thus are too steep to safely traverse. Due to severe erosion, there is also exposed rebar, sewerage pipes conveying wastewater, and other hazards. Residents that live near the project site utilize the area that the project site is located in for recreation; therefore, they are potentially exposed to the numerous dangers noted above. Not only are residents at risk, the Menomonee River and the ecosystem are continually being impacted due to the severe erosion issues that plague the north riverbank project site. A 2014 study performed by Milwaukee Riverkeeper, one of our community partners for this grant, evaluated the health of the Menomonee River Watershed; the watershed received a grade of D+.

Adding up the collective public outreach efforts (discussed in section V.B.3.a), two major themes have emerged, no matter the venue or group involved; those are the need for better connections both within the Menomonee Valley and to adjacent neighborhoods, and opening up access to the waterways in the Menomonee Valley. These waterways are considered an underserved asset that needs to be opened up much like the river walk in downtown Milwaukee created a host of transformative assets for the City of Milwaukee.

Due to its elevation differences and limited access points, better connections on multiple levels and at multiple points in the Menomonee Valley were rated a priority by the area residents. One of these priority connections was access to and across the Menomonee River. The existing waterways are considered by nearly all participants to be an underutilized asset in the Menomonee Valley that would create major recreational, ecological, entertainment, and economical opportunities.

V.B.1.c Financial Need (7 points)

(i) Economic Conditions (3 points): The Redevelopment Authority of the City of Milwaukee (RACM) has secured funding for this shovel-ready project (see section V.B.2.c); however, RACM does not have the resources to implement the cleanup work described herein without additional support due to a gap in financing. Not only do residents in Milwaukee face financial difficulties, so do local government entities. RACM is a land clearance authority operating under supervision of the City of Milwaukee. As such, RACM is subject to City of Milwaukee budget constraints. For four straight years, the City's general fund budget declined. The City met these funding challenges at great expense: reduction in basic services, library closures, furlough days, wage and cost of living freezes, and reductions in our street maintenance program. In addition, the City raised its property tax levy and fees for services to fund core services. A major portion of the City's budget is funded by property taxes. The current stressed housing market conditions and increased foreclosure rates are causing greater numbers of residential properties to be removed from the City's tax roll. According to the City of Milwaukee Treasurers Office, the City of Milwaukee foreclosed on 461 properties in 2009, 532 properties in 2010, 597 properties in 2011, 744 properties in 2012, 748 properties in 2013, 712 properties in 2014, and 884 properties in 2015, resulting in a total of 4,678 foreclosed properties. The number of foreclosures in the City of Milwaukee is staggering and this high rate is expected to continue. Further, the City of Milwaukee was once a major manufacturing center employing a high percentage of area residents. Unfortunately, as companies have left the area or gone out of business, the percentage of residents employed in manufacturing has declined; the unemployment rate for the area of 400 S. Layton Boulevard is 14.2%, versus the State rate of 4.3%, more than three times as high, and the poverty rate for the project area is 38.3%, versus the State rate of 13.3%. Another financial issue the City is facing is the Milwaukee City Hall foundation is settling, a result of decay in the wooden pilings that support the building. It is expected to cost approximately \$60 million dollars to repair the foundation, causing the City to incur substantial maintenance expense.

Due to a variety of factors, including market conditions discussed above, as well as decreased support from State funding, the City of Milwaukee's budget has decreased significantly from previous years. The effect reaches to RACM's brownfields program and brownfields redevelopment initiatives are increasingly dependent on state and federal funding opportunities to reduce environmental liability, and promote redevelopment through added incentives and provide gap financing. Although RACM has made significant progress in brownfields redevelopment in Milwaukee's central city using previously awarded EPA grant funds, as well as other public and private sources of funding, cleanup funding remains scarce outside of the EPA Brownfield Cleanup Grant program. EPA Brownfield Cleanup Funding is essential to remediating the contamination on the north bank of the Menomonee River at the 400 S. Layton Boulevard site.

(ii) Economic Effects of Brownfields (4 points): According to 2010 U.S. Census data, Milwaukee is the fourth poorest city in the nation. With a 58% overall minority population living in the target area, residents surrounding the Menomonee Valley are in particular need of economic and skill development opportunities that are brought to the area through redevelopment of brownfields. Table 1 shows 75.4% of persons 25 and older living in this area have not completed a college degree. Skill levels and occupations are reflected in the target area per capita income of \$20,153. At the same time, 38.3% of the residents in the target area are living below the poverty level, while the comparable statistic at the State level is only 13.3%. The unemployment rate in the target area is 14.2%, triple the State's rate of 4.3%.

While this project focuses on a very specific stretch of degraded riverbank and the technical requirements for its stabilization, one cannot separate this project from the larger context of the Menomonee Valley revitalization efforts. The Menomonee Valley redevelopment is a massive effort that brings to bear financial and technical resources from all levels of the public sector along with significant contributions from both the private and non-profit sectors. With the collective vision of sustainable development, these sectors have been working together for more than ten years with a goal of reinventing the Menomonee Valley as a working landscape that will cleanse pollutants and incorporate natural processes, while providing living-wage jobs and opportunities for recreation. This project will improve local wildlife and river water quality while creating a more attractive site for business development and job creation. This project will also provide additional pedestrian and bicycle connections between disproportionately disadvantaged residential areas on the south side of the Menomonee River and business development on the north side of the river in the Menomonee Valley.

V.B.2 PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

V.B.2.a Project Description (15 points)

(i) Existing Conditions (5 points): The proposed Menomonee Valley riverbank stabilization and public access project is a shovel-ready project that is scheduled to begin in March 2016 and is expected to take approximately six months to complete, depending on contractor schedules and availability. RACM has secured funding for this shovel-ready project (see section V.B.2.c); however, RACM does not have the resources to implement the cleanup work described herein without additional support due to a gap in financing. Due to the current schedule, if the cleanup grant is awarded, RACM would request pre-award costs approval to include cost beyond 90 days.

RACM began the revitalization of the Menomonee Valley in 1998. Ironically, the current industrial redevelopment in Milwaukee's Menomonee Valley is the catalyst for river revitalization and ecological improvements. On a blighted 133-acre central city site called "Wisconsin's most visible brownfield," contemporary redevelopment efforts have brought together an unprecedented number and variety of partners to implement a truly innovative restoration and redevelopment site plan. The EPA Phoenix Award winning brownfield redevelopment project offers integrated development practices whereby the City of Milwaukee and its partners have built a 60-acre industrial park with essentially no storm sewers. Instead, stormwater and floodwater management has been achieved through a series of topographies and natural plantings (a stormwater park) and a re-graded and revitalized riverbank; practices that can be replicated throughout the coastal region. The project, called the Menomonee Valley Industrial Center and Community Park (MVIC), provides for 60 acres of job-rich redevelopment and 73 acres of ecological and river-edge revitalization.

The proposed Menomonee Valley riverbank stabilization and public access project is part of this larger initiative by RACM to redevelop the former rail yard, located immediately north of the project site, into the MVIC. Currently, the business park portion of the MVIC includes approximately 10 businesses and 1,300 jobs, while the ecological revitalization includes a 24 acre park on the southern banks of the Menomonee River (the park is part of the 400 S. Layton Boulevard parcel, of which the north riverbank project site is a part), called Three Bridges Park, and approximately 1,200 feet of riverbank restoration near the subject area. The previous riverbank restoration efforts used tools such as excavation, rip rap, erosion mats, and planting of trees. The work also involved the construction of a canoe launch for increased public access. Despite all of this, there is one remaining portion of riverbank – the "north bank" – not yet completed. This missing segment is the basis for this grant application. Once completed, the north riverbank will be established with native vegetation that will stabilize its slopes and improve plant and animal diversity and habitat. Furthermore, the project will also provide a new trail connection to the Hank Aaron State Trail (HAST) along the Menomonee River bank, both of which will address the target community needs identified in section V.B.1.b. The creation

of the HAST along the Menomonee River and through the Valley contributes countless opportunities for recreation and fitness, improvements to the environment, economic growth, and overall quality of urban life.

The current riverbank is continuing to undergo severe erosion, thereby contributing significant volumes of particulates including asbestos-containing material, as well as volatile organic compounds (VOCs), lead, phosphorus, and nitrogen to the river. Subsurface investigations completed by RACM during their acquisition of the parcel showed that the fill used to claim the site from the marsh included a significant amount of foundry material (sand and slag) and concrete and brick debris containing variable concentrations of specific contaminants. Specifically within the project area, select VOCs, including benzene, were detected in shallow soils at concentrations greater than State of Wisconsin cleanup standards. In addition, lead is present within an approximately 7,900 square foot area of the project site at concentrations greater than RCRA levels for characteristically hazardous material. This characteristically hazardous soil is present at depths from 2 to 10 feet below ground surface and requires further remedial action to meet Wisconsin Department of Natural Resources (WDNR) cleanup levels. The WDNR was notified of the contamination for the entire 133 acre Menomonee Valley site, of which the project site is a part, in February 1992, and opened an environmental record indicating their concurrence that impacts exist and need to be addressed prior to, or in conjunction with, site redevelopment.

(ii) Proposed Cleanup Plan (10 points): As summarized in the ABCA included in Attachment D, the EPA cleanup grant funds would be utilized for the excavation and disposal of contaminated material and capping activities. Specifically, the following activities will be undertaken with support from the requested grant funds: excavating lead-impacted soil from the 7,900 square foot contaminated area, asbestos-containing material, and other contaminants in the riverbank that will be managed and disposed of in accordance with the State of Wisconsin-approved Remedial Action Plan; grading of steep and eroded areas for approximately 1,000 linear feet of riverbank, in order to establish riverbank slopes conducive to stabilization via native vegetation; installing an erosion mat and establishing native vegetation along the riverbank to stabilize slopes and improve plant and animal diversity and habitat; incorporating environmental remediation via a soil cap over existing VOC-impacted soil and lead impacted soil along the entire riverbank, in order to mitigate the potential for further release of these impacts into the Menomonee River; increasing the protection of a currently exposed 27-inch diameter Milwaukee Metropolitan Sewerage District (MMSD) sanitary sewer that runs along the water's edge (according to MMSD, the 27-inch diameter sanitary sewer line was at one time adequately buried beneath several feet of soil, but excessive erosion has exposed the line so that it no longer has enough adequate cover to ensure its long-term integrity); toe-protecting the slopes through rip-rap, native vegetation plantings as well as fiber encapsulated soil at the Ordinary High Water Mark area to mitigate the potential for further undesirable erosion and allow the construction of concrete and stone paths for better public access; and constructing connections to the Hank Aaron State Trail along the Menomonee River bank.

The cleanup plan will incorporate Wisconsin and EPA guidelines for Green and Sustainable Remediation. RACM and their consultants will follow the ASTM Standard Guide to Greener Cleanups by evaluating key aspects, such as minimizing total energy use and maximizing use of renewable energy; minimizing air pollutants and greenhouse gas emissions; minimizing water use and impacts to water resources; evaluating ways to reduce, reuse, and recycle materials and waste; and protecting land and ecosystems. For example, RACM will likely require consultants to ensure a no idling policy for cued trucks and plan efficient routes to landfills to reduce the impact of greenhouse gases from the cleanup project.

V.B.2.b Task Description and Budget Table (10 points)

Task Descriptions: 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 V.B.3. \$2,136 for personnel was budgeted for this task based on RACM assistant executive director time (20 hours at \$54/hour) and RACM project manager (and other brownfields staff) time (35 hours at \$31/hour). This allows the RACM project manager (and other brownfields staff as necessary) to focus on community outreach efforts, including scheduling and attending meetings, providing updates on project progress via phone calls, in person meetings, community and aldermanic newsletters, and social media. Monthly community meetings will be scheduled, or as information becomes available.

Cleanup Planning will be conducted as a joint effort between RACM staff and the environmental consultant. The \$3,020 salary estimate is based on RACM assistant executive director time (20 hours at \$54/hour) and RACM project manager (and other brownfields staff) time (60 hours at \$31/hour) for, meetings with the consultant, site visits, report review, discussions and meetings with WDNR and other appropriate agencies, and finalization of the ABCA.

Site Cleanup will be contracted with The Sigma Group (Sigma) and their sub-contractors and is estimated to cost \$854,739. Sigma was procured following federal procurement regulations. The EPA cleanup grant and additional funding identified in the Leveraging section would be utilized to fund the cleanup activities. This cost estimate was based on specific items included in Sigma’s October 2015 Engineer’s Estimate. The following clean-up tasks were included in the estimate:

\$99,000	Lead hot spot removal (\$55/ton x 1,800 tons)
\$524,095	Contaminated soil removal (\$55/ton x 9,529 tons)
\$45,444	Relocate existing environmental material (\$12/cubic yard x 3,787 cubic yards)
\$186,200	Encapsulated soil management. Fabric encapsulated soil lifts (FES) with native plantings will be used to cap and stabilize the lower portions of the bank. (\$35/FES x 5,320 FES)

Cleanup Oversight and Grant Management will be performed entirely by RACM staff. The \$7,833 salary estimate is based on RACM assistant executive director time (50 hours at \$54/hour) and RACM project manager (and other brownfields staff) time (165 hours at \$31/hour). Subtasks in this category include, but are not limited to, quarterly reporting, MBE/WBE/DBE reporting, assistance with financial reporting, correspondence with EPA and state agencies, attendance at meetings, site visits during the remediation and restoration project, and updating ACRES. This category also includes \$776 in travel expenses to partially pay for one person to attend the EPA Brownfields conference (3 nights of hotel stay at \$150/night, 3 days of per diem expenses at \$50, \$200 for plane ticket; totaling \$800). RACM staff would utilize funding from other grant sources or local funds to pay the remainder.

