30th Street Industrial Corridor

EPA Assessment Funding Final Report

30th Street Industrial Corridor

City of Milwaukee

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City of Milwaukee

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Partners

United States Environmental Protection Agency
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Wisconsin Department of Natural Resources
Wisconsin Economic Development Corporation (formerly Dept. of Commerce)
Wisconsin Department of Health Services
City of Milwaukee
Redevelopment Authority of the City of Milwaukee
The 30th Street Industrial Corridor Corporation (The Corridor)

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Overview

Turning Dollars into Action

The Wisconsin Department of Natural Resources' (DNR) and City of Milwaukee's work in the 30th Street Industrial Corridor is a partnership based on years of effort to investigate, cleanup and redevelop thousands of brownfield properties across America's Dairyland. In the 1990s, Wisconsin – like many states – moved beyond the old regulatory framework developed in the wake of Superfund and Love Canal to piece together a successful brownfields program, one based on voluntary cleanups coupled with critical financial and liability incentives.

However, after years of successful projects, it became clear to agency leaders and brownfield practitioners that a site-by-site strategy would only go so far in the battle to revitalize some of the most contaminated and economically-distressed urban areas. The question became: How to create an area-wide cleanup initiative that could bring all the brownfield resources to the table – federal, state and local?

In response, the DNR's Brownfields Section, created a partnership with the City of Milwaukee, The Corridor (previously the 30th Street Industrial Corridor Corporation) and the U.S. Environmental Protection Agency (EPA) with the goal of focusing financial, liability and staff resources on the 30th Street Industrial Corridor. This five-mile long by half-mile wide swath of north-central Milwaukee was, until the 1980s, a primary engine of manufacturing output and jobs in the city. With the global shifts in production that have occurred in many industrial cities since then, high unemployment rates, high crime rates, and significant environmental issues have become dominant concerns for the Corridor area. The 30th Street Industrial Corridor was a prime example of a neighborhood needing a focused, area-wide brownfields approach.

Results

Building a Case for Success

With City brownfields staff estimating that more than 200 brownfields were located in or adjacent to the Corridor, the DNR and its partners felt that assessing the overall brownfields problem seemed the best place to start. The DNR secured both hazardous substance and petroleum EPA brownfields assessment grants- totaling $400,000 in 2005 and $400,000 in 2007 – to provide the initial kick-start toward eventual brownfields redevelopment.

All grant-funded projects using the hazardous substance and petroleum assessment grants are now complete. This document provides a final report and key findings.

EPA funding was a key catalyst for moving sites toward cleanup and redevelopment. Thanks in large part to the EPA funds, Phase I environmental site assessments (ESAs) were conducted at 49 sites in the Corridor (totaling approximately 41 acres), Phase II ESAs were compelted at 24 properties (totaling 18 acres), 36 leaking underground storage tanks were closed and removed, 246 soil borings were advanced, and 114 monitoring wells were installed on the Corridor sites.

Even more valuable was the ability for the grant partners to triage sites utilizing the assessment funds. Conducting Phase I's allowed the partners to make decisions on how best to proceed towards cleanup and eventual redevelopment.

In some instances, the Phase I findings suggested serious environmental concerns, and the partners decided to conduct Phase II ESAs. Phase II ESAs were conducted on a total of 24 properties, including some where no Phase I ESA was conducted At 18 of these properties, site investigation work is complete and the properties are ready for cleanup and redevelopment. At the remaining six Phase II sites, work is ongoing utilizing other funding sources.

In other cases, however, the Phase I's showed a low risk, allowing the City to move the site closer to marketing. In all cases, the assessment work provided valuable information to both the City and the DNR.

Key Accomplishments

49 properties with Phase I's completed, totaling 41 acres

24 properties with Phase II's completed, totaling 18 acres

36 tanks closed and removed

$2.8 million in additional funding leveraged

41 of 55 properties assessed removed from City's tax delinquency list

EPA funding was an important factor in leveraging additional, significant funding for Corridor brownfields work. The funding also helped provide the catalyst for work at much bigger and more difficult brownfield sites in the Corridor – including the Century City property (former Tower Automotive), Walnut Hill Redevelopment Site (former Esser Paint) and the 31st & Galena site – AND provided key leverage for acquiring additional funds for other Corridor brownfields. Sources of theses funds included:

- DNR Brownfields Site Assessment Grants (SAGs): $246,187;
- Wisconsin Department of Commerce (now Wisconsin Economic Development Corporation-WEDC) : $300,000;
- EPA Cleanup or Revolving Loan Fund (RLF) subgrants: $954,800;

$119,999

$200,000

$954,800

- American Recovery and Reinvestment Act : $315,762;
- Redevelopment Authority of the City of Milwaukee (RACM) Community-Wide EPA Assessment funding: $119,999;
- local government funds (including those used for local cost shares): $339,309
- private funds: $200,000; and
- HUD Economic Development Initiative: $367,076.

$246,187

$339,309

EPA funding for brownfields work was a key piece to the city's larger plan for improving quality of life throughout the city. Since 2006, the City of Milwaukee and RACM have worked together with partner agencies and organizations to revitalize the 30th Street Industrial Corridor through a combination of targeted efforts that include brownfield redevelopment and blight elimination, workforce development, promotion of sustainable stormwater management and urban agriculture, improving public health and multimodal transportation, improving housing conditions and options, and engaging residents.

The brownfields work in the 30th Street Industrial Corridor was not only important to the partners' goals for turning around the economically stressed area; it was also a central piece to Milwaukee's overall master planning efforts. The partners dual goals of cleanup and redevelopment of brownfields while spurring business and economic revitalization wrapped nicely into the city's community-wide comprehensive planning process, which included four "Area Plans" covering this portion of the city. More recently, the City completed the 30th Street Corridor Economic Development Master Plan, which took a closer look at the larger catalytic redevelopment projects in the context of a detailed market study.

Another key quality of life accomplishment that the partners attribute in large part to the EPA assessment funding is a decrease in the number of Do Not Acquire (DNA) properties in the Corridor. The City maintains a DNA list of tax-delinquent brownfields where property taxes have not been paid for two or more years. One measure of the team's success is the fact that, of the 55 properties that were assessed using the EPA funds, 41 were original DNA sites and are now off the list, due to payment of back taxes or foreclosure actions.

EPA funding helped focus on public health issues in the Corridor. Often considered a peripheral aspect of brownfields cleanups, public health issues were central to the Corridor work. The partners worked closely with local and state health officials and EPA staff to connect on various lead-abatement issues, health screenings, urban gardening and other health-related projects in the Corridor.

In addition, the partners, lead by ATSDR, evaluated the current conditions of the 30th Street Corridor with regard to health and quality of life, and created a series of 19 baseline measures. The process and results are summarized in the *Baseline Characterization of the 30th Street Corridor* report, which can be found at www.atsdr.cdc.gov.

Reaching Out

Public Participation & Outreach Efforts

Communication and outreach were essential parts of the partners' work in the 30th Street Industrial Corridor. An initial outreach effort in 2005 to residents, community organizations and other interested stakeholders provided the template for creating a survey of priority sites for assessment work. From that survey – and a thorough search of DNR and city-specific databases for contaminated sites – a group of 50 properties was identified as top priorities for spending the EPA assessment dollars, including several high profile sites like the former Tower Automotive (now Century City) and Esser Paint (now Walnut Hill Redevelopment Site) properties.

Residents from the 30th Street Corridor discuss their concerns at a breakout session during the Open House in 2008 (DNR).

As the work progressed, frequent outreach via articles in The Corridor newsletter, city web pages and through DNR fact sheets and other publications provided updates to the public on the success of the partners' assessment efforts. Staff presentations to local neighborhood organizations, at The Corridor meetings, at special events in the community, at statewide meetings of the Brownfields Study Group and to other key stakeholders also helped spread the word about progress on the priority sites.

On Earth Day, April 22, 2008, about midway through the project, the partners held a 30th Street Industrial Corridor Open House at the local Boys & Girls Club. More than 45 people attended to learn about each aspect of the project – including brownfields site assessment work on each property, the background behind DNR's obtaining the EPA grants, and any updates on health-related studies and projects. The Open House also provided the public the chance to provide input on future properties that might need assessment. Citizens were able to visit information tables and ask questions of federal, state and local officials, and there were also breakout sessions to discuss key topics.