Outcomes are mentioned above and will also include remediation of the project site, riverbank stabilization, cultural enhancement and improved access, and overall aesthetic improvement of the site.

Budget Table (hazardous substances):

Budget Categories	Project Tasks				
	Community Involvement	Cleanup Planning	Site Cleanup	Cleanup Oversight and Grant Management	Total
Personnel	2,136	3,020		7,833	12,989
Fringe Benefits	1,025	1,450		3,760	6,235
Travel				776	776
Contractual			180,000		180,000

Budget Categories	Project Tasks				
Total Federal Funding	3,161	4,470	180,000	12,369	200,000
Cost Share			40,000		\$40,000
Total Budget	3,161	4,470	220,000	12,369	\$240,000

Note: The City of Milwaukee Office of the Comptroller, Financial Advisory Division, has specified a fringe rate for 2016 budgets of 48% 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.

V.B.2.c Ability to Leverage (5 points)

RACM has secured funding for this shovel-ready project; however, RACM does not have the resources to implement the cleanup work described herein without additional support due to a gap in financing. The total project budget is based on a Preliminary Engineer's Estimate developed by The Sigma Group (Sigma). The Preliminary Engineer's Estimate is \$1,494,310. Sigma has been procured following federal procurement regulations to develop the plans and specifications and will be the construction manager. RACM has already incurred significant costs outside of the preliminary engineer's estimate for the development of the plans and specifications for this project. As a result, RACM has drawn down some of the grant funds identified below; therefore, there is a funding gap. RACM has been successful in leveraging the following additional funding sources to support this project:

Source	Funding Amount
Fund for Lake Michigan	\$125,000
Milwaukee Metropolitan Sewerage District (MMSD)	\$135,000
Congestion Mitigation and Air Quality (CMAQ)	\$550,000
EPA - Great Lakes Restoration Initiative	\$580,000 + \$50,000 match

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 \$18 million in brownfield grant funding from EPA over the past 16 years. Specific to the Menomonee Valley, the City of Milwaukee was selected in 1998 to receive a Brownfield Pilot (later included two supplemental awards), which focused on site assessment in the Menomonee Valley. At the state level, RACM has leveraged more than \$14,000,000 of state grant funds to fill in funding gaps since 2000. Specific to the Menomonee Valley, RACM received a \$100,000 Site Assessment Grant from the Wisconsin Economic Development Corporation to conduct groundwater monitoring, which will help achieve closure for the Menomonee Valley Industrial Center. 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 five of the eleven Milwaukee RLF loans have been paired with TIFs. The RACM Board and the City of Milwaukee Common Council also recognize the importance of brownfield development and provide the funding to match federal and state grants as well as fill unexpected funding gaps. Specifically, the 2016 budget includes \$500,000 for brownfield activities. Additionally, the Milwaukee Community Development Block Grant (CDBG) office has included in their 2016 funding \$169,000 to RACM for assessment and cleanup of brownfield sites and an additional \$28,000 of CDBG funding has been allocated for staff time to review projects for compliance with environmental regulations. These funding amounts are typical and staff expects these dollar amounts to stay the same annually for the grant period. Documentation indicating these leveraged funds is included in Attachment F.

V.B.3 COMMUNITY ENGAGEMENT AND PARTNERSHIPS

V.B.3.a Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress (5 points)

The residents and businesses in the Menomonee Valley neighborhoods have already been heavily involved in the planning efforts related to this north riverbank project. Numerous planning meetings have been undertaken over the years, but two in particular are the most recent and most relevant to this site. The first to be held was a public meeting at the Urban Ecology Center (UEC), across the Menomonee River from the project site. The public meeting was hosted by RACM, along with the Menomonee Valley Partners, and was required by the State of Wisconsin Department of Transportation for use of the Congestion Mitigation and Air Quality funds, which will be utilized for this project. Citizens took part in an open house and were engaged through stakeholder interviews and a broader community visioning discussion. The meeting took place on September 12, 2013 and was attended by representatives of the following organizations:

Friends of Hank Aaron State Trail	Notre Dame Middle School
Sixteenth Street Community Health Center	Milwaukee County Parks Department
Menomonee Valley Business Association	University of Wisconsin-Milwaukee
Business Improvement District #26	Merrill Park Neighborhood Association
Wisconsin Bicycle Federation	Layton Boulevard West Neighbors
Urban Open Spaces Foundation	Keep Greater Milwaukee Beautiful

The second, more recent outreach opportunity is the Menomonee Valley 2.0 Plan that was adopted by the Milwaukee Common Council in June 2015. Public participation in the Menomonee Valley 2.0 plan has entailed multiple mediums and avenues of participation. Given that there are no residential neighborhoods or enclaves in the Menomonee Valley itself, public participation focused on three areas: employees and employers in the valley; residents and businesses adjacent to the valley and, lastly, those persons, groups, and organizations with an interest in the valley and its future. In short, it was recognized early on that the Valley is not simply an industrial area located in Milwaukee but, rather, the City's neighborhood in which to not only work, but also to recreate and enjoy. While not intentional and wholly coincidental, the Valley is roughly the size and shape of New York's Central Park and will serve almost the same role – a community-wide asset adding mightily to the community well-being. The public participation process for the Menomonee Valley 2.0 plan included: (1) a public open house in order to introduce to the public the reason for a new valley plan; (2) one-on-one individual stakeholder meetings; (3) small group meetings; (4) public workshops; and (5) on-line public participation at www.planthevalley.org.

RACM has and will continue to engage the community throughout the riverbank restoration process. RACM recently held a public meeting on November 19, 2015 notifying the public of the intent to apply for U.S. EPA grants and provide a platform for the community to provide comments. The public meeting was held as part of a regularly scheduled RACM Board meeting. This venue was chosen because the board meetings are traditionally better attended than meetings focused only on the grant proposals. RACM staff will continue to build trust among various stakeholders and educate and solicit feedback from interested parties about the goals of the project. Various types of meetings (e.g., town hall and community-based organization meetings) are already held and will continue to be held on a monthly or quarterly basis at convenient locations within the proximity of the local residents, and RACM staff will seek to attend these meetings to present project updates and get feedback. RACM will also make efforts to have restoration information contained in aldermanic and community group newsletters, as information becomes available. This will provide information to individuals that are not already involved in neighborhood community organizations. As necessary, these notices will be provided in English, Spanish, and Hmong. Also, the City of Milwaukee has a newly revamped website which

has extensive information about the Menomonee Valley, including an overview of the Valley history, job information, and the redevelopment plan. Attachment E includes documentation of community notification, including a copy of the ad in the Daily Reporter and meeting notes.

V.B.3.b Partnerships with Government Agencies (5 points)

RACM is actively involved in a number of partnerships with other government agencies that seek cleanup and sustainable redevelopment of brownfields in Milwaukee. RACM works closely with many state governmental agencies, including the Wisconsin Department of Natural Resources (WDNR). As described in the Project Description section (V.B.2.a), RACM relies on the WDNR for regulation and guidance throughout remediation and redevelopment projects to ensure that cleanup activities are successful. Reports for the project titled, *City of Milwaukee Shops Site Redevelopment, RAP Addendum, May 2004*, prepared by Milwaukee Transportation Partners, and *Cap Modification Plan, North Riverbank, Menomonee Valley Industrial Center, October 2013*, prepared by Sigma, were submitted to the WDNR for review and approved. RACM is also a founding member and active participant in the Wisconsin Brownfields Study Group facilitated by WDNR. RACM's Assistant Executive Director is the Co-Chair of the Study Group. 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 staff from the state agencies mentioned in this section, but also with local governmental officials throughout Wisconsin. A letter of support from WDNR is included in Attachment C.

RACM also communicates 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. DHS will offer technical assistance on this project, as it is of particular interest due to its location in the Milwaukee Estuary Great Lakes Area of Concern. The Wisconsin Economic Development Corporation (WEDC) partners with RACM on a variety of projects and often relies on recommendations from RACM's environmental staff when evaluating grant applications from private parties. Also, Milwaukee works with HUD as a Renewal Community. Milwaukee is a recent recipient of a 2015 Department of Transportation TIGER Grant for the construction of a Streetcar. RACM is also a partner with our Housing Authority in the recent award of a HUD Choice Implementation Grant. In 2014, Milwaukee was designated by the Economic Development Administration as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. In 2009, RACM worked with EPA Region 5 as an Environmental Justice (EJ) Showcase Community. These are just a few recent examples of the many federal agencies RACM and Milwaukee have partnered with to implement the Livability Principles and work toward a better community. These agency commitment letters are included in Attachment F.

V.B.3.c Partnerships with Community Organizations (5 points)

A description of RACM's key partners and their roles in this project follow and letters of support are included as Attachment G.

Menomonee Valley Partners (MVP) is a nonprofit organization with a mission to revitalize and sustain the Menomonee Valley as a thriving urban industrial district that advances economical, ecological, and social equity for the benefit of the greater Milwaukee community. RACM will continue to partner with MVP to promote the vision of a thriving Menomonee Valley with a well-balanced mix of industrial, recreational, and entertainment uses that strengthen Milwaukee. *Contact: Corey Zetts (414) 274-4655.*

Sixteenth Street Community Health Center (SSCHC) has provided quality health care, health education and social services on Milwaukee's multi-cultural south side since 1969. SSCHC's mission is to improve the health and well-being of Milwaukee and surrounding communities. RACM will continue to partner with

SSCHC to engage and educate nearby residents about the health of the river, the ecosystem, and the health benefits of recreation in our city, and renew our urban environment. *Contact: Ben Gramling (414) 385-3577.*

Milwaukee Riverkeeper is a non-profit organization with a mission to protect water quality and wildlife habitat in the river corridors and to advocate for sound land use in the Milwaukee, Menomonee, and Kinnickinnic River Watersheds. RACM will work with the Milwaukee Riverkeeper to achieve their goal of creating a swimmable and fishable river and a healthy watershed. *Contact: Jennifer Bolger Breceda (414) 431-0896.*

Urban Ecology Center (UEC) fosters ecological understanding as inspiration for change by providing outdoor science education for urban youth and protecting and using public natural areas, making them safe, accessible and vibrant. UEC will continue to partner with the City and bring students to the Menomonee River project site to promote community by offering resources that support learning, volunteerism, stewardship, recreation and camaraderie. *Contact: Glenna Holstein (414) 431-2940.*

Friends of the Hank Aaron State Trail (FOHAST) is a non-profit organization dedicated to sustaining, promoting and enhancing the Hank Aaron State Trail, creating a lasting legacy for present and future generations. FOHAST fosters community connections, promotes outdoor activity, cultivates a sense of exploration, inspires awareness of the environment, and creates unique experiences for thousands of people each year. RACM will continue to partner with FOHAST during the project to ensure public access to the Menomonee River is achieved. *Contact: Dan Adams (414) 643-1268.*

Merrill Park Neighborhood Association (MPNA), located just north of the project site, was formed for the purpose of preserving, protecting, and promoting the Merrill Park Neighborhood. MPNA is dedicated to developing a positive community environment and creating neighborhood pride for residents and businesses. RACM will partner with the MPNA to continue to engage residents and promote a positive environment where residents can live, work and recreate in the Menomonee Valley. *Contact: Bob Greene 414-651-9757.*

Milwaukee Area Workforce Investment Board (MAWIB) works to build a strong workforce development system by planning, coordinating, collaborating and monitoring workforce initiatives to ensure a skilled and productive workforce for the 21st century. Throughout the project and continued redevelopment of the Menomonee Valley, RACM will continue to rely on MAWIB to help provide valuable job training skills to those area residents in need. *Contact: Earl Buford (414) 342-9787.*

V.B.4 PROJECT BENEFITS

V.B.4.a Health and/or Welfare and Environment (10 points)

(i) Health and/or Welfare Benefits (5 points): The Menomonee Valley is one of the critical keystones to the revitalization, stabilization, and enhancement of the City of Milwaukee, particularly with regard to unemployment, socio-economic conditions, and the perception and reality of crime and safety concerns. Successful cleanup of the project site, restoration of the deteriorating riverbank, and a new trail connection that will provide increased public access to the river, would significantly improve the health of the river and increase the number of visitors to the riverbank. Environmental revitalization and additional access to the Menomonee River will improve the quality of life for these visitors, the new employees of the Menomonee Valley Industrial Center and Community Park (MVIC), and neighboring residents. Furthermore, the Urban Ecology Center opened a branch in 2012 near the project site that brings an additional 30,000 students from area schools for an environmental education program on the Community Park and the Menomonee River, which fosters ecological understanding as inspiration for change. These outcomes not only support progress toward the goals and objectives identified in the Community Need section (V.B.1), but also toward the goals and objectives of the EPA's 2014-2018 Strategic Plan, specifically goal #3; cleanup and restore contaminated

areas (remediation would reduce threats from hazardous substances, specifically, VOCs and lead), protect disproportionately impacted low-income and minority communities, prevent continued release and exposure to hazardous substances, and advance sustainable development. The award of this grant would help reach these goals and objectives.

(ii) Environmental Benefits (5 points): As discussed in the Community Need section, the proposed project involves excavating contaminants, and re-grading and stabilizing approximately 1,000 linear feet of riverbank with native plants and trees. This work will limit the residual contaminants being conveyed by the river. One tangible method for monitoring the progress of the project is to first quantify the volume of contaminated material excavated from the riverbank. This volume of material would be managed appropriately and would not continue to contaminate into the Menomonee River. A similar assessment could be done for the volume of soil that is stabilized and would not erode into the river. This volume could be measured once the design and construction are completed. The current estimated volume of suspended solids to be removed from the runoff to the Menomonee River is approximately 18 tons. More complete volumes could be measured once the design and construction are completed. A less quantitative method of measurements would be the aesthetic improvement that can be evaluated by the look and cohesiveness of the overall project. This area, which has already seen a return of wildlife, will feel like a sanctuary in the heart of the city.

As described in the Project Description section, the current preferred remedial strategy of excavation with landfill disposal and engineering and institutional controls will entirely remove the threat for dermal contact and ingestion. The remedial strategy will work to incorporate green and sustainable remediation techniques, as identified in WDNR's Green and Sustainable Remediation Manual, published in January 2012, which is a practical guide to green and sustainable remediation in the State of Wisconsin. The remedial strategy will also work to incorporate EPA Region 5 policies for greener cleanups, which are tailored to the regions priorities and needs.

V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (5 points)

(i) Planning, Policies, or Other Tools (2 points): 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 have been completed that include every square mile of the city through 13 areas plans and one City Comprehensive Plan. The area plan that is specific to the area of the north riverbank project is the Menomonee Valley 2.0 Plan. According to the Menomonee Valley 2.0 Plan, the revitalization of the Menomonee Valley started with a vision. The Menomonee Valley plan update, or Menomonee Valley 2.0, is an attempt to continue the vision and successful initiatives of the original Valley plan, "Market Study, Engineering, and Land Use Plan for the Menomonee Valley" (the 1998 plan), which was created as a response to the on-going blight and neglect of large industrial parcels in the Valley and corresponding negative consequences on adjacent commercial and residential neighborhoods. This north riverbank project will help achieve goals of the plan by improving access by residents to greenspace and creating new recreational opportunities.

With respect to policy-making, the City of Milwaukee's cabinet-level Office of Environmental Sustainability (OES) was created by Mayor Tom Barrett to position Milwaukee as a leader in environmental sustainability and performance in the 21st century. The office was created through community support received by the Milwaukee Green Team, a group commissioned by Mayor Barrett in 2004. OES sets policy for the City and focuses on an array of issues including the promotion of alternative energy, low-impact stormwater development, sustainable manufacturing initiatives, and urban agriculture. OES will encourage future sustainable redevelopment of nearby properties that will focus on energy and water efficiency, reduced waste and air pollution, and overall occupant satisfaction.

(ii) Integrating Equitable Development or Livability Principles (3 points): Milwaukee is committed to sustainability. *ReFresh Milwaukee*, prepared by OES and published in July 2013 and Milwaukee's first sustainability plan, provides a vision for community sustainability over the next 10 years and seeks to make Milwaukee a center for sustainability innovation and thought leadership. This plan sets goals and targets for individuals and organizations to achieve and provides a citywide roadmap for improving the environmental, economic and social conditions of Milwaukee's neighborhoods. Not only does the City of Milwaukee strive to achieve the goals and targets outlined in the sustainability plan, but RACM believes that brownfield cleanup and redevelopment is one simple way to promote numerous equitable development outcomes. In the specific case of the riverbank remediation and stabilization and public access project at 400 S. Layton Boulevard, the cleanup will ensure the brownfield is cleaned up and reused in ways that (1) contribute to greener neighborhoods, (2) mitigate environmental conditions through effective remediation strategies which address environmental impacts and improve water quality, (3) improve access by residents to greenspace and recreational property, (4) promote improved employment opportunities for local residents, (5) reduce toxicity, illegal dumping, and blighted vacant parcels, and (6) retain residents who have historically lived within the area affected by brownfields, and (7) increase the health and wellness of residents through removal of toxins and increased opportunities for outdoor activities.

V.B.4.c Economic and Community Benefits (5 points)

(i) Economic or Other Benefits (3 points)

This and all projects in the Menomonee Valley are highly visible to Milwaukee's citizens and visitors. Large numbers of people visit this high-profile redevelopment project. This is partly due to its location adjacent to a major-league baseball stadium and the Hank Aaron State Trail running immediately past the site, connecting the stadium to Lake Michigan, five miles east. If you include the nearby Potawatomi Casino and the Harley Davidson Museum at the east end of the Menomonee Valley, entertainment venues attract over 7 million visitors per year to the Menomonee Valley. These three destinations, combined with the business and recreational destinations in the Menomonee Valley, give the north bank remediation and stabilization project tremendous visibility and provide learning opportunities for all ages.

Lastly, the north riverbank restoration project meets the nine key elements as outlined by EPA to ensure that solutions address documented nonpoint source-related water quality problems. The 2010 Menomonee Watershed Plan is not a state-approved Nine-Element Watershed Management Plan; however, it is a watershed management plan that is consistent with Section 2.6 of EPA's Handbook for Developing Watershed Plans to Restore and Protect Our Waters.

(ii) Job Creation Potential: Partnerships with Workforce Development Programs (2 points)

RACM seeks ways to promote small and emerging businesses that create job opportunities for the unemployed and underemployed residents of the City of Milwaukee. Consultants are encouraged to seek out bids, when possible, and/or utilize services from small businesses listed as Small Business Enterprises through the City of Milwaukee Office of Small Business Development. The City of Milwaukee is a 2012 and 2014 recipient of EPA Brownfield Job Training Grants and works closely with developers and contractors to encourage local hiring of training graduates. RACM will forward basic information about the project to the Milwaukee Area Workforce Investment Board (MAWIB), a 2015 EPA Brownfield Job Training Grant recipient, which in turn may contact the consultants to describe the employment and training services and how these could benefit the project. A support letter from MAWIB is included in Attachment G.

V.B.5 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

V.B.5.a Programmatic Capability (12 points)

Mathew Reimer, Senior Environmental Project Coordinator, will be the Project Manager for this grant. Additional RACM staff Karen Dettmer and Tory Kress, Senior Environmental Project Engineers, will help to complete grant tasks and Ms. Kress will serve as the Alternate Project Manager in the event Mr. Reimer is no longer in his current position with RACM. Ms. Kress and Ms. Dettmer are both licensed Professional Engineers in the State of Wisconsin and together with Mr. Reimer have a combined 40+ years of experience in the management of environmental projects. 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 the redevelopment sites. Ms. Kress, Mr. Reimer, and Ms. Dettmer have all 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 north riverbank project site.

Mr. Reimer is, as are all three brownfield team members mentioned above, very experienced in the management of EPA Brownfield Grants including workplan development, reporting, and closeout protocols. He 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. Mr. Reimer and other project team members will work closely with the Accounting Department to address the annual financial reporting and ensure timely submission to EPA, as well as to complete all required grant closeout documentation.

V.B.5.b Audit Findings (2 points)

RACM has received clean audits (no adverse audit findings) for the last four years.

RACM received one adverse audit finding on the single audit conducted for 2010 activities. Specifically, RACM did not submit the first semi-annual report for Wisconsin Department of Commerce Brownfield Grant FY010-19758 for the Tower Site by the required date of July 31, 2010. RACM did not receive the grant contract until March 2010 and there was some miscommunication between the State and RACM as to whether the reporting should be based on the award letter as opposed to the contract date.

Subsequently, RACM has reviewed and refined grant procedures to ensure all future reports are filed timely. Once RACM is in receipt of a grant award, the document is forwarded to the Resource & Administration Manager for review and entry into the City of Milwaukee Grants Database. As part of this review, the Resource & Administration Manager will also enter the reporting deadlines into an internal spreadsheet and tracking scheduler software that will prompt a reminder one week prior to the due date. Finally, RACM's Senior Grant Budget Analyst, will provide a secondary level of review and deadline compliance.

V.B.5.c Past Performance and Accomplishments (6 points)

(i) Currently or Has Ever Received an EPA Brownfields Grant

(i.1.) Compliance with grant requirements (3 points) For the five grants listed below, as well as all past grants, RACM has successfully complied with the workplans and kept the EPA project manager informed when unforeseen challenges arose leading to a change in schedule, budget allocations, or any other aspect of the workplan. RACM closely monitors the outputs and outcomes of each of these grants by reporting progress regularly in quarterly reports submitted to the EPA Project Officer as well as updating details for each site on ACRES. The five most recent grants awarded to RACM include the following:

1. 2015 Cleanup Grant BF-00E01560 (10/1/15-9/28/18): This cooperative agreement includes \$400,000 of cleanup grant funding for two specific sites (\$200,000 for each site) with a 20% match requirement. Cleanup activities are anticipated to begin in spring 2016 per the Work Plan.
2. 2014 Revolving Loan Fund Grant BF-00E01400 (10/1/14-9/30/19): This cooperative agreement includes \$1,000,000 for loans. RACM is currently marketing to a pipeline of four projects and anticipates two loans out of this cooperative agreement to be fully disbursed prior to the September 30, 2019 grant closeout date.
3. 2013 Supplemental Award to the 2009 Revolving Loan Fund Grant BL-00E90601 (10/1/09-9/30/17): This cooperative agreement includes a 2013 \$250,000 Supplemental Funding Grant which was added to the \$1,000,000 received in October of 2009 and two other Supplemental awards totaling \$1,000,000 received in 2011 and 2012. Total available capital remaining to lend is \$426,597, which includes funding initially made available for subgrants, but is anticipated to provide a loan to one of five pipeline projects to be fully disbursed prior to the grant closeout date of September 30, 2017.
4. 2013 Cleanup Grant BF-00E01231 (10/1/13-9/30/16): This cooperative agreement includes \$600,000 of cleanup grant funding for three specific sites (\$200,000 for each site) with a 20% match requirement. One of the sites is for a portion of the Century City core site (Area A). The other two sites are Century City out lots. A total of \$ 176,946.85 has been drawn down for Century City Area A, and cleanup activities will continue in 2016. Grant funds have not been drawn down for the Century out lots; however; RACM anticipates releasing Request for Proposals in Spring 2016, which will provide information that will focus the cleanup activities.
5. 2013 Assessment Grant BF-00E01227 (10/1/13-9/30/16): This cooperative agreement includes \$200,000 for community-wide Hazardous assessment. A total of \$125,247.93 has been drawn down to date, and assessment activities are ongoing. Due to the current project pipeline, additional funds are necessary to assess the priority brownfield sites identified in this grant application.

(i.2.) Accomplishments (3 points)

Since 2002, RACM has received seven Revolving Loan Fund grants, five Supplemental Revolving Loan fund grants, nine Assessment Grants, and ten Cleanup Grants (for 29 specific sites). Overall accomplishments are summarized below.

RLF - RACM has provided 13 loans and one subgrant resulting in \$378 million of investment and 3,500 projected jobs to be created or retained. More than 266 acres will be cleaned up and made ready for development.

Assessment - RACM has utilized its EPA Assessment Funds on more than 75 different properties that are in various stages of testing. Nineteen of these properties totaling 67 acres have been redeveloped resulting in obtaining environmental site closure. Redevelopment projects have been completed resulting in approximately \$120 million of redevelopment and retention or creation of more than 700 jobs.

Cleanup - RACM has been awarded Cleanup Grants for 29 specific sites to date. Risks to human health have been reduced on approximately 60 acres. \$12.6 million of investment has occurred and will increase as more proposed projects break ground.

Cleanup Grant Proposal – 400 S. Layton Boulevard

List of Attachments

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

Attachment A
Threshold Criteria

CLEANUP GRANT – 400 S. LAYTON BOULEVARD

III.C THRESHOLD CRITERIA FOR CLEANUP GRANTS

III.C.1 Applicant Eligibility

III.C.1.a Eligible Entity

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 B for documentation.

III.C.1.b Site Ownership

The site is currently owned by RACM.

III.C.2 Letter from the State or Tribal Environmental Authority

See Attachment C.

III.C.3 Site Eligibility and Property Ownership Eligibility

SITE ELIGIBILITY

III.C.3.a Basic Site Information

(a) The name of the site is 400 S. Layton Boulevard. (b) The address of the site is 400 S. Layton Boulevard, Milwaukee, Wisconsin 53204. (c) RACM is the current owner of the site and acquired the site through eminent domain in August 2003.

III.C.3.b Status and History of Contamination at the Site

(a) This site is contaminated with hazardous substances. (b) Historically, as with the rest of the Menomonee Valley, the project area was developed from the former meanders and wild rice marshes of the Menomonee River through substantial stream relocation, grading, and filling activities. The project area currently encompasses approximately 1,000 feet of steep, unstable riverbank along the north bank of the lower Menomonee River. (c) The primary environmental concerns at this time are the contaminated soil that has been identified on the site during environmental investigation activities, and the current riverbank is continuing to undergo severe erosion, thereby contributing significant volumes of particulates including asbestos-containing material, as well as volatile organic compounds (VOCs), lead, phosphorus, and nitrogen to the river. (d) Subsurface investigations completed by RACM during their acquisition of the parcel showed that the fill used to claim the site from the marsh included a significant amount of foundry material (sand and slag) and concrete and brick debris containing variable concentrations of specific contaminants. Specifically within the project area select VOCs, including benzene, were detected at concentrations greater than ch. NR 720 generic residual contaminant levels (RCLs) within shallow soils. In addition, lead is present at depths from 2 to 10 feet below ground surface within an approximately 7,900 square foot area of the project site at concentrations greater than RCRA levels for characteristically hazardous material.