In addition to the usual outreach materials, fact sheets and brochures, the DNR also hosted a web site with assistance from the City of Milwaukee that included an activities tracking chart of all properties undergoing environmental assessment work.

Results

Assessments, Leveraged Funds, & Acccomplishments

Work Completed

2005 through 2011

The EPA assessment grants played a crucial role in catalyzing the 30th Street Industrial Corridor revitalization effort by eliminating unknowns surrounding dozens of challenged properties. Phase I ESAs were conducted on 49 properties in the 30th Street Industrial Corridor using the EPA grant funds from both rounds. Conducting these Phase I ESAs allowed the partners to make informed decisions on how to proceed towards getting the sites redeveloped. In some instances, the Phase I findings suggested there may be serious environmental concerns, and the partners decided to move ahead into Phase II assessments. In other cases, the Phase I findings showed that the risk of environmental contamination was very low and that the site was ready to be marketed. In all cases, having a completed Phase I site assessment provided valuable information to both the City of Milwaukee and the Department of Natural Resources.

Phase I ESAs Completed

- 3033 W Walnut St / Areawide Groundwater Study
- 1843-45 N 30th St
- 3034 W Lisbon Ave
- 3044 W Lisbon Ave
- 2529 W North Ave
- 3033-R W Lisbon Ave
- 2048-60 N 31st St
- 2055-63 N 30th St
- 3201 N 27th St
- 2636 N 30th St
- 2880 N 30th St
- 3131 & 3139 N 31st St
- 3020 W Fond du Lac Ave
- 3030 W Fond du Lac Ave
- 1638-40 N 31st St
- 3100 W Auer Ave
- 3381 N 27th St
- 3101 W Lisbon Ave
- 3103 W Lisbon Ave
- 3109 W Lisbon Ave
- 3100 W Walnut St
- 3000 W Lisbon Ave
- 3047 W Lisbon Ave
- 3051 W Lisbon Ave
- 3113 W Lisbon Ave
- 3125 W Lisbon Ave
- 1333 N 33rd St
- 2761 N 30th St
- 2919 W Cameron Ave
- 2931 W Cameron Ave
- 3010 & 3014 W North Ave and 3001 W Meinecke St
- 3940 N 35th St
- 3215 W North Ave
- 3223 W North Ave
- 2244 N 33rd St
- 3045 W Walnut St
- 1630 W Walnut St
- 1624 N 31st St
- 3048 W Galena St
- 1605 N 31st St
- Esser Paint
- 3100 W Capitol Dr
- 3336 W Capitol Dr
- 1849-1913 N 30th St
- 3319 W Center St

Phase II ESAs Completed

EPA grant funding, along with other funding sources, facilitated Phase II ESAs on 24 properties. At 18 of these properties, site investigations are complete and the sites are ready for cleanup and redevelopment. At six properties, work is ongoing utilizing other funding sources. A summary of the 24 properties follows.

3116 W. Cherry Street

This site has been successfully cleaned up and redeveloped into a well-landscaped surface parking lot serving an adjacent health and long term care management organization. Prior to the partners' involvement, the site was a vacant lot with two large soil stockpiles. The EPA grants funded soil borings and groundwater monitoring wells which identified and defined subsurface contamination. (See also *Case Studies*, page 17)

2048-60 N. 31st Street

This site was formerly a machine shop and auto wrecking facility with documented USTs. A magnetometer survey, soil borings, and groundwater sampling were all completed onsite culminating in the removal and closure of two 4,000 gallon gasoline underground storage tanks (USTs). The site investigation / conceptual remedial action plan report is complete and has been approved by the DNR. The vacant parcel is now ready for redevelopment.

2055 N. 30th Street

2055-63 N. 30th Street

This site was formerly utilized as a lumber yard, machine shop, building supply storage, a foundry, trucking, a warehouse, a heavy equipment yard, and hinge manufacturing. The property is currently undeveloped. A magnetometer survey revealed five petroleum USTs on the site which were then removed. Site investigation is complete and remedial action planning is now underway to prepare the site for redevelopment as an urban farm. (See also *Urban Agriculture Feasibility Study*, page 15)

3201 N. 27th Street

Formerly a gas station, this corner property had registered USTs that were removed. The site has been fully investigated and granted closure from the DNR. The site is ready for redevelopment.

31st & Galena Area Properties

The following seven properties are included in an area referred to as "31st & Galena". Site investigation work is complete at each of the properties and active bioremediation is underway at one of the sites. The City of Milwaukee is currently working together with community representatives to develop a request for development proposals for the 31st & Galena properties along with the former Esser Paint property that will be issued in 2013/2014. (See also *Area-Wide Groundwater Study*, page 14)

3033 W. Walnut Street – Historically used as a boiler and tank company and for Electro Coatings, this vacant lot remains privately owned, but was reviewed as part of the area wide groundwater study. Soil borings and groundwater monitoring wells completed at the site

DNR and RACM's efforts to assess and cleanup brownfields in the Corridor sent a ***positive signal to the business community.***

- Gloria Steams,
Executive Director, The Corridor

indicated soil and groundwater contamination. Due to the nature of the site topography (steep slope down to the rail corridor), it is unlikely that this site will be included in redevelopment plans for the adjacent area.

1605 N. 31st Street – This site had historically been used as a commercial laundry facility for over 90 years. A magnetometer survey, soil borings, and groundwater monitoring wells were completed at the site and soil contamination was found.

3045 W. Walnut Street – This historically industrial property was used as a laundry facility, a beer distribution company, a paint company, an electroplater company, and a pavement marking contractor. A magnetometer survey as well as soil borings and a groundwater monitoring well were completed at the site and found that soil and groundwater impacts had been adequately characterized.

1630 N. 31st Street – The site had historically been used for a stone sawing company, a construction company, trucking/machinery companies, storage, and a tire service company. A magnetometer survey, soil borings, and groundwater monitoring wells were completed and found soil and groundwater contamination on site.

1638 N. 31st Street – The site was formerly used as a blacksmith shop, a beer distributer, chemical storage and sales, formica fabrication, a junkyard, a woodworking company, and for automobile repair up to 2008. Soil borings and groundwater sampling were done and lead, PAH, and arsenic were found to contaminate both the soil and groundwater.

1624 N. 31st Street – The site has been vacant since the 1970's, but was formerly used for storage of construction debris and miscellaneous vehicles and also as staging for demolition of a building at 3048 W Galena Street. A magnetometer survey, along with soil borings and groundwater monitoring wells, were implemented at the site. Impacts to soil and groundwater including PAHs, metals, SVOCs, and TCE were found.

1624 N. 31st Street

3048 W. Galena Street – The currently vacant lot had historically been occupied by various industrial operations including stone cutting, dairy equipment, metal finishing, and a plastics company, though most recently it was used as a storage warehouse. A magnetometer survey was completed, soil borings were advanced, and groundwater monitoring wells were installed. Lead-impacted soil and chlorinated solvents in both soil and groundwater were all found. A passive bioremediation system was designed and installed and injections are being conducted periodically along with regular groundwater monitoring to track progress.

2925 W. Lisbon Ave

2925 W. Lisbon Avenue

The site is currently a vacant lot which was historically occupied by a trucking company and garage. Many USTs were removed during the demolition of the building in 2006. Soil borings and groundwater monitoring wells were completed on the site and diesel range organics, gasoline range organics, PVOCs, PAHs, and VOCs were found in the soil and groundwater. The site investigation report is currently being completed.