III.C.3.c Sites Ineligible for Funding

(a) 400 S. Layton Boulevard 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.

III.C.3.d Sites Requiring a Property-Specific Determination

The site does not require a property-specific determination.

III.C.3.e Environmental Assessment Required for Cleanup Proposals

Between the mid-1980s and 2010, Phase II investigations were completed across the entire CMC Shop Property, of which the project site is a part. Pertinent reports include, *City of Milwaukee Shops Site Redevelopment, RAP Addendum, May 2004*, prepared by Milwaukee Transportation Partners, and *Phase I Hazardous Materials Assessment Report, Riverbank Stabilization and Trail Construction, North Bank of the Menomonee River, July 19, 2013*, prepared by Sigma. The 2013 Phase I Hazardous Materials Assessment Report includes a comprehensive history of the site, including Phase II environmental results.

PROPERTY OWNERSHIP ELIGIBILITY

III.C.3.f CERCLA §107 Liability

RACM is not potentially liable for contamination at the sites under CERCLA §107 because it meets the CERCLA liability protection because the City of Milwaukee acquired the site from the previous owner via involuntary acquisition (eminent domain).

III.C.3.g Enforcement or Other Actions

A contamination release on this property has been recorded with the Wisconsin Department of Natural Resources (WDNR).

III.C.3.h Information on Liability and Defenses/Protections

III.C.3.h.i Information on the Property Acquisition

RACM acquired the site from CMC Heartland Partners via involuntary acquisition (eminent domain) in August 2003. RACM is the sole owner of the property and owns the property in fee simple. RACM does not have any familial, contractual, corporate, or financial relationships or affiliations with CMC Heartland Partners or any other prior owners or operators or other potentially responsible parties of the site.

III.C.3.h.ii Timing and/or Contribution Toward Hazardous Substance Disposal

All disposal of hazardous substances at the site occurred before the RACM acquired the property. RACM did not cause or contribute to any release of hazardous substances at the site. RACM did not arrange for the disposal of hazardous substances at the site or transported hazardous substances to the site.

III.C.3.h.iii Pre-Purchase Inquiry

RACM acquired the site from the previous owner via involuntary acquisition (eminent domain) in August 2003. In 1999, prior to acquisition of the property, RACM completed a due diligence investigation within and generally near the project area that included the completion of numerous soil borings and the installation of multiple groundwater monitoring wells.

III.C.3.h.iv Post-Acquisition Uses

The property that is the subject of this grant, located on the north bank of the Menomonee River, has been unused since the time of acquisition.

III.C.3.h.v Continuing Obligations

During the time that RACM has owned the site, reasonable steps have been and will continue to be taken to stop any continuing releases, prevent any threatened future releases, and prevent or limit exposure to any previously released hazardous substance, to the extent practical. RACM will comply with all land-use restrictions and institutional controls, assist and cooperate with those performing the cleanup and provide access to the property, comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and provide all legally required notices.

III.C.3.i Petroleum Sites

Does not apply.

III.C.4 Cleanup Authority and Oversight Structure

III.C.4.a Cleanup Oversight

RACM staff and the environmental consultant will manage the site cleanup on a day-to-day basis and the WDNR 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, RACM will follow all appropriate steps as part of the traditional cleanup program (outlined in section 292.11 of the Wisconsin Statutes). RACM has over 20 years of experience in environmental testing and cleanup, and is experienced in working with environmental contractors to develop QAPPs, Work Plans, Sampling Plans, and Health and Safety Plans. Please also see "Programmatic Capability" (Section V.B.5.a) for additional information on staff qualifications.

Notification of a release at this site and assignment of a Bureau of Remediation and Redevelopment Tracking System, (BRRTS) number by the 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, will adhere to a remedial action plan for the site in accordance with all applicable state statutes and Wisconsin Administrative Code chapters.

III.C.4.b Access to Adjacent Properties

A temporary limited easement has been established with the northern adjoining property owner, which will allow access to the project site.

III.C.5 Cost Share

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 funding will go towards site cleanup expenses as well as to community involvement, cleanup planning, and cleanup oversight, as delineated in the budget table in Section V.B.2.b.

RACM is not requesting a Hardship Waiver.

III.C.6 Community Notification

RACM published a newspaper notice in the Daily Reporter on November 5 and 12, 2015 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 December 18, 2015. The notification also informed the public that RACM would be holding a public hearing on November 19, 2015 where the community was welcomed to submit comments. The public hearing was held as part of a regularly scheduled RACM Board meeting. This venue was chosen because the board meetings are traditionally better attended than meetings focused only on the grant proposals. Attachment D includes a copy of the draft ABCA. Attachment E includes documentation of community notification, including a copy of the ad in the Daily Reporter and meeting notes.

Attachment B
Documentation of Applicant Eligibility

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

1. Acquisition of all or a portion of a blighted area.
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.

Adopted.

ALD. RAHN—

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.

Adopted.

ALD. RAHN—

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

FILE NUMBER 58-300

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

Adopted.

FILE NUMBER 58-447

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

Adopted.

Attachment C

Letter from State Environmental Authority



November 24, 2015

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 City of Milwaukee's three \$200,000 Brownfields Cleanup Grant Applications

Dear Mr. Misky:

Dave
The Wisconsin Department of Natural Resources (DNR) acknowledges and supports the application of the City of Milwaukee for U.S. Environmental Protection Agency Brownfield Grant cleanup funds identified above at three different sites.

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

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

Obtaining EPA funding for these grant applications 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

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

Copy: Margaret Brunette – DNR SER

Attachment D
Draft Analysis of Brownfield Cleanup Alternatives
(ABCA)

DRAFT – November 11, 2015
Analysis of Brownfield Cleanup Alternatives for
400 S. Layton Boulevard, Milwaukee, WI

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 hazardous related contamination at the 400 S. Layton Boulevard site. RACM would provide a minimum of a 20% (or \$40,000) match. This Analysis of Brownfield Cleanup Alternatives (ABCA) is provided to outline four alternatives evaluated during the cleanup and planning processes for the 400 S. Layton Boulevard project.

The Menomonee River Valley was once a vibrant wetland that provided a rich way of life for Native Americans, with its meandering river, lush tamarack swamp and wild rice marsh leading into the estuary of Lake Michigan. With the expansion of Milwaukee during the industrial revolution, the Menomonee Valley's bluffs were cut and used as fill. The river was channelized—its banks armored and concretized in many places into the more defined edge condition seen today.

At the height of Milwaukee's Industrial rise, the west end of the valley became the nation's third largest railroad repair and maintenance shop (Chicago, St. Paul & Pacific Rail Road or Milwaukee Road). However, by the 1970s many of the previous Valley industrial firms abandoned their outmoded factories and polluted grounds and moved to newer, more efficient plants outside the city or went out of business entirely. Some of the contaminated properties have contributed to the significant degradation of area surface waters, habitat and fishery, leaving the Menomonee River Watershed one of the most heavily polluted watersheds in the State of Wisconsin.

The proposed Menomonee Valley Riverbank Stabilization and Public Access Project is part of the larger initiative by the Redevelopment Authority to redevelop the former rail yard into the Menomonee Valley Industrial Center (MVIC). Currently, the business park portion of the MVIC includes approximately 10 businesses and 1,300 jobs while the ecological revitalization includes a 24 acre park on the southern banks of the Menomonee River, called Three Bridges Park, and approximately 1,200 feet of riverbank restoration adjacent to the subject area. The previous riverbank restoration efforts used tools such as excavation, rip rap, erosion mats, and planting of trees. The work also involved the construction of a canoe launch for increased public access. Despite all of this, there is one remaining portion of riverbank – the “north bank” – not yet completed. This missing segment is the basis for the EPA cleanup grant application.

The current riverbank is continuing to undergo severe erosion, thereby contributing significant volumes of particulates including asbestos-containing material, as well as volatile organic compounds, lead, phosphorus, and nitrogen to the river. Subsurface investigations completed by the City of Milwaukee show that lead is present within an approximately 7,900 square foot area of the project site at concentrations greater than RCRA levels for characteristically hazardous material (concentrations ranging from <0.45 to 5,000 mg/kg). This characteristically hazardous soil is present at depths from 0 to 10 feet below ground surface and requires further remedial action to meet Wisconsin Department of Natural Resources (WDNR) cleanup levels. Additionally, relatively low level volatile organic compound (VOC) concentrations were detected in shallow

soil in the project area. The re-grading and stabilization proposed will not only greatly reduce the erosion of the bank itself and reduce pollutants that reach the river, but will also provide native vegetation that will serve as a final filtration barrier between sediment moving from the site to the Menomonee River itself.

Applicable Regulations and Cleanup Standards

Notification of a release and assignment of a BRRTS number 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/obtained site investigation reports and a Remedial Action Plan for the site in accordance with all applicable state statutes and Wisconsin Administrative Code (WAC) chapters. Cleanup at the site will be monitored by staff at the WDNR. Cleanup will be targeted to meet relevant standards set forth in WAC.

Evaluation of Cleanup Alternatives

This section identifies various remediation alternatives that could be used to address the environmental contamination issues at the 400 S. Layton Boulevard 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 sites: effectiveness, implementability, cost, impact of potential future climate changes, and environmental benefits.

Alternative One – No Action

With this alternative, RACM would take no action to remediate the subject site.

1. Effectiveness – This alternative would not be effective at reducing the toxicity, mobility, or volume of contamination and 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, and would permit the continued contamination of the river.
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 the continued negative impact to the Menomonee River. The current riverbank will continue to undergo severe erosion, thereby contributing significant volumes of particulates including asbestos-containing material, as well as volatile organic compounds, lead, phosphorus, and nitrogen to the river.
4. Impact of potential climate changes – 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 a concern as the site is in a floodplain. This alternative would allow the riverbank to continue to erode, and likely create an even more significant problem, due to the potential climate changes noted previously.

5. Environmental benefits – There will be significant environmental benefits that will not be realized as a result of the No Action Alternative. The current riverbank will continue to undergo severe erosion, thereby causing continued significant impacts to the river and the ecosystem. This alternative does present environmental benefits in that greenhouse gas discharges would not be increased, and it would reduce the amount of material taken to a landfill.

Alternative Two – 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.
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 be \$623,095.
4. Impact of potential climate changes – 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. This alternative is necessary to limit the amount of contaminants entering the river, which is critical, since climate change impacts could be a concern as the site is in a floodplain.
5. Environmental benefits – Excavation of contaminated soil would result in a significant environmental benefit for the river and the ecosystem. This alternative will recycle and re-use materials generated during the cleanup process to the maximum extent practicable. However, greenhouse gas discharges, energy consumption, and landfill disposal would be increased due to the excavation, trucking and disposal activities associated with this alternative.

Alternative Three – 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 and/or groundwater contamination, as well as install a cap or barrier at the site to prevent direct contact with contaminated soil.

1. Effectiveness – This alternative could be effective in preventing direct contact issues, however soil contamination would remain at the site.
2. Implementability – This alternative is implementable; however, effective capping of the contaminated soil can only occur if the riverbank is stabilized through earthwork activities and excavation with off-site disposal.
3. Cost – The costs to implement this alternative would include encapsulated soil management (\$186,200) and relocation of an existing cap (\$45,444).
4. Impact of potential climate changes – 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 could be a concern as the site is in a floodplain. It is possible that the potential climate change factors could have an

adverse effect on an engineered barrier or cap; however, a vegetative cap is necessary to limit contact with the impacts and stabilize the riverbank.

5. Environmental benefits – Construction of a cap or barrier would allow contaminated soil to remain in place. The environmental benefits would include decreasing the amount of material requiring off-site disposal at a landfill, and greenhouse gas discharges and energy consumption would be minimized.

Alternative Four – Alternatives Two and Three

With this alternative, the contractor would excavate the contaminated soil and properly dispose of it in a licensed landfill, and address contamination by managing contaminated soil on-site and registering the site in the WDNR's GIS Registry for residual soil and/or groundwater contamination, as well as install a cap or barrier at the site to prevent direct contact with contaminated soil.

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. This alternative could also be effective in preventing direct contact issues; however, soil contamination would remain at the site.
2. Implementability – Excavation of contaminated soil is a common remedial strategy and is technically and administratively feasible in this case. Additionally, effective capping of the contaminated soil could occur if the riverbank is stabilized through earthwork activities and excavation with off-site disposal.
3. Cost – The estimated cost to implement this strategy is estimated to be \$854,739.
4. Impact of potential climate changes – 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. This alternative is necessary to limit the amount of contaminants entering the river, which is critical, since climate change impacts could be a concern as the site is in a floodplain.
5. Environmental benefits – Excavation of contaminated soil and construction of a cap or barrier would result in a significant environmental benefit for the river and the ecosystem. The environmental benefits would include decreasing the amount of material requiring off-site disposal at a landfill, and greenhouse gas discharges and energy consumption would be minimized. This alternative will recycle and re-use materials generated during the cleanup process to the maximum extent practicable. However, greenhouse gas discharges, energy consumption, and landfill disposal would be increased due to the excavation, trucking and disposal activities associated with this alternative.

Recommendation

The Remedial Alternatives were evaluated based on their effectiveness, their feasibility of implementation, the costs of each alternative, impact of potential climate changes and environmental benefits associated with sustainability factors. The recommendation is Alternative Four. This alternative provides both the most efficient cleanup strategy and the best protection for human health and the environment.

Attachment E

Documentation of Community Notification

PROOF OF PUBLICATION

STATE OF WISCONSIN
MILWAUKEE COUNTY

} S.S.

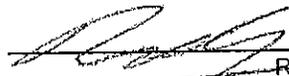
Mike Rifanburg, being the first duly sworn on oath, says that he is the Publisher of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating 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

Nov. 5, 2015 Nov. 12, 2015



Mike Rifanburg, Publisher

Sworn to me this 12th day of November 2015



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



PROOF OF PUBLICATION

**OFFICIAL NOTICE NO. 57637
PUBLIC HEARING**

Environmental Grant Applications

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee (RACM) is planning to apply for three US Environmental Protection Agency (EPA) brownfield cleanup grants on December 18, 2015. The sites currently being considered for grant applications include:

- Up to \$200,000 for hazardous cleanup at 4135 S. 6th Street;
- Up to \$200,000 for hazardous cleanup at 400 S. Layton Boulevard;
- Up to \$200,000 for petroleum and hazardous cleanup at 2537 W. Hopkins Street and 3424 N. 27th Street;
- Up to \$270,000 for petroleum and hazardous assessment at Century City Area D;
- Up to \$400,000 for community-wide petroleum and hazardous assessment, and
- Up to \$1,000,000 in Revolving Loan Funds for petroleum and hazardous cleanup.

A draft application including an Analysis of Brownfield Cleanup Alternatives (ABCA) report will be available for each of the three 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 - 4:45 PM

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

The public may comment on the draft applications and draft ABCAs by sending written comments by November 19, 2015 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 November 19, 2015 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.

10908094/11-5-12

Redevelopment Authority of the City of Milwaukee

Resolution No.: 10591
Adopted on: November 19, 2015
Aldermanic District: 7th, 8th and 13th
Project / Area: City-wide, 30th Street Industrial Corridor, Menomonee Valley, and the Green Corridor

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment, loan funds, and cleanup of various brownfields throughout the City of Milwaukee.

Whereas, the Redevelopment Authority of the City of Milwaukee is eligible for grant funds from the United States Environmental Protection Agency (USEPA) for assessment, loan funds, and cleanup of various brownfield sites in the city; and

Whereas, the Redevelopment Authority has identified a need for the available funding for three site specific cleanup grants for up to \$200,000 each at 2537 West Hopkins & 3424 North 27th Streets, 400 South Layton Boulevard, and 4135 South 6th Street, for up to \$400,000 for petroleum and hazardous community-wide assessment grants, for up to \$270,000 for site-specific assessment at Century City Area D, and for up to \$1,000,000 in brownfield cleanup revolving loan funds; and

Whereas, the Redevelopment Authority recognizes that the assessment, remediation and redevelopment of brownfields is an important part of protecting Wisconsin's resources and encouraging economic development in Milwaukee; and

Whereas, the Redevelopment Authority will maintain records documenting all expenditures made during the grant period; and

Whereas, to comply with federal National Environmental Policy Act (NEPA) requirements and USEPA Brownfield Cleanup Grant proposal guidelines, the Redevelopment Authority must consider the advantages and disadvantages of various remedial options, consider public comments, and choose preferred remedial options for cleanup grant proposals; and

Whereas, the Redevelopment Authority has therefore prepared a draft Analysis of Brownfield Cleanup Alternatives (ABCA) with a preliminary preferred remedial option for each of the following three cleanup grant proposals: 2537 West Hopkins & 3424 North 27th Streets, 400 South Layton Boulevard, and 4135 South 6th Street; and

Whereas, the draft ABCAs propose preliminary preferred remedial options at each of the three sites that address environmental impacts with consideration to effectiveness, implementability, cost, impacts from potential climate change factors, and environmental benefits associated with sustainability factors; and

Whereas, the draft ABCAs propose the preferred remedial option of excavation and capping at 2537 West Hopkins & 3424 North 27th Streets and 400 South Layton Boulevard, and *in situ* chemical oxidation at 4135 South 6th Street; and

Whereas, the Redevelopment Authority has made these draft ABCAs and the draft grant proposals available for public review and comment; and

Whereas, the Redevelopment Authority of the City of Milwaukee has determined that operation of the cleanup and assessment grant program from October 1, 2016 to September 30, 2019 and the revolving loan fund from October 1, 2016 to September 30, 2021 would cost approximately \$2,630,000, of which \$2,270,000 would be provided by the Grantor, \$160,000 would be provided by the Grantee as local match for the three cleanup sites, and \$200,000 would be provided through borrower match (private investment) for the revolving loan funds; and

Whereas, the Redevelopment Authority share of this Grant program, \$120,000, will come from the Redevelopment Authority General Fund, Capital Funds and other eligible local match funds, and potentially from private sources; and

Whereas, the benefits to the Redevelopment Authority from this Grant program appear to exceed the Redevelopment Authority's share of costs and other obligations to be incurred under this program; now, therefore, be it

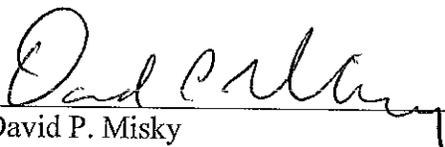
Resolved, By the Redevelopment Authority of the City of Milwaukee that application, acceptance, and implementation of said Grants from the United States Environmental Protection Agency by the Assistant Executive Director under the terms specified above, is authorized; and be it

Further Resolved, that the proper officers of the Redevelopment Authority be and hereby are authorized and directed to enter into an agreement and/or other documents deemed necessary and agreed to by the Assistant Executive Director in order to implement the remedial action option.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)


David P. Misky
Assistant Executive Director-Secretary

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 19, 2015**

MINUTES

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

MEMBERS PRESENT: Commissioner Bill Schwartz, Chair
 Commissioner Kathryn M. West
 Commissioner Robert B. Rondini
 Commissioner Jose Galvan

MEMBERS EXCUSED: Commissioner Lois A. Smith, Vice Chair
 Commissioner Alderman Willie C. Wade
 Commissioner Frances Hardrick

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

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the October 15, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings on brownfield cleanup grant applications, the required notices were published in the Daily Reporter on November 5th and November 12th.

Item 1, Public Hearing

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment, loan funds, and cleanup of various brownfields throughout the City of Milwaukee. (7th, 8th & 13th Aldermanic Districts; submitted by Environmental Team)

Karen Dettmer of the Environmental Team introduced the item where staff will be applying for three assessment, three cleanup, and one revolving loan fund grant for a total of \$2.27MM. Two of the assessment grants are city-wide and one is specific to Century City. The cleanup grants are for the former Rodgers Lab, Century City, and the Menomonee Riverbank. If granted, the funds would be available for three years.

Commissioner West asked why Rodgers Lab was chosen to which Ms. Dettmer stated the level of contamination is quite high and it appears to be moving offsite. This grant would help pay for the majority of the cleanup costs with additional funds to be applied for from the State and Federal government.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10591.

Item 2, Public Hearing

Resolution authorizing the revised preferred remedial cleanup action option at the Esser Paint site where an EPA Brownfield Cleanup Grant will be utilized for remediation. (15th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team described the former Esser Paint site. The Authority received an EPA cleanup grant in 2012 for redeveloping the site. The Authority is working with Gorman Company to construct townhomes for the site that requires a combination of remedial options. This resolution authorizes the options of excavation, enhanced bioremediation, and engineering controls (e.g. capping). The developer Gorman will be submitting an application for tax credits in January 2016.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10592.

Item 3, Regular Business

Resolution authorizing the amendment of Redevelopment Revenue Bonds, Series 2010 (Next Door Pediatrics Project). (15th Aldermanic District; submitted by Finance and Administration)

David Piedt of Finance reintroduced the item stating the Authority had approved the Authority being a conduit for the Next Door Project bonds in 2010. This resolution would allow the borrower to reduce their interest rate 1.25%. To avoid this type of approval in the future, staff will be requesting authorization for such items with a blanket resolution.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10593.

Item 4, Administration

Resolution approving the 2016 meeting schedule.

The 2016 calendar for Authority meetings was proposed with all meetings being held on the third Thursday of the month.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10594.

Item 5, Regular Business

Resolution amending a Riverwalk Development Agreement among Walker's Landing of Wisconsin, Inc., the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to share in total eligible costs of constructing the Riverwalk adjoining the property at 2070 North Riverboat Road, TID #22 (Beerline "B"). (6th Aldermanic District; submitted by Economic Development)

Alyssa Remington of the Economic Development Team described the success of TID #22 (Beerline B) and that it will be closed out at the end of this year. The TID is committed to contributing \$600k for the Walker's Landing riverwalk and dockwall but the project ran into contaminated soil that requires an additional \$52k of expenditures. The funds have to be expended before the end of Year 22 of the TID which is December 22, 2015 and then the City will begin closing out the district.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10595.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular and annual meeting for **December 17, 2015**, at 3:30 P.M., at the St. Ann Center for Intergenerational Care facility, 2450 West North Avenue, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.

Redevelopment Authority Minutes
Regular Meeting of November 19, 2015

David P. Misky
Assistant Executive Director-Secretary

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

Attachment F

Documentation of Committed Leveraged Resources

	U.S. ENVIRONMENTAL PROTECTION AGENCY Grant Agreement	GRANT NUMBER (FAIN): 00E01465 MODIFICATION NUMBER: 0 PROGRAM CODE: GL	DATE OF AWARD 02/18/2015
		TYPE OF ACTION New	MAILING DATE 02/25/2015
		PAYMENT METHOD: ASAP	ACH# 50241
		RECIPIENT TYPE: Municipal	
RECIPIENT: Redevelopment Authority of the City of Milwaukee 809 North Broadway Milwaukee, WI 53202 EIN: 39-1186734		PAYEE: Redevelopment Authority of the City of Milwaukee 809 North Broadway Milwaukee, WI 53202	
PROJECT MANAGER David Misky 809 North Broadway Milwaukee, WI 53202 E-Mail: dmisky@milwaukee.gov Phone: 414-286-8682		EPA PROJECT OFFICER Lee Phan 77 West Jackson Blvd., W-15J Chicago, IL 60604-3507 E-Mail: phan.lee@epa.gov Phone: 312-353-5787	
EPA GRANT SPECIALIST Robert Fields Assistance Section, MC-10J E-Mail: fields.robert@epa.gov Phone: 312-886-9017			
PROJECT TITLE AND DESCRIPTION Menomonee Riverbank Stabilization and Public Access Project <p>This project supports the Great Lakes Restoration Initiative and the Great Lakes Water Quality Agreement, pursuant to Public Law 113-76. The applicant will excavate, re-grade and stabilize 900 linear feet of streambanks along a heavily urbanized portion of the Menomonee River, which flows through the City of Milwaukee and discharges directly into Lake Michigan. The streambanks are currently composed largely of building debris and contain contaminants such as asbestos and lead. The project includes: 1) the excavation, removal, and/or capping of contaminated building debris along the streambanks; 2) the grading of steep streambank slopes; and 3) the stabilization of the restored streambanks (and creation of habitat) by the planting of native vegetation. The project will reduce the volume of contaminated water flowing directly into the river via the streambanks and will also provide additional public access to the river. In combination with an innovative stormwater park constructed in an adjacent business park, the applicant estimates that this riverbank stabilization work will annually prevent approximately 18 tons of suspended solids from being discharged to the Menominee River and Lake Michigan.</p>			
BUDGET PERIOD 03/01/2015 - 08/31/2016	PROJECT PERIOD 03/01/2015 - 08/31/2016	TOTAL BUDGET PERIOD COST \$630,000.00	TOTAL PROJECT PERIOD COST \$630,000.00
NOTICE OF AWARD			
<p>Based on your Application dated 08/27/2014 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$580,000. EPA agrees to cost-share 99.92% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$580,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.</p>			
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)		AWARD APPROVAL OFFICE	
ORGANIZATION / ADDRESS U.S. EPA Region 5 Mail Code MCG10J 77 West Jackson Blvd. Chicago, IL 60604-3507		ORGANIZATION / ADDRESS U.S. EPA, Region 5 Great Lakes National Program Office 77 West Jackson Blvd. G-17J Chicago, IL 60604-3507	
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY			
Digital signature applied by EPA Award Official Bruce Syniewski - Deputy Director			DATE 02/18/2015

THE FUND FOR LAKE MICHIGAN

Greater Milwaukee Foundation
101 W. Pleasant St., Milwaukee, WI 53212
phone: (414) 272-5805 fax: (414) 272-6235

Grant Agreement Grant Number: 20121450

The grant to your organization from the Fund for Lake Michigan at the Greater Milwaukee Foundation is for the explicit purpose(s) described below and is subject to your acceptance of the following conditions. To acknowledge this agreement, to accept the grant, and to be eligible to receive the funds when needed, **PLEASE RETURN ONE SIGNED COPY OF THIS GRANT AGREEMENT TO THE FUND FOR LAKE MICHIGAN** via email to vicki@fundforlakemichigan.org.