4101 & 4131 N. 31st Street

The site is currently a vacant lot which was historically occupied by a truck filling station. Soil borings and groundwater monitoring wells were installed on the site. Soil contamination consisting of PAHs and VOCs was discovered, while groundwater contamination consisted of PAHs, VOCs, and benzene. The site investigation at this site is complete; however, the site is not easily developable due to its dimensions, as well as the presence of an easement for an access point to MMSD's sewer system. Therefore, potential future use for this property may include a "green" parking lot or a stormwater management park. (See also *Stormwater Feasibility Study*, page 14)

3326 W. Capitol Drive

This currently vacant site was formerly used for a dairy manufacturing facility, a food service facility and a lawn service operation. All structures were razed in 1990. A magnetometer survey, soil borings, and groundwater monitoring wells were all completed at the site. The conclusion was drawn that contamination was not present above unacceptable limits. The site is currently ready for redevelopment.

3326 W. Capitol Drive

2227 N. 31st Street

This site is currently a vacant lot that was historically used for light manufacturing, tool and die manufacturing, a machine shop, auto repair, laundry, assembly of electronic parts, and auto sales. Both soil and groundwater contamination were found onsite. A remedial action plan was created and implemented and post-remedial groundwater monitoring is currently underway. The site will soon be ready for redevelopment.

3010 & 3014 W. North Avenue and 3001 W. Meinecke Avenue

These parcels are currently vacant lots which formerly were used for automobile repair, gasoline service stations, manufacturing of gas, gasoline engines and compressors, and a machining firm. Large soil piles (containing some contaminated soil) were present on the properties from historical excavation for nearby stormwater management basins. The soil piles have now been removed and additional soil and groundwater investigation is underway.

Esser Paint (1542 N. 32nd Street, 3131 W. Galena Street, 1500 N. 32nd Street, & 3207 W. Cherry Street)

Formerly a paint storage and manufacturing facility, this site was home to six buildings that had been constructed over five decades from the late 1800s to the mid 20th century. Nineteen USTs were removed in 2009 and hot spot excavations were conducted in two areas surrounding the tank farms. The buildings were razed in 2011. Additional remediation work will be conducted in 2012/2013 in anticipation of the site's eventual redevelopment as part of the 31st & Galena/Esser request for development proposals that will be issued in 2013/2014. (See also *Case Studies*, page 18)

2636 N. 30th Street

Formerly used for cartage, bottling of beer, awning manufacturing, and a display and carton store, the buildings on the property were razed in 1998. Eight soil borings and four groundwater monitoring wells were completed as part of the Phase II site investigation work. Additional soil sampling and reporting of the release to the DNR were recommended from the Phase II work completed.

The former Esser Paint facility is an example of how complex redevelopment of brownfields sites can be. The five acre site sat vacant for a decade before the City acquired it through tax delinquency. (City of Milwaukee)

3319 W. Center Street

This currently vacant and undeveloped parcel was historically used as a commercial garage and automobile repair company as well as a junkyard. Soil borings and groundwater monitoring wells were put in place on the property and PAHs were found to contaminate both the soil and groundwater. Investigation is complete and the site is ready for redevelopment.

1843 N. 30th Street

1843-45 N. 30th Street

This site is currently vacant with one building. It was historically used as an auto repair facility, a welding/machine shop, a factory, and for the storage of junk vehicles. Records indicated the potential presence of three USTs. Recent activities included assessment of the site and UST removal. Additional site investigation work is ongoing.

2529 W. North Avenue

This site is currently vacant with one building that was historically used for car sales and motor grinding. Site investigation has been completed and it is anticipated that closure will be granted upon completion of the GIS registry packet.

3034 W. Lisbon Avenue

This site is currently vacant with one building that was historically used for a coal company and auto parts retailing. Site investigation has been completed and the site is now ready for redevelopment.

3044 W. Lisbon Avenue

This site is currently vacant with one building that was historically used for a car wash, auto repair, and a brass company. One underground storage tank was removed from the site and soil contamination was identified in surface soils. The site investigation report has been completed and the site is now ready for redevelopment.

3044 W. Lisbon Ave

2011 N. 30th Street

This site is currently occupied by a warehouse building. Records indicated the presence of two USTs – one beneath the loading dock in the building, and one larger tank buried in the hill sloping down to the depressed rail corridor. The smaller interior UST was removed and closure is anticipated. The larger tank was abandoned in place, however sampling does indicate that a release occurred. Additional site investigation is currently being completed.

Total Tanks Closed

A total of 36 USTs were closed from the sites listed above using either EPA brownfields assessment grant funds or other leveraged funding. Assessment, removal and proper disposal of these USTs was important to help identify what, if any, contamination had been released to the environment from the tanks as well as to prevent future releases from occurring.

Acres Assessed

Phase I ESAs were conducted on more than 41 acres of land and Phase II ESAs were conducted on over 18 acres of land.

Environmental Data Collected

Two-hundred and forty-six (246) soil borings were advanced and 114 monitoring wells were installed at sites within the 30th Street Industrial Corridor using this funding.

Additional Funding Leveraged

The following list summarizes the additional public and private dollars leveraged for brownfield redevelopment expenses (i.e. assessment, cleanup, demolition, abatement, etc.) at sites where 30th Street Industrial Corridor EPA Assessment funding was used for Phase II work.

1. WDNR Brownfields Site Assessment Grants: $246,187
2. HUD Economic Development Initiative funds: $367,076
3. Commerce/WEDC funds: $300,000
4. EPA Cleanup or Revolving Loan Fund subgrants: $954,800
5. RACM Community-Wide EPA assessment funding: $119,999
6. Leaking Underground Storage Tank (LUST) ARRA funds: $315,762
7. Private funds: $200,000
8. Local government funds (including those used for local cost shares): $339,309

*This funding made it possible for RACM's brownfields staff to **effectively target long-blighted properties** in the Corridor that have been stifling revitalization for years.*

- Dave Misky,
Assistant Executive Director & Secretary, RACM

Beyond Phase I & Phase II

Other Key Accomplishments

Decrease in Do Not Acquire (DNA) Properties

The City of Milwaukee maintains a list of tax-delinquent brownfields where property taxes have not been paid for one or more years. Based on at least an initial screening of these properties (including a historical land use check and a site visit), the City has decided not to foreclose because of potential environmental contamination. As a result, these properties often remain blighted and underutilized. One measure of the success of the Corridor EPA funding projects is the fact that, of the 55 properties that were assessed using the Corridor EPA assessment funding, 41 of them that were originally on the City's list of tax-delinquent brownfields have been removed from the list, due either to the owner paying delinquent back taxes or the City making a risk-calculation and deciding to take foreclosure action. This is a crucial first-step toward getting the property back into productive use.

Outreach Efforts

Communication and outreach were core elements in the partners' efforts to assess environmental contamination at brownfield properties in the 30th Street Corridor. During the life of the project (2005-2011), outreach efforts fell into three main areas: 1) Site Prioritization; 2) Public Availability Sessions/Presentations to Citizens & Community Organizations; and 3) Web/Internet Tracking of Individual Site Progress.

Site Prioritization

In 2005, after the DNR secured the first $400,000 EPA brownfield assessment grant, the DNR partnered with the City to survey citizens, community organizations and other interested stakeholders about which brownfield properties were deemed a high priority for assessment and eventual cleanup work. City and DNR staff also reviewed databases of contaminated properties to help target other priority sites. Based on the survey and database research, the partners identified a list of 50 properties, including several high profile sites such as the former Tower Automotive (now Century City), former Esser Paint (now Walnut Way), 31st and Galena and 3116 W. Cherry St. properties.

Public Availability Sessions/Presentations to Citizens & Community Organizations

In 2008, about mid-way through the project, the partners held an Open House/Public Availability Session. The event was held on Earth Day, April 22, at the Fitzsimonds Boys & Girls Club, located within the Corridor project area. Federal, state and local officials were on hand to provide site-by-site progress on assessment activities; give background on the EPA grants; offer current health information about lead and other chemicals of concern in the Corridor, update residents on a 30th Street Corridor base-line health project sponsored by the EPA and the Agency for Toxic Disease Registry (ATSDR); and answer any other general questions from the public. The Open House also provided the public the chance to provide input on future properties that might need assessment.

More than 45 people attended, and while many visited the information tables and engaged staff in discussions about Corridor brownfields, the bulk of the time at the Open House was devoted to breakout sessions requested by citizens to discuss key topics of concern in the corridor.