Grantee Redevelopment Authority of the City of Milwaukee (RACM)

Amount of Grant \$125,000 Date Authorized August 7, 2012

Grant purpose Menomonee Valley Riverbank Stabilization Project

Grant period: begins September 1, 2012 ends August 31, 2013

Payment schedule \$125,000 on September 1, 2012

Special Conditions n/a

Reports should be in writing and submitted according to the following schedule:

- An interim report is due on: March 30, 2013
- A final report is due on: October 15, 2013

Reports should be submitted using the Fund for Lake Michigan's online grant system at <https://www.grantinterface.com/lakemi/Common/LogOn.aspx>. Directions for accessing and using the online system are attached. Please contact Christopher Pitts at christopher@arabellaadvisors.com or 202-595-1062 should you have any questions or problems submitting your reports.

Reimer, Mathew

From: Misky, David
Sent: Monday, November 02, 2015 4:58 PM
To: Vicki Elkin
Cc: Reimer, Mathew
Subject: Menomonee Riverbank Status Update

Good Afternoon Vicki,

This email is to provide a project schedule update for the Menomonee Riverbank Stabilization project. As you may recall, this project involves re-grading and stabilizing approximately 900 linear feet of the Menomonee River bank with native plants and trees, excavating contaminants, and providing additional public access to the river. The reasons the original project timeline has been extended is because achieving select project milestones is taking longer than expected due to the complexity of the project, and the need to identify additional funding sources to ensure the project is successfully completed. Currently, we are scheduled to post the bidding for the project soon with a bid opening in January 2016. The project should be conducted from March 2016 to August 2016. We will keep you updated if the schedule significantly changes in the future.

Dave

David P. Misky

Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
(414) 286-8682
David.Misky@milwaukee.gov

- THIS EMAIL CORRESPONDANCE SERVES AS THE SCHEDULE UPDATE AND EXTENSION OF THE GRANT ACCORDING TO THE FUND FOR LAKE MICHIGAN.



LETTER OF TRANSMITTAL

Milwaukee Metropolitan Sewerage District
 260 West Seeboth Street
 Milwaukee, WI 53204-1446

TO Redevelopment Authority of the
 City of Milwaukee
 809 North Broadway, 2nd Floor
 Milwaukee, Wisconsin 53202

FROM David C. Fowler, P.E.
 Senior Project Manager
 Technical Services Department
 260 West Seeboth Street
 Milwaukee, WI 53204-1446

ATTN Mr. David P. Misky,
 Assistant Executive Director / Secretary

DATE March 25, 2013

RE Executed ICA RACM – C07034

CONTRACT NO. C07034C01.C1155

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order

COPIES	NO.	DESCRIPTION
1	1	Executed ICA with the Redevelopment Authority of the City of Milwaukee for Project C07034, Menomonee River Metropolitan Interceptor Sewer Rehab.

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For acceptance No exception taken, as submitted Resubmit ____ copies for approval
 For your use Returned for corrections Submit ____ copies for distribution
 As requested Other Return ____ corrected prints
 For review and comment

REMARKS Enclosed is the executed copy of the ICA with the Redevelopment Authority of the City of Milwaukee for Project C07034, Menomonee River Metropolitan Interceptor Sewer Rehab.

SIGNED David C. Fowler

If enclosures are not as noted, please notify us at once.

**AGREEMENT BETWEEN THE
MILWAUKEE METROPOLITAN SEWERAGE DISTRICT AND
THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
FOR MODIFICATIONS TO THE
NORTH MENOMONEE RIVER STREAMBANK
FROM SOUTH 33RD COURT WEST TO SOUTH 35TH STREET, MILWAUKEE,
WISCONSIN**

This Agreement entered into as of the last date appearing in the signature block below, by and among the Milwaukee Metropolitan Sewerage District, hereafter "District", a municipal body corporate, created and operating pursuant to Wis. Stat. §§ 200.21 through 200.65; and the Redevelopment Authority of the City of Milwaukee, a general purpose municipal corporation organized and operating pursuant to State of Wisconsin Statutes 66.1333, hereafter "RACM":

- A. WHEREAS, RACM owns the land bordering the Menomonee River to the north from South 33rd Court west to South 35th Street, hereafter "the Menomonee River streambank"; and
- B. WHEREAS, the Menomonee River streambank has severe bank erosion, excess sedimentation, and lack of vegetation which results in significant degradation of the area surface waters, habitat and fisheries; and
- C. WHEREAS, the District is authorized by statute to project, plan, design, construct, maintain, and operate a sewerage system for the collection, transmission, and disposal of all drainage of the sewerage service area including, either as an integrated or as a separate feature of the system, the collection, transmission and disposal of storm water and groundwater; and
- D. WHEREAS, the District agrees to commit \$135,000 toward the cost of protecting an estimated 180 linear feet of exposed 27" diameter Metropolitan Interceptor Sewer (MIS) located on the north bank of the Menomonee River and as indicated on the Preliminary Engineering Plans (Attachment A); titled "Menomonee River North Riverbank Restoration Project" prepared by Sigma Environmental, Inc., and dated November 16, 2010 which are appended hereto as Attachment A and are made a part of this Agreement by reference thereto and



Division of Transportation
 System Development
 Southeast Regional Office
 141 N.W. Barstow Street
 P.O. Box 798
 Waukesha, WI 53187-0798

RECEIVED
 INFRASTRUCTURE
 SERVICES DIV. ADMIN

Scott Walker, Governor
 Mark Gottlieb, P.E., Secretary
 Internet: www.dot.wisconsin.gov

Telephone: (262) 548-5903
 Facsimile (FAX): (262) 548-5662
 E-Mail: waukesha.dtd@dot.wi.gov

2015 JUN 18 PM 2 35

June 17, 2015

Jeffrey Polenske, P.E.
 City of Milwaukee
 841 N. Broadway Room 701
 Milwaukee WI 53202

FROM CITY ENGINEER			
	ORIG	COPY	REVIEW
JP			REPLY
MC			COMMENT
SA	X		DISTRIB
TT			INFO
PF			COORD
RB	X		SEE ME
NS			ACTION
			RTN:

Dear Mr. Polenske:

SUBJECT: I.D. 1693-38-02/72
 North Bank Trail
 Canal Street to 33rd Court
 Milwaukee County

The Wisconsin Department of Transportation has approved the agreement for the above subject project. We have included an approved original signed agreement for your records.

If you have questions about this project, please contact Robert Schmidt at (262) 548-8789.

Sincerely,

Kathy Bender
 Transportation Program Coordinator

CORRESPONDENCE/MEMORANDUM

PROJECT AGREEMENT ACCEPTANCE

DATE: June 3 2015

SUBJECT: Project Agreement: 2nd Revised

1693-38-02/72
North Bank Trail
Canal St to 33rd Ct
City of Milwaukee, Milwaukee County

The Attached Agreement Is Recommended For Approval:

PROGRAM: 211 – Congestion Mitigation and air quality improvement (2010-2012)

CONCEPTS COVERED by this AGREEMENT: Design review and Construction work related to the North Bank Trail.

ESTIMATED COST: \$823,500

PARTICIPATION: Design and Design oversight is 100% locally funded, Construction funded 80% Federal / 20% Local with a federal cap of \$550,000.

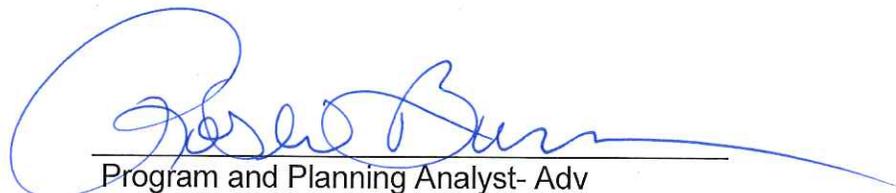
NON-PARTICIPATION: N/A

EXECUTED BY: City of Milwaukee Redevelopment Authority DATE: 10/18/13

LET DATE: 4/25/14

NOTES:

REGION REVIEWER:



Program and Planning Analyst- Adv

June 8 2015

DATE

REGION: SE

CMAQ Local Let Template



2nd REVISION

STATE/MUNICIPAL AGREEMENT FOR A LOCALLY LET CMAQ PROJECT

This agreement supersedes the agreement signed by the Project Sponsor on September 25 2012 & October 18 2013 and signed by WisDOT on October 1, 2012 & October 23, 2013

Program Name: Congestion Mitigation
and Air Quality Improvement (CMAQ)
Sub-program #: 211

Revised Date: June 3, 2015

Date: July 19 2012 & September 30 2013

I.D.: 1693-38-02/72

Project Title: North Bank Trail

Location/Limits (as applicable): Canal St to 33rd Ct

County: Milwaukee

Project Length (if applicable): 1400 LF

Counties Served: Milwaukee, Waukesha

Project Sponsor: City of Milwaukee

Redevelopment Authority

Sponsor County: Milwaukee

MPO Area: SEWRPC

The signatory, Redevelopment authority, City of Milwaukee, hereinafter called the Project Sponsor, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and effect the transportation project hereinafter described.

23 U.S.C. 149 and Wis. Stat. 85.245 authorize the State to administer a program for the distribution of federal funds for congestion mitigation and air quality improvement projects.

The authority for the Project Sponsor to enter into this agreement with the State is provided by Sections 86.25(1), (2), and (3) and Section 66.0301 of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

All components of the project must be defined in the environmental document if any portion of the project is federally funded. The Project Sponsor agrees to complete all participating and any non-participating work included in this improvement consistent with the environmental document. No work on final engineering and design may occur prior to approval of the environmental document.

Proposed Project - Nature of work: **Design of 1400 LF of the Hank Aaron State Trail along the north bank of the Menomonee River. The trail will be designed for pedestrian and bicycle use. Stream bank rehabilitation of the north bank of the Menomonee River adjacent to the trail will be included.**

Need for or Benefits of Project – summarize reasons for request: **This segment of trail will provide additional pedestrian and bicycle connections between residential areas on the south side of the Menomonee River and business development on the north side of the river in the Menomonee Valley.**

Describe non-participating work included in the project and other work necessary to completely finish the project that will be undertaken independently by the Project Sponsor. Please note that non-participating components of a project/contract are considered part of the overall project and will be subject to applicable federal and state requirements: **Design and design oversight will be 100% locally funded**

CMAQ Local Let Template

The Project Sponsor agrees to the following Calendar Year 2010 [FY 2010-2012] CMAQ Program project funding conditions:

The subject project is funded with 100% Local funding for design and 80% of construction up to a maximum of \$560,000 for all federal/state-funded project phases when the Project Sponsor agrees to provide the remaining 20% and all funds in excess of the \$560,000 federal funding maximum, in accordance with CMAQ program guidelines. Non-participating costs are 100% the responsibility of the Project Sponsor. Any work performed by the Project Sponsor prior to federal authorization is not eligible for federal funding. The Project Sponsor will be notified by the State when each project phase or ID is authorized and available for charging.

This project is subject to a DBE goal assessment of 8% of the construction project cost. The DBE goal is waived if the Project Sponsor constructs the project under an approved Local Force Account (LFA) Agreement. The Catalogue of Federal Domestic Assistance (CFDA) number for this project is 20.205 – Highway Planning and Construction.

The subject project must be completed by June 30, 2017, and the Project Sponsor must submit a project completion certificate to WisDOT central office on or before the same date.

In the summary funding table below, the federal share of the total estimated cost distribution indicates the maximum amount of federal funding available to the project, to be distributed across federally-funded project phases. The final Project Sponsor share is dependent on the final federal participation, and the actual costs will be used in the final division of costs for billing and reimbursement.

PHASE	SUMMARY OF COSTS				
	Total Est. Cost	Federal Funds	%	Project Sponsor Funds	%
ID 1693-38-02					
Design	\$120,000		0%	\$120,000	100%
Design Review #	\$16,000		0%	\$16,000	100%
ID 1693-38-72					
Participating Construction	\$632,500	\$506,000	80%*	\$126,500	20%*
Participating Construction Review #	\$55,000	\$44,000	80%*	\$11,000	20%*
Non-Participating Construction			0%		100%
Total Estimated Cost Distribution	\$823,500	\$550,000	MAX	\$273,500	N/A

*This project has a CMAQ federal funding maximum of \$550,000. This maximum is cumulative for all federally funded project phases.

Review costs are administered and paid for by WisDOT. The Project Sponsor will be billed for any required local match and for costs beyond the cumulative federal or state funding.

This request is subject to the terms and conditions that follow (pages 3 – 9) and is made by the undersigned under proper authority to make such request for the designated Project Sponsor and upon signature by the State shall constitute agreement between the Project Sponsor and the State. No term or provision of neither this State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing duly executed by both parties to this State/Municipal Agreement.