Staff also gave presentations to a variety of groups and individuals to help spread the word about progress in the Corridor, including:

- local neighborhood organizations;
- business representatives;
- the Corridor's regular meetings;
- special events in the community; and
- other key stakeholders (e.g. the Brownfields Study Group).

Web/Internet Tracking of Individual Site Progress

In addition to the usual outreach materials, fact sheets and brochures, the DNR also hosted a web site with assistance from the City of Milwaukee that included an activities tracking chart of all properties undergoing environmental assessment work. The chart included all priority sites; their location, size and previous use; a listing of all activities at the site (e.g. Phase I & II ESAs, tanks pulled, etc.); current status; future potential use; and current photos of the properties.

As the grant work progressed, the team continued to reach out to 30th Street residents and other stakeholders via articles in The Corridor newsletter, updates on City and DNR web pages, through the national magazine Brownfield News and through DNR fact sheets and other publications.

Residents from the 30th Street Corridor discuss the project during the Open House in 2008 (DNR photo).

Additional Studies

In many cases, use of the EPA assessment funds at certain Corridor sites was a catalyst that opened the doors for further and more detailed analysis of issues specific to each site. This section highlights some of the unique studies and plans that the project partners were able to carry out. These studies helped to move these challenging sites past the brownfield assessment phase and ready them for redevelopment, while also generating positive momentum through investment on the surrounding neighborhoods and the Corridor as a whole.

Stormwater Feasibility Study

The grant partners had a unique opportunity to team up with EPA by utilizing the Region 5 Superfund Technical Assessment and Response Team (START) contract to conduct a Site Stormwater Management Feasibility Study for the 4101 & 4131 North 31st Street area. Building off of the soil and groundwater assessment work conducted using the EPA assessment funds as well as the planning work initiated through the 30th Street Corridor Stormwater Planning Study, this feasibility study allowed the grant partners to get a better sense of the redevelopment options available.

Because of the narrow site shape and the presence of an easement that permits access to MMSD's "deep tunnel", the site is considered undevelopable for residential, commercial or industrial uses, and therefore has been envisioned as part of a green infrastructure solution to area water quality and quantity concerns. The feasibility study carried out sampling and analysis to provide site-specific hydrogeological, soil and chemical data that can be used for stormwater modeling, as well as proposed remedies and approaches for site cleanup activities and for implementing a sustainable green infrastructure program at the site.

Concept of stormwater BMPs for 4101 & 4131 N. 31st Street. Developing a Regional Approach to Storm Water Management in the 30th Street Industrial Corridor report. (Conservation Design Forum, Mead & Hunt, Beth Foy Associates, 2-Story Creative)

Area-wide Groundwater Study

A substantial portion of the EPA assessment funds were spent at a grouping of seven properties in the area of Walnut, Galena, and North 31st Streets. During the life of the grants, decrepit industrial buildings were demolished, USTs were removed and soil and groundwater samples were taken. It became evident during the groundwater assessment work that groundwater conditions were

unusual and warranted a broader analysis, rather than a standard site by site review.

The grant partners agreed it would be useful to conduct ongoing work as part of an area wide study to (1) expand geology and hydrogeology interpretations from an individual property scale to a larger scale that covers the project area, (2) correlate soil and groundwater quality data from the seven parcels, (3) evaluate potential risks to human health and the surrounding environment, and (4) help determine the appropriate next steps for the individual sites with respect to additional investigation activities and or remedial action planning. Both RACM and DNR expect that this area wide study could be a model for future projects of a similar nature.

Urban Agriculture Feasibility Study

The 1.7 acre site at 2055-63 North 30th Street in the Corridor was formerly utilized by manufacturing businesses and was determined to have petroleum and hazardous impacts to both soil and groundwater. While the site is large compared to other parcels in the neighborhood, it is small by modern-day manufacturing standards.

Discussions with community members and other partners brought up the idea of reuse for urban agriculture purposes. To further analyze the potential of this site for agriculture purposes, grant partners again teamed with EPA through the START contract to conduct the 30th Street Industrial Corridor Urban Agriculture Feasibility Study: 2055-63 N 30th Street Site.

Throught this study, the grant partners explored the potential for agricultural redevelopment on brownfields sites in general. The culmination of this study was a half-day workshop that brought together local urban agriculture experts to analyze the site and provide feedback and recommendations. The results of the study and workshop were documented in the feasibility study, that was in turn used to help secure an EPA brownfields cleanup grant to assist in the eventual redevelopment of the site.

Concept C "Full Master Plan". 30th Street Industrial Corridor Urban Agriculture Feasibility Study. (City of Milwaukee)

EPA Environmental Justice Showcase Community Pilot

In 2010, EPA launched the Environmental Justice Communities Project. Over a two-year period, the agency committed $1 million to address environmental justice challenges in ten communities across the nation, including the city of Milwaukee. The EPA provided $100,000 in services to help organize local and state-wide governmental and non-governmental organizations to work together to address human and environmental health challenges facing Milwaukee.

The environmental justice resources directed toward the City of Milwaukee specifically sought to enhance the redevelopment progress of the 30th Street Industrial Corridor. The project looked to improve the human, environmental and economic health of the neighborhoods by redeveloping brownfields along the corridor, implementing environmentally preferable stormwater management practices, and developing urban agriculture.

The EPA has identified the following successes in connection with this project:

- Used geographic-based targeted enforcement to assess facilities in the environmental justice community.
- Conducted 25 tank and facility inspections and seven multi-media investigations to assess potential impacts on the communities.
- Supported revitalization with $1.3 million to the City and 4 brownfields assessment grants, totaling $800,000, to the state to assess and remediate 200 known sites.
- Reached over 100 local families with training on blood lead screening, asthma testing, lead paint removal and healthy home practices.
- Provided training to over 170 community health workers (CHWs) and healthcare providers.
- Conducted hazard training in 90 public schools and removed 100 pounds of hazardous chemicals.
- Provided lead abatement training to 63 contractors and handymen.

The EPA anticipates that the successes and lessons learned through each of the pilot projects will help the agency enhance its ability to provide support for and address local environmental challenges in more effective, efficient and sustainable ways. Milwaukee was pleased to be chosen for this pilot project to assist EPA and other communities around this country with these important efforts.

Economic Benefits to the Local Community

In keeping in line with goals set forth by the EPA, DNR and City of Milwaukee, effort was made to ensure that a number of women and minority-owned emerging business enterprises (EBEs) were subcontracted with to carry out the assessment work. As described in more detail in the attached Intergovernmental Agreement, work was contracted using the City's Master Services Agreement, which has a 25 percent EBE requirement. Local companies were frequently used in the work, providing crucial work for many during the recession.

Case Studies

The following are case studies that highlight three Corridor projects that have benefited from the 30th Street Industrial Corridor EPA assessment funds. The first, 3116 West Cherry Street, is an example of a small, but successful, redevelopment that has already been completed. The second, the former Esser Paint site, is a project that is still underway and that is an example of a larger, more complex project that required coordinated efforts between agencies and multiple leveraged funding sources to undertake. the third, Century City, is the largest redevelopment project currently underway in the city.

3116 West Cherry Street

3116 West Cherry Street is a one-quarter acre parcel near the southern end of the 30th Street Industrial Corridor. It was used for a wide variety of industrial businesses over its history, including a construction and waste company, a junk dealer, an electric company, janitorial supply company, wiping cloths manufacturer and a paper products company. When the property owner became tax-delinquent on property taxes, the site's lengthy industrial history caused the City to delay foreclosure due to unknown environmental conditions.

When the 30th Street EPA assessment funds became available, the City utilized a court-ordered special inspection warrant to obtain access to the property for environmental testing. Testing indicated that while contamination was present on the site, it would be manageable with a soil management plan or capping. The property owner adjacent to 3116 West Cherry Street, Community Care Incorporated, expressed interest in acquiring the site to provide parking for their business.

Utilizing Wisconsin Statute Section 75.106, the City was able to transfer the property from the tax-delinquent owner directly to the new owner. The s.75.106 transaction eliminated the back taxes owed and provided a clean slate and an inexpensive property for the new owner. Since that time, the new owner improved the site with a new parking lot, perimeter green space, sidewalks and a decorative fence and closed out the environmental activity with the DNR.

3116 West Cherry St. BEFORE

3116 West Cherry St. AFTER

Former Esser Paint Site

The former Esser Paint site is a classic example of the complexity surrounding the redevelopment of urban brownfield sites. The site is a five-acre lot made up of three parcels that, until recently, housed six buildings. Five of the six buildings were connected to each other to form a U-shaped complex. As the five buildings were built between the 1890s and 1950s, their eastern edges were constructed to include a retaining wall down to the grade of the railroad right-of-way, making the buildings four to five stories high from the railroad level, and two-to three stories above street grade.

The former paint and stained-glass manufacturing plant sat vacant for ten years before the City took ownership of the site through property tax foreclosure in 2009. Substantial work in three phases has already been completed in preparation for redevelopment. The first phase was completed by the former owner, Galena Redevelopment Corporation, as part of a negotiated Administrative Settlement Agreement and Order on Consent for Removal Action with the EPA. The Settlement Agreement included a $200,000 monetary contribution that went towards environmental tasks that were performed at the site from March 2007 through August 2008 and were focused on addressing issues determined to pose an immediate threat to public health, welfare, and the environment.

The second phase of work was conducted between May 2009 and August 2010, after site ownership transferred to RACM, and focused on addressing contamination resulting from 19 known USTs. Exposure and characterization activities were performed first, followed by removal of USTs from three outdoor tank basins and also within the building basement. Soil and groundwater sampling was conducted and identified areas with contamination from LUSTs. The source areas were excavated and backfilled with clean material. The third phase of work was demolition of all six buildings, which took place in the fall of 2011. The retaining wall was left intact and cut down to street level.

The former Esser Paint facility is an example of how complex redevelopment of brownfields sites can be. The five acre site sat vacant for a decade before the City acquired it through tax delinquency. (City of Milwaukee)

The projected redevelopment for the site is a residential development with both single- and multi-family components. This vision for the future of the site is based primarily on the findings from three different community plans: the Planning for Hope/Partners for Change in Washington Park Plan (Summer 2004), the Washington Park Plan (June 2006), and the 30th Street Corridor Economic Development Master Plan (December 2011), all of which identified the site as a key catalytic project and also identified the need for improved housing options.

Currently, RACM is in the process of working with community partners to collaboratively develop a request for development proposals that is anticipated to be released in 2013 or 2014. The redevelopment area that is the subject of the request for proposals will likely include the entire Esser Paint site (totaling five acres) as well as a group of 11 RACM-owned vacant lots adjacent to the north of the Esser Paint site (totaling four acres).

While a specific redevelopment project has not yet been selected, RACM has been in discussions with interested developers over the past five years and has, as a result, reviewed several *pro forma* financial projections as well as developed a few key criteria that are likely to be included in the request for proposals. The project will need to provide high-quality, energy-efficient housing in a range of sizes that can support single residents as well as large families. The housing should have both rental and ownership options. A high-quality greenspace that will serve as a neighborhood

Century City

While funding from the two EPA assessment grants that are the primary focus of this report was not spent directly at the Century City site, it would be an omission to leave out what is the largest catalytic project in the Corridor to date.

Century City is the name given to the large-scale redevelopment project that is underway at the northern end of the Corridor at the site of the 86-acre former A.O. Smith / Tower Automotive industrial plant. RACM purchased the site in 2009 with plans to remove the more than two million square feet of aged, dilapidated, industrial buildings, abate the asbestos and other hazardous materials, and clean up contamination in the soil and groundwater in order to prepare the site for reuse as a modern business park.

Today, this redevelopment effort is well on its way with a majority of the USTs closed and removed, and more than half of the buildings razed. Remediation work is ongoing and will be completed as the final infrastructure and buildings are constructed.

Ultimately, the site will be able to support more than 500,000 square feet of new industrial and commercial buildings, will provide a green "buffer" between the business park and the adjacent residential neighborhoods, and will include gateway signage and amenities.

This project would not have been possible without the financial and technical support of the EPA, DNR and many other agencies and organizations. As a result of receiving multiple grants dedicated solely to the Century City site, DNR and RACM were able to focus the $800,000 in Corridor-wide EPA grants on the assessment of many other smaller, long-overlooked brownfield sites. The eventual redevelopment of these sites will reinforce the overall revitalization efforts in the Corridor, which will in turn support the success of Century City.

Former Tower/ A.O. Smith site in October 2009. Note Building 37 (center) is collapsing. (City of Milwaukee)

Maintaining Momentum

Next Steps for the Corridor

Even with the substantial amount of work accomplished with the completion of the EPA assessment grants project, there is still plenty of brownfields work remaining in the 30th Street Industrial Corridor. The next steps for the City and DNR will focus on addressing identified top priority sites, including moving some to the full investigation and/or cleanup stage while preparing some of the sites with minimal potential for contamination – e.g. those that did not require Phase II ESAs – for potential redevelopment.

Included in these next steps will be a strong emphasis by Milwaukee's Redevelopment Authority on revitalizing the Century City and Esser Paint sites. Redeveloping those "catalytic projects" will be very important to the overall success of the Corridor brownfields strategy for the City, DNR and EPA. In addition, the City and DNR will continue to reach out and develop partnerships with Corridor residents, businesses, community organizations and other key players to prioritize the next set of brownfields in need of assessment work.

These efforts, in tandem with the partners' aggressive approach in obtaining – and leveraging – additional state and federal dollars for the investigation and cleanup of contaminated properties, will ensure the continued success of the EPA assessment grants in fostering an area-wide approach for the 30th Street Industrial Corridor far into the future.

Appendix A

WDNR/RACM Intergovernmental Agreement (IGA)

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

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IN THE MATTER OF:

30th Street Industrial Corridor, Redevelopment Authority of the City of Milwaukee and US EPA Brownfields Assessment Grant, Cooperative Agreement # BF-96599801 dated September 28, 2005, for $400,000 and Cooperative Agreement #BFOOE45001 dated October 25, 2007.

Intergovernmental Agreement: City of Milwaukee, Wisconsin

RECITAL

WHEREAS, the Wisconsin Department of Natural Resources (WDNR) and the Redevelopment Authority of the City of Milwaukee (RACM) have decided to enter into an agreement, pursuant to s. 66.0301, Wis. Stats., to facilitate the assessment, cleanup and redevelopment of the 30th Street Industrial Corridor (Corridor), a five-mile strip along the railroad corridor located between 27th and 35th Streets and the 2800 through 3800 blocks of West Fond du Lac Avenue; and

Whereas, the Corridor is home to a large number of vacant and active manufacturing and commercial businesses; and

Whereas, the Corridor contains an estimated 230 properties – of which approximately 40 are tax delinquent - that may have environmental contamination; and

Whereas, cleanup and redevelopment of properties within the Corridor may be accelerated if environmental assessments are conducted; and

Whereas, WDNR, in partnership with RACM and the 30th Street Industrial Corridor Corporation (ICC), applied for and received 2 grants for a total of $400,000 from US EPA for the purpose of conducting site assessment activities at brownfields in and around the Corridor; and

Whereas, the Site Assessment Grant consists of $200,000 for the assessment of brownfields where contamination by petroleum is known or suspected and of $200,000 for the assessment of brownfields where contamination by hazardous substances, as defined in the Comprehensive Environmental Response Compensation Liability Act (CERCLA), Section 101(14), or hazardous substances co-mingled with petroleum products is known or suspected; and

Whereas, WDNR has experienced reductions in the number of staff available to provide day-to-day project management; and

Whereas, the Redevelopment Authority of the City of Milwaukee (RACM) is a land clearance authority operating under the supervision of the City of Milwaukee that has experience evaluating derelict properties, including obtaining warrants to enter properties that may be a nuisance or threat to public health; and

Whereas, RACM has retained the services of several environmental consulting firms, through a legislatively prescribed competitive selection process; and

Whereas, RACM and WDNR have agreed to enter into this agreement to share resources and to implement the activities detailed in the EPA cooperative agreement workplan; and

Whereas, the activities funded by cooperative agreement # BF-96599801 must be completed within three years of the start of the cooperative agreement, which is a completion date of September 30, 2008, and the activities funded by cooperative agreement #BFOOE45001 must be completed within two years of the start of the cooperative agreement, which is a completion date of September 30, 2009.

AGREEMENT

Now, therefore, based upon the above recitals and the terms and conditions set forth below, WDNR and RACM agree as follows:

I. The WDNR

A. WDNR agrees to have RACM provide day-to-day oversight for the site assessments and investigations that are to be reimbursed by the EPA Site Assessment Grant.

B. WDNR agrees that RACM will use one or more of its competitively selected consultants for site assessment and investigation at properties that are pre-approved by the WDNR and the US Environmental Protection Agency (EPA).

C. WDNR agrees to function as the cooperative agreement manager, as detailed in the attached cooperative agreement.

II. RACM

A. RACM agrees that its environmental consultants and sub-contractors will comply with the prevailing wage rate requirements under the Davis-Bacon Act of 1931 for construction, repair or alteration contracts "funded in whole or in part" with funds provided under this agreement. If RACM uses funds awarded under this Agreement for construction, repair or alteration work, it must obtain recent and applicable wage rates from the U.S. Department of Labor and incorporate them into the construction, alteration or repair Agreement.

B. RACM agrees to secure special inspection warrants on tax delinquent brownfields, and negotiate voluntary access agreements on eligible privately held sites.

C. RACM agrees that all Contractors, consultants, firms and other persons or entities acting under or for them with respect to matters included herein complies with the terms of this Agreement.

D. RACM agrees to develop or oversee the development of the following documents that RACM agrees to submit to WDNR for approval in compliance with the timeframes and conditions in the cooperative agreement work plan, in Attachment 1:

1. Site selection criteria;
2. Site eligibility letters for each site;
3. Health and safety plan for each site;
4. Work plans and boring location maps;
5. Quality assurance plans for each site;
6. Property Profile documents for each site;
7. An estimated 10-15 Phase I environmental assessments;
8. An estimated 5-10 Phase II environmental assessments.

E. RACM, in cooperation with the ICC and other neighboring partners as needed, agrees to conduct the necessary public outreach activities associated with site selection, educating the local

public and businesses about the project, and reporting its results on a project web page maintained by the WDNR. RACM may seek reimbursement for budget-eligible costs for these activities, in accordance with the work plan and EPA-approved budget.

F. RACM agrees to provide a copy of this Agreement to the Contractor(s) and consultant(s) who perform the work required by this Agreement and shall require the Contractors and consultant(s) to provide written notice of this Agreement to any sub-contractor retained to perform any part of the work.

G. RACM has already provided WDNR with sufficient documentation to support that the contractors and consultants hired by RACM were hired in compliance with federal and state laws pertaining to open and competitive bidding. In the event that a new contractor or consultant is hired by RACM during the grant period, RACM shall provide the aforementioned documentation to the WDNR within 60 days of hiring that consultant or contractor.

H. RACM agrees, as required by CERCLA §104(k)(2)(B)(ii) and CERCLA §101(35)(B), to ensure that a "Phase I" site characterization and assessment carried out under this agreement will be performed in accordance with American Society of Testing and Materials (ASTM) standard E1527-05, "Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process." and "All Appropriate Inquiry" standards. This does not preclude the use of grant funds for additional site characterization and assessment activities that may be necessary to characterize the environmental impacts at the site or to comply with applicable State standards.

I. RACM agrees to submit progress reports on a quarterly basis to the WDNR cooperative agreement manager. The reports will be due by the 15th of January, April, July, and October for the duration of the site assessment grant period and will summarize the previous three month's activities. The progress reports must document incremental progress at achieving the project goals and milestones. Quarterly progress reports will typically include:

a. Documentation of progress at meeting performance outcomes/outputs, project narrative, project time line and an explanation for any delays in meeting established output/outcomes.
b. An update on project milestones.
c. A budget recap summary page.
d. If applicable, quarterly reports must specify costs incurred at petroleum contaminated brownfields sites.

J. RACM agrees to maintain records that will enable the WDNR to report to EPA on the amount of petroleum and non-petroleum funds expended on specific sites under this grant.

III. WDNR and RACM

A. WDNR and RACM agree to follow the EPA-approved cooperative agreement work plan, in Attachment 1, that describes the tasks that will be accomplished during the grant period and the EPA terms and conditions specified in Attachment 2.

B. The WDNR and RACM agree to comply with Executive Order 13202 (Feb. 22, 2001, 66 Fed. Reg. 11225) of February 17, 2001, entitled "Preservation of Open Competition and Government Neutrality Towards Government Contractors' Labor Relations on Federal and Federally Funded Construction Projects," as amended by Executive Order 13208 (April 11, 2001, 66 Fed. Reg. 18717) of April 6, 2001, entitled "Amendment to Executive Order 13202, Preservation of Open Competition and Government Neutrality Towards Government Contractors' Labor Relations on Federal and Federally Funded Construction Projects.

C. The WDNR and RACM agree to comply with Federal cross-cutting requirements. These requirements include but are not limited to, MBE/WBE requirements found at 40 CFR 31.36(e) or 40 CFR 30.44(b); OSHA Worker Health & Safety Standard 29 CFR 1910.120; the Uniform Relocation Act; Historic Preservation Act; Endangered Species Act; and Permits required by Section 404 of the Clean Water Act; Executive Order 11246, Equal Employment Opportunity, and implementing regulations at 41 CFR 60-4; Contract Work Hours and Safety Standards Act, as amended (40 USC 327-333) the Anti Kickback Act (40 USC 276c) and Section 504 of the Rehabilitation Act of 1973 as implemented by Executive Orders 11914 and 11250.

D. The WDNR and RACM agree to ensure that work done with cooperative agreement funds complies with the applicable requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 104(k), including all other federal and state laws.

E. The WDNR and RACM agree to consult with the ICC and the public to set priorities for conducting site assessments and investigations on properties within the Corridor, and to agree upon the list of potential properties by January 31, 2008.

F. The WDNR and RACM agree that the reimbursement process will operate as follows:

1. The lead consultant for each property will provide to the RACM project coordinator an invoice for the previous month's site-eligible activities.
2. The RACM project coordinator will review the invoice. If acceptable, the RACM project coordinator will approve the invoice and send copies to both the WDNR project coordinator and the WDNR grant budget representative.
3. The WDNR project coordinator shall review the submittal,and either approve the submittal, deny the submittal or request additional information from RACM.
4. Approval of the submittals will be forwarded to the WDNR grant budget representative and processed.
5. WDNR will send to RACM a check in the amount of the requested invoice(s) and upon receipt of the check, RACM will submit payment to the consultant.

G. The WDNR and RACM agree that all draft reports will be sent to the RACM project coordinator for review. Upon request, draft reports will also be sent to WDNR.

WDNR and RACM agree to the following, consistent with EPA grant guidelines [and WDNR's cooperative agreement with EPA]:

1. If WDNR requests a one-year extension of the EPA Brownfield Site Assessment Grant, and EPA approves the extension, then the completion date for this agreement is extended until September 30, 2011.
2. If RACM has not made sufficient progress in implementing this agreement by 1 1/2 years after date of the grant award, then WDNR may terminate this agreement.

IV. Parties bound

A. The WDNR and RACM have each consented to the following Agreement, entered into pursuant to Section 66.0301, Wis. Stats., that authorizes the WDNR to negotiate and enter into a Agreement with a municipality.

B. This Agreement shall apply to and be binding upon the undersigned parties and their respective successors and assigns. The undersigned representative of each party certifies that he or she is fully authorized by the party whom he or she represents to enter into this Agreement and to execute and legally bind such party to the terms of this Agreement.

C. If RACM, its consultants, contractors or sub-contractors fail to comply with any of the requirements of this Agreement, WDNR shall have the right to deny reimbursement for any costs incurred by RACM to undertake work that is the responsibility of RACM under Section II of this Agreement.

D. The work conducted pursuant to this Agreement is intended to be consistent with the standards and practice of Phase I and II site assessments conducted in accordance with ASTM guidelines, as specified in Section II.H. The work conducted pursuant to this Agreement and more particularly described in Section II is subject to approval by the WDNR. Such work shall employ sound scientific, engineering and construction practices and shall be consistent with and performed in accordance with applicable federal and state statutes and administrative rules.

V. Submission of documents and correspondence

A. Documents, including reports, plans, approvals, conditional approvals, disapprovals and correspondence to be submitted pursuant to this Agreement shall be sent to the following address as the WDNR or RACM may hereafter designate in writing:

Documents to be submitted to the WDNR shall be sent to both of the following:

WDNR Project Coordinator
Margaret Brunette, Hydrogeologist
Wisconsin Department of Natural Resources
Southeast Region Headquarters
2300 North Martin Luther King Drive
Milwaukee, WI 53212 -3128
(414) 263-8557
Margaret.Brunette@wisconsin.gov

WDNR Cooperative Agreement Manager:
Darsi Foss, Chief
Brownfields and Outreach Section
Wisconsin DNR
101 South Webster Street, P.O. Box 7921 RR/3
Madison, WI 53707-7921
Darsi.Foss@wisconsin.gov
(608) 267-6713

B. Documents to be submitted to the City shall be sent to:

Dave Misky
Redevelopment Authority of the City of Milwaukee
City of Milwaukee, Department of City Development
809 North Broadway
Milwaukee, WI 53202
(414) 286-8682
dmisky@milwaukee.gov

C. All reports, plans, notices and other documents required to be submitted under this Agreement shall be deemed to be submitted on the date they are mailed, if mailed, or on the date they are received, if delivered by telefax or messenger.

VI. Modification of work

A. In the event that WDNR or RACM determines that either a modification to planned work or additional work is necessary to accomplish the objectives of this Agreement, notification of such modification or additional work shall be provided to the other party. Any modified or additional work determined to be necessary by RACM shall be subject to approval by the WDNR. Any modification or additional work determined to be necessary by the WDNR under this Agreement (hereinafter the "Additional Work Determination") shall be subject to the right of RACM to seek review of the Additional Work Determination under applicable law.

B. In the event that either WDNR or RACM determines that a minor modification to planned work or additional work is necessary during the course of field work, oral notice may be given by the party making the determination to the other party. The party giving oral notice shall, within five (5) business days after oral notice, confirm in writing the circumstances under which the determination was made that a minor modification was necessary, describing the modified or additional work performed.

C. Any modified or additional work covered by the Additional Work Determination shall be completed by RACM in accordance with the standards, specifications and schedules determined by or approved by the WDNR pursuant to the terms of this Agreement.

VII. Access

A. The employees and authorized representatives of WDNR shall have the authority to access records, operating logs, Agreements and other documents relating to the implementation of this Agreement; reviewing the progress of RACM in implementing this Agreement; conducting such tests as the WDNR project coordinator deems necessary; using a camera, sound or video recording, or other documentary type equipment, and verifying the data submitted to the WDNR by RACM. RACM shall permit such authorized representatives to inspect and copy all records, files, photographs, documents, and other writings, including all sampling and monitoring data, which pertain to this Agreement. RACM shall honor all reasonable requests for such access by WDNR conditioned only upon presentation of proper credentials.

B. Nothing herein shall be construed as restricting the inspection or access authority of the WDNR under any statute or rule.

VIII. Project coordinators

A. Any party may change its designated project coordinator by notifying the other parties, in writing, at least ten (10) business days prior to the change. To the maximum extent possible, communications between RACM and the WDNR concerning the Property shall be directed through the project coordinators. Each project coordinator shall be responsible for assuring that communications are properly disseminated and processed among the respective parties.

B. The WDNR project coordinator or a designee shall have the authority, pursuant to this Agreement, to (1) take samples or direct that samples be taken; (2) direct that work stop whenever the WDNR project coordinator determines that activities at the Property may create danger to public health or welfare or the environment; (3) observe, take photographs and make such other reports on the progress of the work as deemed appropriate; (4) review records, files and documents relevant to this Agreement; and (5) make or authorize minor field modifications to the work covered by this Agreement with respect to techniques, procedures or design utilized in carrying out this Agreement.

IX. Effective date

This Agreement shall be signed by RACM before being signed by WDNR. When WDNR signs this Agreement, the WDNR shall enter an effective date immediately below the WDNR's signature which shall be the date of mailing (first class postage prepaid) by the WDNR to RACM of a copy of the Agreement.

X. Subsequent amendment

In addition to the procedures set forth in Sections V, VI and VII of this Agreement, this Agreement may be amended by mutual agreement by the WDNR and RACM. Any amendment of this Agreement shall be in writing, signed by the WDNR and RACM and shall have as the effective date that date on which the last party signed such amendment.

XI. Termination and satisfaction

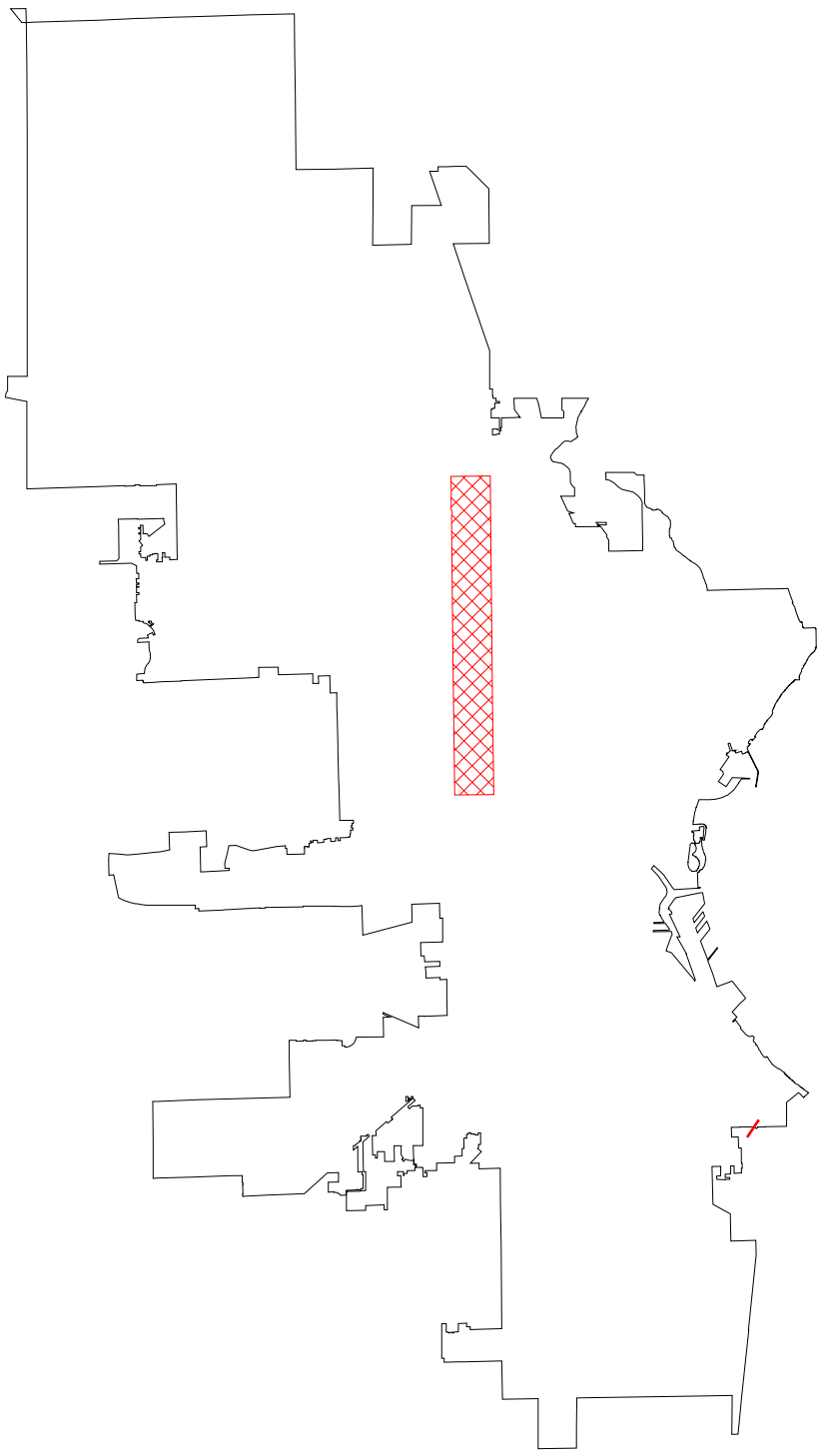
The provisions of this Agreement shall be deemed satisfied upon receipt by RACM of written notice from the WDNR that RACM has documented that all of the terms of this Agreement, including any modified or additional work, or amendments, have been completed in accordance with the terms hereof to the satisfaction of the WDNR. Upon such documentation by RACM, said written notice shall not be unreasonably withheld or delayed by the WDNR.

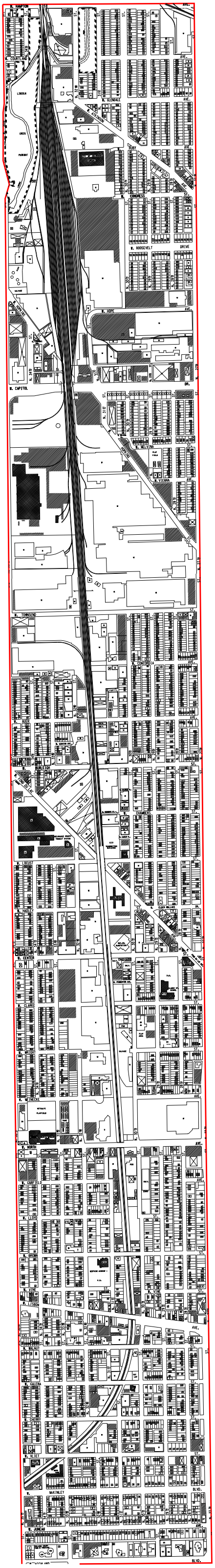
The parties, whose signatures appear below, or on separate signature pages, hereby agree to the terms of this Agreement. Each person signing this Agreement represents and warrants that he or she has been duly authorized by the WDNR or RACM, as the case may be, to execute and legally bind the respective parties to the terms of this Agreement.

Redevelopment Authority of the City of Milwaukee	Wisconsin Department of Natural Resources
David P. Mitchell	for **Matthew J. Frank, Secretary** 3/17/08 Date

Appendix B

30th Street Industrial Corridor Map





30th Street Industrial Corridor Boundaries

West Hampton Avenue on the north

West Highland Boulevard on the south

North 27th Street on the east

North 35th Street on the west

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Appendix C

Additional Resources

- **U.S. Environmental Protection Agency**
  Region 5 Brownfields: www.epa.gov/R5Brownfields

- **U.S. Department of Housing and Urban Development:**
  Economic Development: www.hud.gov/offices/cpd/economicdevelopment

- **Agency for Toxic Substances and Disease Registry:** www.atsdr.cdc.gov

- **Wisconsin DNR**
  Remediation & Redevelopment Program: dnr.wi.gov/topic/brownfields
  30th Street Industrial Corridor Project: dnr.wi.gov/topic/Brownfields/Corridor.html

- **Wisconsin Economic Development Corporation:** inwisconsin.com

- **Wisconsin Department of Health Services:** www.dhs.wisconsin.gov

- **City of Milwaukee**
  Department of City Development: city.milwaukee.gov/DCD
  30th Street Industrial Corridor: city.milwaukee.gov/Projects/30thStreetIndustrialCorridor.htm

- **Redevelopment Authority of the City of Milwaukee:** www.mkedcd.org/racm

- **The 30th Street Industrial Corridor Corporation (The Corridor)**: thecorridor-mke.org

Appendix D

EPA Brownfields 2005 & 2007 Assessment Grant Fact Sheets

Brownfields 2005 Grant Fact Sheet

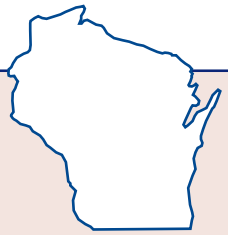
Wisconsin Department of Natural Resources

EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders in economic development to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. On January 11, 2002, President George W. Bush signed into law the Small Business Liability Relief and Brownfields Revitalization Act. Under the Brownfields Law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Community Description

The Wisconsin Department of Natural Resources (DNR) was selected to receive two brownfields assessment grants. The Wisconsin DNR is targeting sites in the City of Milwaukee's 30th Street Industrial Corridor. This area is a federally designated Renewal Community and part of the Milwaukee Brownfields Showcase Community. Large and small manufacturing operations, including foundries, tanneries, breweries, and motor manufacturers, thrived in this area, employing nearly 40 percent of neighborhood residents. Fears of environmental contamination from these operations have discouraged investment and economic development in the corridor. Today, less than 15 percent of neighborhood residents are employed in the area.



Assessment Grants

New 2005

$200,000 for hazardous substances
$200,000 for petroleum

EPA has selected the Wisconsin Department of Natural Resources for two brownfields assessment grants. Hazardous substances grant funds will be used to conduct approximately ten Phase I and up to four Phase II environmental site assessments and develop remedial action plans for sites in the 30th Street Industrial Corridor in the City of Milwaukee. Petroleum funds will be used to perform the same tasks at sites in the corridor with potential petroleum contamination. This area was once a manufacturing center with tanneries, breweries, foundries, and motor manufacturers.

Contacts

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at: www.epa.gov/brownfields.

EPA Region 5 Brownfields Team
312-886-7576
http://www.epa.gov/R5Brownfields/

Grant Recipient: Wisconsin Department of Natural Resources
608-267-6713

The cooperative agreement for this grant has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.

Ninety-seven percent of residents are minority, 34 percent live in poverty, and the unemployment rate is 19 percent. Fifteen percent of neighborhood housing units are vacant. Most occupied units are rentals, many of which are owned by absentee landlords who invest little in maintenance and up-keep. Assessment and eventual cleanup of the brownfields will remove health

Solid Waste and Emergency Response (5105T)

EPA 560-F-05-110
May 2005
www.epa.gov/brownfields

and environmental hazards and blight from the community and provide opportunities to restore economic health to this struggling urban corridor.

Brownfields 2007 Grant Fact Sheet

Wisconsin Department of Natural Resources

EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. On January 11, 2002, President George W. Bush signed into law the Small Business Liability Relief and Brownfields Revitalization Act. Under the Brownfields Law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Community Description

The Wisconsin Department of Natural Resources was selected to receive two brownfields assessment grants. The Department of Natural Resources (state population 5,363,675) is focusing its assessment efforts on the 30th Street Industrial Corridor of Milwaukee, a federally designated Renewal Community. The corridor was once a major manufacturing center, but now has an unemployment rate of 19 percent. Of the corridor's 31,918 residents, 95 percent are minorities, and 39 percent live below the poverty level. The area's 200 known brownfields pose potential threats to public health and the environment. Brownfields assessment will raise the investment profile of this disadvantaged neighborhood. Brownfields redevelopment will create job opportunities for area residents, remove blight, and increase city revenues.

Assessment Grants

New 2007

$200,000 for hazardous substances
$200,000 for petroleum

EPA has selected the Wisconsin Department of Natural Resources for two brownfields assessment grants. Hazardous substances grant funds will be used to conduct about 15 Phase I environmental site assessments in the 30th Street Industrial Corridor area of Milwaukee. Funds also will be used for up to five site investigations, and community outreach activities. Petroleum grant funds will be used to conduct the same tasks at sites with potential petroleum contamination.

Contacts

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at: www.epa.gov/brownfields.

EPA Region 5 Brownfields Team
312-886-7576
http://www.epa.gov/R5Brownfields/

Grant Recipient: Wisconsin Department of Natural Resources
608-267-6713

The information presented in this fact sheet comes from the grant proposal; EPA cannot attest to the accuracy of this information. The cooperative agreement for the grant has not yet been negotiated. Therefore, activities described in this fact sheet are subject to change.

Solid Waste and Emergency Response (5105T)

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