Department of Administration
Community Development Grants Administration

Tom Barrett
Mayor
Sharon Robinson
Director of Administration
Steven L. Mahan
Community Block Grant Director

December 11, 2015

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

Dear Mr. Misky,

The City of Milwaukee Community Development Grants Administration (CDGA) is pleased to support the Redevelopment Authority of the City of Milwaukee's (RACM) applications for USEPA brownfields funding. I understand RACM will be applying for

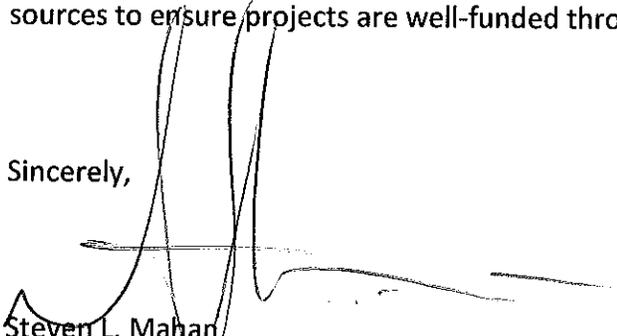
- \$200,000 Community-wide Hazardous Assessment Grant;
- \$200,000 Community-wide Petroleum Assessment Grant;
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D;
- three \$200,000 Site-specific Cleanup Grants at 27th & Townsend, 400 South Layton Boulevard, and 4135 South 6th Street; and
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

CDGA is responsible for applying for, recommending the allocation of, and overseeing the effective use of Local, State and Federal funds for programs in targeted central city neighborhoods. Most of the funding is allocated to assist lower income families and remove blight. It is used for housing rehab programs, special economic development relating to job and business development, and public service programs such as crime prevention, job training, housing for homeless, youth recreation programs and community organization programs. Funding is awarded to the city through Federal entitlement guidelines and through competitive applications. The CDGA office works collaboratively with non-profit groups, government agencies, and public/private coalitions to coordinate activity that increases home ownership and property values, reduces crime, and promotes greater employment and business activity.

CDGA has worked with community leaders to develop neighborhood strategic plans in 18 neighborhood planning areas. Future funding will focus on supporting neighborhood and community leaders to reach their vision, rather than on the needs of individual agencies.

CDGA understands the importance of brownfields assessment and cleanup to further and encourage these goals. As such, **CDGA has allocated \$169,000 for Brownfields Initiatives \$28,000 for Environmental Review and Planning from our Entitlement Funds in 2016.** This funding is typical of years past and CDGA expects similar funding allocations in the 2017 and 2018 budget years. This funding will assist to assess and cleanup brownfields in the Community Development Block Grant area, the area of census tracts most in need of public funding in the city of Milwaukee. These funds are often used for assessment of brownfield properties to define cleanup alternatives as well as leverage state and federal grants, such as EPA Cleanup funds. These CDBG funds help to bring brownfields projects from the early assessment stages through remediation on properties that may otherwise sit blighted. CDGA sincerely supports RACM's efforts in utilizing a variety of funding sources provided from federal, state, and local sources to ensure projects are well-funded through completion.

Sincerely,



Steven L. Mahan

Director

Community Development Grants Administration



Michael J. Murphy
City of Milwaukee Common Council

December 10, 2015

Redevelopment Authority of the City of Milwaukee
Attn: David P. Misky, Asst. Executive Director, Secretary
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:

- \$200,000 Community-wide Hazardous Assessment Grant;
- \$200,000 Community-wide Petroleum Assessment Grant;
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D;
- Three \$200,000 Site-specific Cleanup Grants at 27th & Townsend, 400 South Layton Boulevard, and 4135 South 6th Street; and
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

The Common Council recently approved the 2016 city budget, which was signed by Mayor Tom Barrett. **Included in the proposed budget is a line item for \$500,000 to be allocated for the Brownfields Program.** The Common Council understands the importance of the 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 'Michael J. Murphy', written over a printed name and title.

Michael J. Murphy
Common Council President
Alderman, 10th District





DIVISION OF PUBLIC HEALTH

Scott Walker
Governor

1 WEST WILSON STREET
P O BOX 2659
MADISON WI 53701-2659

Kitty Rhoades
Secretary

608-266-1251
FAX: 608-267-2832

State of Wisconsin

Department of Health Services

dhs.wisconsin.gov

December 16, 2015

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

Dear Mr. Misky,

The Wisconsin Department of Health Services (DHS) is pleased to support the Redevelopment Authority of the City of Milwaukee (RACM) in their application for USEPA Brownfields funding. Our agency has staff with substantial experience in assessing brownfields in communities throughout Wisconsin. Milwaukee, with a large inventory of vacant industrial buildings, has brownfield assessment and redevelopment needs among the largest in Wisconsin.

It is my understanding that RACM will apply for 1) a Community-wide Hazardous Assessment Grant (\$200,000), 2) a Community-wide Petroleum Assessment Grant (\$200,000), 3) a Site-specific Assessment Grant at Century City Area D (\$270,000), 4) three \$200,000 Site-specific Cleanup Grants, and 5) a Brownfield Cleanup Revolving Loan Fund Grant (\$1,000,000). With regard to the Site-specific Cleanup Grants, you detail three properties with these funds in mind: at 27th & Townsend, 400 South Layton Boulevard (on the Menomonee River), and 4135 South 6th Street. We are prepared to offer technical assistance on any of these projects, as has been our past partnership on numerous cleanup efforts. In particular, we would regard the project on the Menomonee River a priority for our agency due to its proximity within the Milwaukee Estuary Great Lakes Area of Concern. Our agency has been particularly anxious to see redevelopment progress in this key blighted area. To that end, DHS strongly endorses RACM's application for funding to assist with these brownfields projects.

Sincerely,

Robert Thiboldeaux, PhD
Senior Toxicologist
Wisconsin Department of Health Services

December 16, 2015

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

Dear Mr. Misky:

It is my understanding the Redevelopment Authority of the City of Milwaukee (RACM) is applying for funding from the U.S. Environmental Protection Agency as follows:

- \$200,000 Community-wide Hazardous Assessment Grant
- \$200,000 Community-wide Petroleum Assessment Grant
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D
- Three \$200,000 Site-specific Cleanup Grants at 27th & Townsend (Century City Area), 400 South Layton Boulevard (on Menomonee River), and 4135 South 6th Street (Garden District/Green Corridor)
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

The Wisconsin Economic Development Corporation (WEDC) is always ready to team with RACM to evaluate the ways in which our organization can positively impact Brownfield sites in the City of Milwaukee. RACM has been at the forefront of Brownfield redevelopment in Wisconsin. It is the intention of WEDC to fulfill the role of an innovative partner that can be a potential source of matching funds for specific priority projects.

WEDC resources may be leveraged from our Brownfield Redevelopment Financial Assistance Program (BRFA), Site Assessment Grant Program (SAG), Idle Industrial Sites Redevelopment Program (IISR) as long as each project's application meets program's requirements pertaining to underwriting, eligibility, and leverage.

WEDC grant funds that may be paired with EPA funds you secure in the future could include the following:

- An approved \$1,000,000 Idle Industrial Sites Redevelopment Grant (FY14-22172) can leverage the anticipated Site Specific Assessment and Cleanup Grants received for the development and surrounding area development at Century City.
- An approved \$100,000 Site Assessment Grant (FY13-21938) for the MVIC groundwater sampling can be utilized to leverage your requested EPA funding for the cleanup of 400 South Layton Blvd. This cleanup involves restoration of the North Bank of the Menomonee River and it should help attain the overall closure of environmental activity on the site.
- WEDC has assessment and cleanup funding available through the BRFA, SAG, and IISR Programs to assist in closing funding gaps. In fiscal year 2016, the aforementioned programs have a combined budget of \$5.5 million, available to projects throughout the state on a competitive basis.

The preliminary estimate in this letter does not constitute a commitment and is based on complete, eligible and competitive incoming project applications seeking funding. The preliminary estimate is subject to WEDC's underwriting and review, the availability of funds, and approval by WEDC executive management.



201 W. Washington Avenue
Madison, WI 53703

P.O. Box 1687
Madison, WI 53701

608.210.6700
855-INWIBIZ
inwisconsin.com

WEDC is looking forward to continuing the productive partnership with RACM to identify underutilized contaminated sites that have a propensity for higher use in Milwaukee, Wisconsin. Please contact Community Account Manager Kathryn Berger at 608-210-6822 any time a site in your community could benefit from potential WEDC funding to move a proposed project closer to fruition.

Best Regards,



Mark R. Hogan
Secretary & CEO

cc: Kathryn Berger, Community Account Manager
cc: Al Rabin, Program Manager

Wisconsin Housing and
Economic Development Authority
201 West Washington Avenue
Suite 700 | P.O. Box 1728
Madison, Wisconsin 53701-1728

T 608.266.7884 | 800.334.6873
F 608.267.1099



December 15, 2015

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 Wisconsin Housing and Economic Development Authority, I strongly support the Redevelopment Authority of the City of Milwaukee applications to the United States Environmental Protection Agency (EPA) for Brownfield Cleanup and Revolving Loan Fund grants. WHEDA, along with its many public and private partners, continue to expand its commitment to Transform Milwaukee, which includes the Century City area.

As you are aware, the ten year Transform Milwaukee strategic action plan is well underway. With more than three years into the initiative, WHEDA and its public and private partners have invested more than \$387 million in the Transform Milwaukee industrial region. The initiative focuses on restoring economic prosperity to the industrial, residential and transportation areas connecting the City of Milwaukee's 30th Street Industrial Corridor, Menomonee Valley, Port of Milwaukee and the Milwaukee Aerotropolis.

The revitalization of the 30th Street Industrial Corridor and the Century City Business Park development is a major priority for WHEDA and its partners involved in the Transform Milwaukee initiative, and WHEDA is proud to again partner on, and support the following EPA Brownfield grant applications:

- \$200,000 cleanup grant application for 27th and Townsend (2537 W. Hopkins Street & 3424 N. 27th Street)
- \$270,000 (not to exceed) Site-Specific Assessment for Century City Area D
- \$400,000 Community-Wide Assessment Grant application (\$200,000 for Petroleum and \$200,000 for Hazardous)
- \$1,000,000 Brownfield Cleanup and Revolving Loan Funds

This funding will be used for community-wide assessment and revolving loan funds, as well as site-specific assessment and petroleum cleanup at multiple sites within the Century City area within the 30th Street Industrial Corridor. The site specific grants will support build-out of the Century City Business Park and a supportive mixed use and storm water redevelopment project



at the 27th & Townsend outlots, which will serve as the southern gateway to Century City. The community-wide assessment grant and the revolving loan fund grants are flexible to be used throughout the City of Milwaukee and will promote economic development in other distressed areas of the City.

Additionally, these proposed projects will either directly or indirectly, support the five primary strategies of Transform Milwaukee, which are:

- Expand business development and innovation with new and existing financing resources to spur job creation;
- Reduce the number of foreclosed and vacant properties to make neighborhoods more desirable for housing and business development;
- Foster partnerships between state agencies and nonprofit community groups to increase job training, skills enhancement and educational opportunities;
- Create storm water runoff conveyance systems – bioswales –as an alternative to storm sewers to prevent future flooding events;
- Direct resources to established intermodal transportation infrastructure – water, air, rail and highway systems.

We must continue to foster strong, collaborative efforts between federal, state, local and private funding opportunities in order to package resources that will help grow businesses and restore central Milwaukee to a vibrant place in which to live and work!

To that end, WHEDA fully supports RACM's proposal for Brownfield Cleanup and Revolving Loan Fund grants that would provide greatly needed resources to the City of Milwaukee.

Kind regards,



Wyman B. Winston
Executive Director

Attachment G

Letters of Commitment from Community Organizations



December 11, 2015

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

Dear Dave,

On behalf of Menomonee Valley Partners, Inc. (MVP), **I am writing to offer our support for the Redevelopment Authority of the City of Milwaukee's (RACM) EPA application for a \$200,000 cleanup grant for 400 S Layton Blvd.** These funds are necessary to re-grade and stabilize approximately 1,000 linear feet of the north bank of the Menomonee River. The Menomonee Valley is testament to RACM's ability to use funds to enhance residents' quality of life while also remediating environmental concerns. This project will clean up contaminants, provide native plants to restore the riverbank, and restore residents' access to the Menomonee River. More and more residents are exploring this section of the river which was forgotten for many decades due to contamination and sheet piling. These enhancements will help to reframe the river as an amenity and serve as an economic development tool in business recruitment.

MVP is a non-profit organization with a mission to revitalize and sustain the Menomonee Valley as a thriving urban industrial district that advances economical, ecological, and social equity for the benefit of the greater Milwaukee community. During the latter half of the 20th century, the Valley was often known as "Wisconsin's worst eyesore," a highly visible area alongside two major interstates with hundreds of acres of vacant and contaminated land. Today, through the assistance of RACM and the EPA, the Menomonee Valley is one of Wisconsin's greatest success stories. Public investments led to the assessment and remediation of many Valley brownfields, while planning efforts focused on redevelopment created good manufacturing jobs and improved the ecology of the Menomonee River Valley. Today, the Valley is a national model visited by leaders from other cities as a benchmark for successful urban development.

To date, more than 300 acres of Valley brownfields have been remediated with the help of EPA brownfields funds. These projects led to the development of 40+ new businesses, which created more than 5,200 new jobs in the Valley since 1999. These developments represent more than \$640 million in private investments in the buildings themselves, in addition to the wages paid. In addition, the Valley now has more than 45 acres of parks and trails, and attracts more than 10 million visitors annually to destinations including the Harley-Davidson Museum, the Potawatomi Hotel & Casino, and Miller Park, all former brownfield sites.

While these projects are remarkable accomplishments for a decade of joint efforts, more than 75 acres of brownfields remain in the Menomonee Valley. Through our partnership with RACM and others, we continue to make progress on the goal of remediating and redeveloping all the brownfields in the Menomonee Valley.

MVP is happy to support RACM's grant application for \$200,000 to clean up 400 S Layton Blvd. RACM has a history of success in working with community partners and property owners, and we look forward to support RACM in this project.

If you have any questions, please feel free to contact me at 414-274-4655.

Sincerely,

A handwritten signature in black ink that reads "Corey Zetts". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Corey Zetts, Executive Director



Sixteenth Street
COMMUNITY HEALTH CENTER

1337 S. CESAR CHAVEZ DRIVE • MILWAUKEE, WI 53204-2712
414-672-6220 • FAX 414-672-0191 • www.sschc.org

December 9, 2015

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

RE: Support for City of Milwaukee Applications to the US Environmental Protection Agency

Dear Mr. Misky:

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

- \$200,000 cleanup grant application for 400 S. Layton Boulevard
- \$200,000 cleanup grant application for 4135 S. 6th Street
- \$400,000 Community-Wide Assessment Grant application
- \$1,000,000 Brownfield Cleanup Revolving Loan Funds

The funding that these applications seek will bring added leverage to improving neighborhoods like the ones we serve on Milwaukee's south side, through grants and loans that fund important environmental assessment and cleanup.

As you know, SSCHC is a federally qualified community health center and the primary health care provider to Milwaukee's Latino south side. In addition to providing high quality health care to our more than 36,000 clients, we operate a nationally recognized Department of Environmental Health that seeks to address the factors in our urban environment that contribute to poor health outcomes and a degraded quality of life. Due to the history of our neighborhoods and their ties to Milwaukee's industrial past, legacy contamination continues to inhibit new economic investment and a renewal of our urban environment that can benefit our families.

Federal funding has always and will continue to be an important part of the equation in cleaning up our neighborhoods. We also know that collaboration is critical to the success of brownfield redevelopment projects. If funds are awarded, SSCHC will gladly work with the City of Milwaukee to maximize the benefits that can be generated through brownfield cleanup and redevelopment and help in bringing about the full economic and environmental recovery of these sites.

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

Sincerely,



John Bartkowski, Dr.PH
President & Chief Executive Officer

December 11, 2015

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

RE: Letter of Support for Proposed Brownfield Redevelopment Grant Applications by RACM

Dear Mr. Misky:

On behalf of Milwaukee Riverkeeper, I am writing this letter to document our support for the Redevelopment Authority of the City of Milwaukee's (RACM) EPA FY 2016 grant applications for a Community-Wide Assessment Grant and a cleanup of 400 S. Layton Boulevard. Milwaukee Riverkeeper is a science based advocacy organization working throughout the entire Milwaukee River Basin to create swimmable and fishable rivers and healthy watersheds. Both of the above listed projects are important to our community and are focused on areas in the City where we have been active for years.

We understand that the Community Wide Assessment grant would allow for the assessment of petroleum impacted properties and hazardous impacted properties within the City of Milwaukee's Community Development Block Grant area. This work is critical so that this area of the city can move forward and be restored. As an organization that is as focused on land use as we are on water use, remediating this land will greatly improve the watershed and be a step towards improved water quality. So, too, the Layton Boulevard grant request which involves re-grading and stabilizing approximately 1,000 linear feet of the north bank of the Menomonee River with native plants and trees, excavating contaminants, and providing additional public access to the river is a project that fits our mission goals. Not only will the project tie nicely to all the redevelopment going on in the Valley, especially including and enhancing Three Bridges Park, but it also will improve a critical part of the Menomonee River. Milwaukee Riverkeeper does a great deal of water quality monitoring in the Menomonee River and has been working tirelessly on a comprehensive fish passage project. This project will only complement our efforts and work.

We believe that this project, if implemented, will provide significant benefits to area residents and will satisfy the needs of area residents by providing better connections both within the Menomonee Valley and to adjacent neighborhoods. Access to the waterways in the Valley which are considered an underserved asset will be opened up. These projects will further Milwaukee Riverkeeper's goals of protecting water quality and wildlife habitat in the Milwaukee River Basin and nearshore Lake Michigan. We fully support this proposal, and are happy to help assist in any way we can to achieve these project goals.

If you require any additional information, please do not hesitate to contact me.

Very Truly Yours,



Jennifer Bolger Breceda
Executive Director



BOARD OF DIRECTORS

- President
Ed Krishok
- Vice President
Monique Charlier
- Treasurer
Pete Campbell
- Secretary
Kathy Werlein
- Members
Jennifer Bolger Breceda
John Clancy
Eric Crawford
Dan Davis
Derek Deubel
Danni L. Gendelman
Dennis Grzezinski
Troy Hilliard
Blake Moret
Will Nasgovitz
Cora Lee-Palmer
Bill Rumpf
Jim Schleif
Mary E. Staten
Carl Trimble
André Williams
Mary Gute Witte

ADVISORY COUNCIL

- Else Ankel
Bob Anthony
Barbara Armstrong
Cheri Briscoe
Kevin Carr
Joan Cook
Mario Costantini
Frank Cumberbatch
Mike Eitel
Robert Graumann
Margarete Harvey
Lorraine Jacobs
Susie Kasten
Bill Lynch
Barbara Manger
Judy Moon
Larry Moon
Miriam Reading
Charla Reetz
Mark Sandy
Tom Schrader
Anne Steinberg
Vincent Vukelich

EXECUTIVE DIRECTOR

Ken Leinbach

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

Dear Dave,

I am writing this letter in support of the Redevelopment Authority of the City of Milwaukee (RACM) and their application for EPA grant funding.

As the Branch Manager of the Urban Ecology Center's Menomonee Valley Branch at 3700 W Pierce St., I can say with confidence that RACM's proposed plans will add value to our community and enhance Urban Ecology Center's ability to do work in that same community.

We have valued our partnership with RACM in the past, specifically in the creating of Three Bridges Park, which serves as an outdoor classroom space for our programming at our Menomonee Valley location. Thanks in large part to this partnership, we were able to provide environmental education programming at our Menomonee Valley branch and in Three Bridges Park to over 7,000 adults and over 12,000 children in the past year. Furthermore, part of the Urban Ecology Center's mission is to preserve the natural areas and waterways surrounding our centers, and RACM's planned efforts unquestionably support this goal. With the ongoing support of partners like RACM, the Urban Ecology Center will be able to continue utilizing Milwaukee's green spaces to offer high quality science and outdoor education and recreational opportunities to schools, families, neighbors, and the broader Milwaukee community for years to come.

Therefore, the Urban Ecology Center would like to express our support for RACM in the work they intend to do and in their application for this grant.

Thank you for your time and attention, and please do not hesitate to contact me with questions or concerns.

Sincerely,

Glenna Holstein
Branch Manager, Menomonee Valley
Urban Ecology Center
3700 W Pierce St.
gholstein@urbanecologycenter.org
(414) 431-2940



URBAN ECOLOGY CENTER



www.hankaaronstatetrail.org

Board of Directors

Dan Adams, President
Harbor District, Inc.

Robert Peschel, Vice President
The Sigma Group

Molly Duffy, Secretary
The Blood Center

Mike Brady, Secretary & Past President
Story Hill Neighborhood Association

Bruce Keyes, Past President
Foley & Lardner LLP

Steve Brachman
1000 Friends of Wisconsin

Eddee Daniel
Urban Wilderness Photography

Barbara A. Fagan
Froedtert Health

Jerome Flogel
MMSD

Kaye Garcia
Potawatomi Hotel & Casino

Judy Krause
Urban Ecology Center

Tom Metcalfe
WE Energies

Richard McKenna
Foley & Lardner LLP

Laura Mueller
Pabst Theater

Judy Springer
Milwaukee Area Technical College

Jackie Timm
Thomson Reuters

Corey Zetts
Menomonee Valley Partners

December 9, 2015

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

Dear Mr. Misky,

I'm writing in enthusiastic support of a request made by the Redevelopment Authority of the City of Milwaukee (RACM) to the US Environmental Protection Agency (EPA) for a \$200,000 cleanup grant for 400 S. Layton Blvd.

The Friends of Hank Aaron State Trail is a 501(c)3 non-profit organization dedicated to developing, promoting, and maintaining the Hank Aaron State Trail. Our organization has worked in partnership with the Wisconsin Department of Natural Resources, the City of Milwaukee, RACM, and many other partners to fulfill our mission.

The \$200,000 cleanup grant for 400 S Layton Blvd will improve a section of riverbank located directly across the Menomonee River from a popular section of the Hank Aaron State Trail. This recent addition to the trail, known as 3 Bridges Park, involved the conversion of a former contaminated rail yard to a new 24 acre green space adjacent to one of the densest communities in the City of Milwaukee.

The addition of 3 Bridges Park and this new section of the Hank Aaron State Trail has provided much needed green space and the opportunity for community members to access the Menomonee River - a waterway that was long off limits. Cleaning up the north riverbank on this section of river will reduce the amount of contamination running off the property into the river, thus improving the water quality for community members who are now experiencing their local waterway for the first time in a long time.

This cleanup grant may also provide the opportunity for the Hank Aaron State Trail to expand our urban trail network. The north riverbank to be cleaned up has been discussed as a possible site for expansion of the Hank Aaron State Trail and would provide additional access to the Menomonee River and recently restored natural areas nearby for community members.

Our organization looks forward to working with the EPA and RACM to address the issues posed by brownfield properties near the Hank Aaron State Trail and throughout our community. If additional information is required please contact me at 414-559-1712 or dan.sama@gmail.com.

Sincerely,

Daniel Adams
President
Friends of the Hank Aaron State Trail

Merill Park Neighborhood Association

461 NORTH 35TH STREET • MILWAUKEE, WISCONSIN 53208 • (414) 933-7577 • FAX: (414) 933-7597



December 10, 2015

TO: Mr. David P. Misky

Assistant Executive Director-Secretary

Redevelopment Authority of the City of Milwaukee

809 N. Broadway

Milwaukee, WI 53202

**Subject: Environmental Protection Agency (EPA) Brownfield Grant for: \$200,000
cleanup grant application for 400 S. Layton Boulevard**

Hello Mr. Misky,

The Merrill Park Neighborhood Association (MPNA) is sending this letter to show strongly our support for the Brownfield cleanup grant application initiated by RACM.

It is imperative that all parties that surround the Valley continue to reclaim and rejuvenate the brown field that once was a heavy industrial area that for decades was polluting the area.

This application if approved will be a Godsend in the continuing effort in totally reclaiming the Valley that was ravaged by the years of heavy industrial use.

We ask that RACM use all means possible to secure this grant and continue to look for all funding that is available in the continued cleanup of the Valley.

If you have questions or need clarification pleas reach me by email:
boba@mpna.org or cell: 414-651-9757

Sincerely,

Bob Greene, Executive Director,



December 8, 2015

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

Dear Mr. Misky:

The Milwaukee Area Workforce Investment Board (MAWIB) strongly supports the Redevelopment Authority of the City of Milwaukee's (RACM) EPA FY2016 grant applications.

As the largest workforce development board in the state, and serving both the most diverse and economically-challenged area, the MAWIB strongly supports the redevelopment of blighted properties in the City of Milwaukee and understands that brownfield remediation is crucial to the economic development of the region, city and local neighborhoods. These kinds of redevelopment efforts are necessary to revitalize our urban core.

Specifically, the MAWIB supports RACM's applications to the Environmental Protection Agency (EPA) for:

- \$200,000 cleanup grant application for 2537 W. Hopkins Street & 3424 N. 27th Street
- \$200,000 cleanup grant application for 400 S. Layton Boulevard
- \$200,000 cleanup grant application for 4135 S. 6th Street
- \$400,000 Community-Wide Assessment Grant application
- \$270,000 (not to exceed) Site-Specific Assessment for Century City Area D
- \$1,000,000 Brownfield Cleanup Revolving Loan Funds

If awarded, the MAWIB will be a critical partner in the projects, particularly by linking workforce development efforts that provides job training and placement to redevelopment projects being carried out within the city.

Sincerely,

Earl Buford
President/CEO



Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text" value="12/17/2015"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="391186734"/>	* c. Organizational DUNS: <input type="text" value="0719147120000"/>
---	---

d. Address:

* Street1:	<input type="text" value="809 N. Broadway"/>
Street2:	<input type="text"/>
* City:	<input type="text" value="Milwaukee"/>
County/Parish:	<input type="text"/>
* State:	<input type="text" value="WI: Wisconsin"/>
Province:	<input type="text"/>
* Country:	<input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code:	<input type="text" value="53202-3617"/>

e. Organizational Unit:

Department Name: <input type="text" value="Department of City Development"/>	Division Name: <input type="text" value="Redevelopment Authority"/>
---	--

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

Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Mat"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Reimer"/>	
Suffix: <input type="text"/>	

Title:

Organizational Affiliation:

* Telephone Number: <input type="text" value="414-286-5693"/>	Fax Number: <input type="text"/>
---	----------------------------------

* Email:

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-OSWER-OBLR-15-06

* Title:

FY16 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:**

Cleanup of the North Bank of the Menomonee River

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: