

**Washington County, Wisconsin
FY2017 U.S. EPA Community-Wide Coalition Assessment Grant
for Hazardous Substance & Petroleum Brownfields**

Cooperative Agreement No. BF-00E02304-3

**Quarterly Report No. 13
1st Quarter – Fiscal Year 2021
October 1, 2020 – December 31, 2020**

Submitted by:
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Washington County Planning & Parks Department

January 29, 2021

**Washington County, Wisconsin
FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields
Cooperative Agreement No. BF-00E02304-3**

A. Project Title

Community Wide Assessment for Haz and Pet – Washington Co. WI

B. Name of Grantee

Washington County
333 E. Washington Street, Suite 2300
West Bend, WI 53095-2003

C. Cooperative Agreement

No.: BF-00E02304-2 (two-month extension dated 9/29/2020)

Date of Award: 10/11/2017

Project Dates: 10/1/2017 – 1/31/2021 (two-month extension dated 9/29/2020 and two-month extension dated 11/18/2020)

Grant Amount:

\$300,000 – Hazardous Substance Brownfields

\$300,000 – Petroleum Brownfields

D. Project Contact(s)

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Quarterly Report No. 13, 1st Quarter Fiscal Year 2021, October 1, 2020 – December 31, 2020
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

E. Chief Executive

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Washington County, Wisconsin
FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for Hazardous
Substance & Petroleum Brownfields
Cooperative Agreement No. BF-00E02304-1

Quarterly Report No. 13
1st Quarter – Fiscal Year 2021
October 1, 2020 – December 31, 2020

I. PROGRAM INTRODUCTION

This report provides a summary of activities completed by Washington County, Wisconsin (the County) during the 1st quarter of Fiscal Year (FY) 2021 (October 1 through December 31, 2020) for implementation of the United States Environmental Protection Agency (U.S. EPA) Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields awarded to the County by the U.S. EPA in 2017. Washington County Planning and Parks Department is responsible for administering the grants.

The County's U.S. EPA-approved Implementation Work Plan describes five (5) tasks that are to be completed using funding from the grants. This report describes the status of each task as of December 31, 2020, provides an estimate of the degree of completion of each task, and provides a list of deliverables associated with each task. The tasks are described below:

| Task No. | Task Name |
|-----------------|---|
| 0 | Programmatic Activities |
| 1 | Brownfields Inventory and Site Prioritization |
| 2 | Conduct Phase I Environmental Site Assessment (ESAs) |
| 3 | Conduct Phase II ESAs, Site Investigations and Remedial/Reuse Planning Activities |
| 4 | Community Brownfields Area-Wide Redevelopment Planning |
| 5 | Community Outreach and Involvement |

II. BUDGET OVERVIEW

The U.S. EPA awarded a total grant of \$600,000 to the County including \$300,000 for Hazardous Substance Brownfields Assessment and \$300,000 for Petroleum Brownfields Assessment. The current Assessment Grant budget includes \$3,600 for direct expenses for the County (travel and supplies) and \$596,400 for contracted services provided by environmental and other consulting firms. The total budget period cost is \$694,162.00 of which \$94,162 is the local in-kind contribution that will be provided by staff from the County, City of West Bend, City of Hartford, Village of Slinger, Village of Jackson, Village of Richfield, and Economic Development Washington County (EDWC).

The projects funded by this grant will advance the goals of the County's Site Redevelopment Program (SRP) and continue successes achieved to date through implementation of a previous U.S. EPA Brownfields Assessment Grant awarded in FY2014.

Building on the success of the FY2014 Assessment Grant, all five of the original Redevelopment Coalition members have committed to continuing their support for the County SRP and have entered into updated memorandums of agreement. As part of developing the grant, meetings were held with Coalition members to discuss priority redevelopment areas for possible future assessment. Each of the Coalition members selected the site or area that was their highest priority in need of assessment. Assessment needs for these sites are expected to utilize approximately one-third (\$200,000) of the grant funds with \$40,000 allocated for each of the Coalition partners. Additional sites will be selected based on the previously completed inventory and prioritization, as well as updates to be completed as part of the FY2017 grant.

No reallocation requests were submitted to the U.S. EPA Project Officer during the 1st Quarter of FY 2021. A summary of the current budget and previous budget reallocations is provided below.

Current Budget - 1st Q FY2021 (10/1 - 12/31)

| Task No. | Task Description | Approved Budget as of 9/30/2020 | No Reallocation Requests this Quarter | Current US EPA Approved Budget as of 12/31/2020 |
|----------|---|---------------------------------|---------------------------------------|---|
| 0 | Programmatic Activities | \$28,849.37 | \$0.00 | \$28,849.37 |
| 1 | Brownfields Inventory and Site Prioritization | \$23,880.49 | \$0.00 | \$23,880.49 |
| 2 | Phase I ESAs | \$80,805.29 | \$0.00 | \$80,805.29 |
| 3 | Phase II ESAs, Site Investigations, and Remedial/Reuse Planning | \$318,342.94 | \$0.00 | \$318,342.94 |
| 4 | Community Brownfields Area-wide Redevelopment Planning | \$42,591.16 | \$0.00 | \$42,591.16 |
| 5 | Community Outreach and Involvement | \$105,530.75 | \$0.00 | \$105,530.75 |
| | Total U.S. EPA Grant | \$600,000 | \$0.00 | \$600,000 |

***US EPA Approved Budget Reallocation Requests**

Request 1 – \$32,000 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) - \$10,000 for Stantec and \$22,000 for Vandewalle to attend Site Redevelopment Committee (SRC) and Project Management Team (PMT) meetings, provide assistance with reports, complete fact sheets, etc. for remainder of grant period. US EPA approval on 12/13/2018.

Request 2 – \$2,150.00 from Task 3 (Phase II ESAs) to Task 0 (Programmatic Activities) – for Vandewalle to provide assistance with required US EPA quarterly reporting. US EPA approval on 12/13/2018.

Request 3 – \$3,762.00 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) - for EDWC to complete the Rock Falls Summit microsite. US EPA approval on 12/13/2018.

Request 4 – \$10,000 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) for the development of SRP Sustainability Strategies. US EPA approval on 12/13/2018.

Request 5 - \$4,900 from Task 3 (Phase II ESAs) to Task 0 (Programmatic Activities) for Stantec and Vandewalle to provide assistance with required reporting. \$12,162 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) for Stantec and Vandewalle to attend SRC and PMT meetings and provide assistance with reports & fact sheets. US EPA approval on May 24, 2019.

Request 6 - \$24,600 from Task 2 (Phase I ESAs) to Task 3 (Phase II ESAs, Site Investigations, and Remedial/Reuse Planning). \$1,400 from Task 4 (Community Brownfields Area-wide Redevelopment Planning) to Task 3 (Phase II ESAs, Site Investigations, and Remedial/Reuse Planning). These reallocations are to perform an Infrastructure Analysis of the Village of Richfield Northeast Corridor. US EPA approval on June 25, 2019.

Request 7 - \$1,950 from Task 3 (Phase II ESAs, Site Investigations, and Remedial/Reuse Planning) to Task 2 (Phase I ESAs) to perform a Phase I ESA at the Village of Slinger - Phillip Funeral Home Property. US EPA Approval on October 1, 2019.

Request 8 - \$2,500 from Task 3 (Phase II ESAs, Site Investigations, and Remedial/Reuse Planning) to Task 2 (Phase I ESAs). \$1,950 from Task 3 (Phase II ESAs, Site Investigations, and Remedial/Reuse Planning) to Task 2 (Phase I ESAs). A reallocation request for \$6,000 from Task 3 (Phase II ESAs, Site Investigations, and Remedial/Reuse Planning) to Task 2 (Phase I ESAs). These reallocations are to perform Phase I ESAs for the following properties: City of West Bend – Downtown Riverwalk West Bank Milwaukee River –BL Branch One, LLC Property, Village of Slinger - Dick's Ambulance Service and Village of Slinger - Schulte's Sanitation Properties LLC/ Nathan Hill Investments, LLC. US EPA approval on October 18, 2019.

Request 9 - \$10,310 from Task 1 (\$5,000; Brownfields Inventory and Site Prioritization) and Task 2 (\$5,310; Phase I ESAs) to Task 0 (\$310; Programmatic Activities), Task 3 (\$3,000; Phase II ESAs, Site Investigations, and Remedial/Reuse Planning) and Task 5 (\$7,000; Community Outreach and Involvement) was submitted to US EPA on February 24, 2020. US EPA approved Request 9 on February 25, 2020.

Request 10 - \$17,703.88 from Task 5 (Community Outreach and Involvement) to Task 2 (\$4,500; Phase I ESAs) and Task 3 (\$13,203.88 Phase II ESAs, Site Investigations, and Remedial/Reuse Planning).

Request 11 - Reallocate \$4,200 of non-contracted funds to contracted funds. Reallocate \$2,528.75 from Task 4 and \$1,637.37 from Task 2 to Task 3 for Phase I ESA and Hazardous Building Materials Survey for Former Plat Elementary School in the Village of Richfield. US EPA approved Request 11 on July 7, 2020.

Request 12 - Reallocate \$1,937.04 from Task 5 to Task 1 for programmatic activities. Reallocate \$119.51 from Task 1, \$2,287.34 from Task 2 and \$3,480.09 from Task 4 to Task 3 for site investigation of the former West Bend Brewing Property. The reallocation request was submitted to U.S. EPA on September 24 and US EPA approved the request the same day.

III. MODIFICATIONS TO THE WORK PLAN

There were no modifications to the Work Plan during the 1st Quarter of FY 2021. Below are the current deliverables for the Implementation Work Plan.

Current Deliverables - 1st Q FY2021 (10/1/2020 - 12/31/2020)

| Type of Work Task | # of Deliverables in Implementation Work Plan | Approved Deliverables as of 9/30/2020 | # Modifications to Work Plan Deliverables this Quarter | Current # of Deliverables as of 12/31/2020 |
|----------------------------------|---|---------------------------------------|--|--|
| Phase I ESAs | 24 | 19 | 0 | 19 |
| Phase II ESAs | 15 | 12 | 0 | 12 |
| Asbestos & Haz. Material Surveys | 8 | 1 | 0 | 1 |
| ROARs and/or RAPs | 6 | 3 | 0 | 3 |

IV. STATUS OF PROGRAM ACTIVITIES

This section of the report provides a summary of the status for each task as of December 31, 2020, including a summary of projects and activities approved, completed, or in progress. Also summarized are deliverables for each task, an estimate of the percent complete, and a summary of scheduled activities to be performed during the 2nd Quarter of FY 2021.

Task 0 – Programmatic Activities

A. Task Description

This task includes preparing grant quarterly reports, quarterly Assessment, Cleanup and Redevelopment Exchange System (ACRES) reporting, and general communications about the Cooperative Agreement to the U.S. EPA. The current budget for this Task is \$28,849.37 which includes travel costs to attend U.S. EPA-sponsored National Brownfields conferences and for work by the environmental consultant to provide assistance with reporting and other eligible programmatic activities.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

Washington County requested a two-month grant period extension (to January 31, 2020) on November 17, 2020, the U.S. EPA provided an interim approval of the grant extension on November 18, 2020 and issued Cooperative Agreement Modification 3 dated January 7, 2021.

C. Completed Activities or Projects

As part of advancing the County's SRP and coordination of the Site Redevelopment Committee (SRC) and Coalition during the FY2014 grant, the County advanced a qualifications-based procurement process meeting the requirements of 40 CFR 31.36, in order to obtain the services of a consultant to assist with public meetings, evaluation, and initial scoring and prioritization of sites. The procurement process resulted in six proposals. Two firms were interviewed, and based on the interviews and previously submitted qualifications, a contract was executed which included the potential application for future brownfield assessment grants with Stantec Consulting Services Inc (Stantec).

In 2016, the County legal department reviewed the completed procurement process for consistency with U.S. EPA's updated procurement rules as detailed in CFR 200.317-326, and determined that the process used for the initial procurement was fully compliant with the updated requirements. The County reviewed the procurement process and scope for the initial request for qualifications with the U.S. EPA Project Officer, who confirmed that the process appeared to be compliant with the updated procurement requirements applicable to the FY2017 grant. The contract with Stantec was amended through execution of a new task order obligating the consultant to comply with the requirements of the FY2017 work plan and the cooperative agreement.

The County worked with the Project Team (Stantec, and Stantec subconsultants Vandewalle & Associates Inc. [Vandewalle], and EDWC) to complete the detailed roles and responsibilities as part of the contract with Stantec for grant implementation services. Vandewalle will assist with programmatic activities (Task 0) brownfields

inventory and prioritization (Task 1), remedial action planning (Task 3), community brownfields area-wide redevelopment planning (Task 4), and community outreach and involvement (Task 5). EDWC will assist with Tasks 0, 1, 3, 4, and 5 to include return on investment (ROI) impact analysis for brownfield redevelopment projects. The County and Stantec will assist with all tasks. Further detail is provided in the following sections.

2nd Quarter of FY 2018

During the 2nd Quarter of FY2018, the County finalized the memorandum of Agreements (MOAs) for review by the U.S. EPA Project Officer and distribution to Coalition partners. The U.S. EPA Project Officer reviewed and approved the MOAs on January 22, 2018. The County Project Manager provided the MOAs to each Coalition partner for review and approval on January 22, 2018. All MOAs were signed by coalition partners and submitted to the U.S. EPA on March 15, 2018. No grant funds could be expended until all five coalition partner MOAs were signed and provided to the U.S. EPA. The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2018 on January 30th.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, the County reviewed and approved the proposed contracts between Stantec and sub-consultants Vandewalle and EDWC. Stantec then executed the subcontracts. The County prepared and submitted the Quarterly Report for the 2nd quarter of FY2018 on April 30. Stantec obtained ACRES identification numbers for the Former Barton Elementary School Property (No. 237327) located in the City of West Bend and the Former Jackson Mill Property (No. 237326) located in the Village of Jackson. Stantec assisted in the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting as the size and complexity of Coalition Assessment Grants makes this a necessity. Initially, contract invoice summaries were streamlined to provide necessary data required to track and report financial data for the County, Stantec, Vandewalle, and EDWC as well as in-kind services for the Coalition partners. Additional streamlining measures will be evaluated and implemented during the 4th Quarter of FY2018.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, the County prepared and submitted the Quarterly Report for the 3rd quarter of FY2018 on July 30. Stantec obtained the ACRES identification number for the Former Brandt Printing, Inc. Property (No. 237555) in the Village of Slinger.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the County prepared and submitted the Quarterly Report for the 4th quarter of FY2018 on October 30. A subconsultant contract was set up between Stantec and Patek Hospitality Consultants, Inc. for a Hotel Market Study, which was approved by U.S. EPA on September 24, 2018. The budget reallocations and Work Plan modifications described in Sections II. and III. were also developed and completed. ACRES reporting was also completed.

2nd Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 1st Quarter of FY2019 on January 30. Stantec obtained the ACRES identification numbers for Site Nos. 5 through 16 on the table below and related to the Former West Bend Brewery Property, Downtown Riverwalk – West Section Properties in West Bend, and the Main Street Properties in the City of Hartford.

3rd Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 2nd Quarter of FY2019 on April 30. Stantec obtained the ACRES identification number for a second parcel of the former West Bend Brewery property located at 415 Main Street (ACRES ID No. 239919) on June 20.

The Village of Richfield, Washington County, Stantec, Vandewalle and EDWC attended a call on April 25 to discuss the Villages request to perform an infrastructure evaluation of the Northeast Corridor in follow-up to the Brownfields Area-wide plan prepared in 2016.

Per an email from Stephanie Ross of U.S. EPA dated May 7, Stantec prepared a budget allocation memo and summary table describing the allocation of petroleum and hazardous substance funds for the current project tasks for submittal to EPA. The memo was revised per Washington County comments. Washington County submitted the memo to Brian Kennedy at EPA on May 23.

4th Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 3rd Quarter of FY2019 on July 30. The ACRES reports for all FY 2017 sites were updated. The County submitted Reallocation Request No. 7 (Phillip Funeral Home Phase I ESA) on September 30 (The request was approved by U.S. EPA on October 1). The County corresponded with U.S. EPA regarding requested approval for drum disposal for the AVON II, Inc. property and the Richfield Infrastructure Study scope of work. The County forwarded the original Eligibility Determination for Avon II, Inc. (former Barton Products site) to U.S. EPA per their request. Since no changes have occurred, U.S. EPA approved the use of \$425 on July 1. The County responded to questions from U.S. EPA regarding the Richfield Infrastructure Study. Revised Eligibility Determinations for Amici's Restaurant and Laubenheimer's Garage were submitted to U.S. EPA. Photographs of the area and the Wisconsin Department of Natural Resources Remediation and Redevelopment (WDNR RR) Sites Map was also submitted. Additional information related to the "Farm Area" was also submitted. U.S. EPA approved the use of funds for the entire area on August 7. Washington County's intern, Jordyn Kurer, updated the GIS application for real time tracking of the project to streamline programmatic reporting. The County's consultant, Stantec, assisted with subconsultant invoicing and other programmatic duties.

1st Quarter of FY 2020

The County prepared and submitted the Quarterly Report for the 4th Quarter of FY2019 on October 29. The ACRES reports for all FY 2017 sites were updated. Reallocation Request 7 (Phillip Funeral Home Phase I ESA) was approved by US EPA on October 1, 2019. The County submitted Reallocation Request 8 on October 18, 2019. The request was approved by US EPA the same day. An ACRES number (241453) was obtained for the Phillip Funeral Home Property. Washington County continued to update the GIS Survey 123 – Brownfields Redevelopment Site Tracker application..

2nd Quarter of FY 2020

The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2020 on January 30. Reallocation Request 9 was submitted to US EPA on February 24, 2020. US EPA approved Request 9 on February 25, 2020. ACRES numbers were obtained for the following eight sites associated with Schulteis Sanitation Properties LLC/ Nathan Hill Investments, LLC in Slinger: 239365, 239367, 239368, 239369, 239370, 239371, 239372 and 239373. ACRES number 242292 was obtained for the Dick's Ambulance Service Site in Slinger. The ACRES reports for all FY 2017 sites were updated. Washington County continued to update the GIS Survey 123 – Brownfields Redevelopment Site Tracker application.

3rd Quarter of FY 2020

The County prepared and submitted the Quarterly Report for the 2nd Quarter of FY 2020 on April 30. Reallocation Request 10 was submitted to US EPA on May 4, 2020. US EPA approved Reallocation Request 10 on May 6, 2020. Reallocation Request 11 was submitted to US EPA on July 1, 2020. US EPA approved Reallocation Request 11 on July 7, 2020. The ACRES reports for all FY 2017 sites were updated. Washington County continued to update the GIS Survey 123 – Brownfields Redevelopment Site Tracker application.

4th Quarter of FY 2020

The County prepared and submitted the Quarterly Report for the 3rd Quarter of FY 2020 on July 30. Washington County requested a two-month grant period extension (to November 30, 2020) on September 18, 2020. US EPA approved the grant extension on September 24, 2020 and issued Cooperative Agreement Modification 2 dated September 29, 2020. Reallocation Request 12 was submitted to US EPA on September 24 and US EPA approved the request the same day. The ACRES reports for all FY 2017 sites were updated. Washington County continued to update the GIS Survey 123 – Brownfields Redevelopment Site Tracker application.

1st Quarter of FY 2021

The County prepared and submitted the Quarterly Report for the 4th Quarter of FY 2020 on October 30. Washington County requested a two-month grant period extension (to January 31, 2021) on November 17, 2020. US EPA provided an interim approved the grant extension on November 18, 2020 and issued Cooperative Agreement Modification 3 dated January 7, 2021. The ACRES reports for all FY 2017 sites were updated. Washington County continued to update the GIS Survey 123 – Brownfields Redevelopment Site Tracker application.

D. Activities or Projects in Progress

The County finalized the MOAs for review by the U.S. EPA Project Officer and distribution to Coalition partners. The U.S. EPA Project Officer reviewed and approved the MOAs on January 22, 2018. The County Project Manager provided the MOAs to each Coalition partner for review and approval on January 22, 2018.

2nd Quarter of FY 2018

Stantec drafted subconsultant contracts with Vandewalle and EDWC and submitted for their review.

3rd Quarter of FY 2018

Additional programmatic streamlining measures were evaluated for implementation.

4th Quarter of FY 2018

The County and the Partners initiated evaluation of real time project tracking via the County ARCGIS web application to further streamline project tracking.

1st Quarter of FY 2019

Evaluation of the use of ACRES 6.0 for submitting quarterly reports was ongoing. ACRES 6.0 has not yet been implemented by U.S. EPA.

2nd Quarter of FY 2019

Evaluation of the use of Washington County GIS system for real time tracking of the project status continued. The potential to use ACRES 6.0 for submitting quarterly reports was also evaluated.

3rd Quarter of FY 2019

Washington County began planning to have an intern use the Washington County GIS system for real time tracking of the projects. The potential to use ACRES 6.0 for submitting quarterly reports was also evaluated. Brian Kennedy of EPA discussed the status of ACRES 6.0 at a meeting with the SRC Committee on May 21.

4th Quarter of FY 2019

Washington County's GIS application development for real time tracking of the project to streamline programmatic reporting continued.

1st Quarter of FY 2020

Washington County's GIS Survey 123 – Brownfields Redevelopment Site Tracker application development for real time tracking of the project to streamline programmatic reporting continued.

2nd Quarter of FY 2020

Washington County's GIS Survey 123 – Brownfields Redevelopment Site Tracker application for real time tracking of the project to streamline programmatic reporting continued to be utilized.

3rd Quarter of FY 2020

Washington County's GIS Survey 123 – Brownfields Redevelopment Site Tracker application for real time tracking of the project to streamline programmatic reporting continued to be utilized.

4th Quarter of FY 2020

The ACRES reports for all FY 2017 sites were updated. Washington County continued to update the GIS Survey 123 – Brownfields Redevelopment Site Tracker application.

1st Quarter of FY 2021

The ACRES reports for all FY 2017 sites were updated. Washington County continued to update the GIS Survey 123 – Brownfields Redevelopment Site Tracker application.

E. **Deliverables**

2nd Quarter of FY 2018

The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2018 on January 30th.

3rd Quarter of FY 2018

The County prepared and submitted the Quarterly Report for the 2nd Quarter of FY 2018 on April 30th.

4th Quarter of FY 2018

The County prepared and submitted the Quarterly Report for the 3rd Quarter of FY 2018 on July 30th.

1st Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 4th Quarter of FY 2018 on October 30th.

2nd Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2019 on January 30th.

3rd Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 2nd Quarter of FY 2019 on April 30th.

4th Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 3rd Quarter of FY 2019 on July 30th. Reallocation Request No. 7 (Phillip Funeral Home Phase I ESA), was submitted on September 30.

1st Quarter of FY 2020

The County prepared and submitted the Quarterly Report for the 4th Quarter of FY 2019 on October 29, 2019. Reallocation Request 8 was submitted to US EPA on October 18, 2019.

2nd Quarter of FY 2020

The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2020 on January 30. Reallocation Request 9 was submitted to US EPA on February 24, 2020. US EPA approved Request 9 on February 25, 2020.

3rd Quarter of FY 2020

The County prepared and submitted the Quarterly Report for the 2nd Quarter of FY 2020 on April 30. Reallocation Request 10 was submitted to US EPA on May 4, 2020. US EPA approved Reallocation Request 10 on May 6, 2020. Reallocation Request 11 was submitted to US EPA on July 1, 2020. US EPA approved Reallocation Request 11 on July 7, 2020.

4th Quarter of FY 2020

The County prepared and submitted the Quarterly Report for the 3rd Quarter of FY 2020 on July 30. Washington County requested a two-month grant period extension (to November 30, 2020) on September 18, 2020. U.S. EPA issued Cooperative Agreement Modification 2 dated September 29, 2020. Reallocation Request 12 was submitted to US EPA on September 24.

1st Quarter of FY 2021

The County prepared and submitted the Quarterly Report for the 4th Quarter of FY 2020 on October 30. Washington County requested a two-month grant period extension (to January 31, 2021) on November 17, 2020. US EPA provided an interim approved the grant extension on November 18, 2020 and issued Cooperative Agreement Modification 3 dated January 7, 2021.

F. **Percent Complete and Scheduled Activities**

This task is currently approximately 98% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd Quarter of FY2018 include finalizing the MOAs with Coalition Partners and ongoing oversight of project activities and required reporting.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Stantec will assist in the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting as the size and complexity of Coalition

Assessment Grants makes this a necessity. Other measures to streamline data management will also be evaluated. Stantec, Vandewalle and EDWC will finalize their contracts.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, Stantec will continue to assist in the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting. Other measures to streamline data management will also be evaluated.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the County will continue evaluation and implementation of real time project tracking via the County ARCGIS web application to further streamline project tracking and reporting. Additional programmatic activities will be completed as appropriate.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, ACRES numbers will be requested for the Former West Bend Brewery Property, the West Bank Properties in West Bend, and the Main Street Properties in the City of Hartford. The County will continue evaluation of use of ACRES 6.0 to submit quarterly reports and implementation of real time project tracking via the County ARCGIS web application to further streamline project tracking and reporting. Additional programmatic activities will be completed as appropriate.

3rd Quarter of FY 2019

During the 3rd Quarter of FY2019, the County will continue to provide programmatic reporting and the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting. Other measures to streamline data management will also be evaluated.

4th Quarter of FY 2019

During the 4th Quarter of FY2019, Washington County will have Jordyn Kurer (a summer intern) begin populating the Washington County GIS system for real time tracking of the project status. The potential to use ACRES 6.0 for submitting quarterly reports will continue to be evaluated. The status of each site will be updated in the ACRES system.

1st Quarter of FY 2020

During the 1st Quarter of FY2020, the County will begin utilizing ACRES 6.0. The status of each site will be updated in the ACRES system.

2nd Quarter of FY 2020

During the 2nd Quarter of FY 2020, the County will begin utilizing the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The application will be debuted to the PMT and SRC for comment. The status of each site will be updated in the ACRES system.

3rd Quarter of FY 2020

During the 3rd Quarter of FY 2020, the County will continue to utilize the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The 2nd Quarter Report will be compiled and submitted. The status of each site will be updated in the ACRES system.

4th Quarter of FY 2020

During the 4th Quarter of FY 2020, the County will continue to utilize the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The 3rd Quarter Report will be compiled and submitted. The status of each site will be updated in the ACRES system.

1st Quarter of FY 2021

During the 1st Quarter of FY 2021, the grant period will end (November 30). The final grant closeout paperwork documentation will be prepared. The County will continue to utilize the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The status of each site will be updated in the ACRES system.

2nd Quarter of FY 2021

During the 2nd Quarter of FY 2021, the grant period will end (January 31). The final grant closeout paperwork documentation will be prepared. The County will continue to utilize the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The status of each site will be updated in the ACRES system.

Task 1 – Brownfields Inventory and Site Prioritization

A. Task Description

This task includes the County working with Stantec and Vandewalle to build from the successful inventory and prioritization process completed in 2015, by integrating new sites into the inventory and removing sites that have been redeveloped. This task has a current budget of \$23,880.49. The grant will fund ongoing site inventory and prioritization updates using the process developed in 2015. The County will integrate the Sanborn Fire Maps (purchased as part of the FY2014 grant) into the County Web Application Gallery. In an effort to create a sustainable redevelopment inventory and prioritization process, the County will work with Stantec and Vandewalle to develop a geographic information system (GIS) Web-based tool for local governments to update inventory and prioritize potential redevelopment sites within their community. This will streamline the current review process for the SRC when determining funding priorities. This task will also allow for enhanced systemization to EDWC's Brownfield Site Readiness Certification process, including the continued updates to the online Redevelopment Tool including additional database GIS layers by the EDWC and a qualified consultant.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

None.

C. Completed Activities or Projects

2nd Quarter of FY 2018

During the 2nd Quarter of FY2018, Vandewalle reviewed the site redevelopment inventory materials from the previous grant in anticipation of developing the process to update the inventory for this grant.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Vandewalle and Stantec participated in conference call meetings with all coalition partners to discuss the status of sites identified as part of the FY2014 assessment grant, any new sites that have been identified, and other site issues in order to update the inventory and site selection/prioritization. Vandewalle also met internally to review past inventory process (i.e., site scoring criteria, etc.) and options for updating. Vandewalle also prepared a presentation for the SRC meeting on May 22 for further input from the Coalition Partners. Vandewalle also lead discussion regarding addition of new sites, removal of “completed” sites, and integration with the County GIS.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, the County, EDWC and sub-consultants Vandewalle and Stantec met to update the inventory and site prioritization process to include new sites and remove “completed” sites. The new sites were also added to the online inventory map (GIS web map). The scoring process from 2015 (previous grant) was also reviewed. The new list of sites was scored for environmental, economic development potential, and other criteria. The new list and prioritization of sites was presented at the September 5, 2018 SRC meeting and was approved by the SRC.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, Vandewalle added the new sites to the inventory and prepared the final Inventory spreadsheet for the Washington County website. The new sites were added to the online inventory map (GIS web map).

2nd Quarter of FY 2019

A phone call was conducted with the Village of Jackson to discuss potential future sites on March 18. The Village indicated that they would reevaluate their needs this fall.

3rd Quarter of FY 2019

The status of remaining committed and uncommitted funding was discussed at the May 21st SRC meeting. SRC members will evaluate committed funding that may not be used as well as remaining uncommitted funding during the 4th Quarter to identify new sites and uses of remaining funds. Follow-up discussions were held with the Village of

Slinger regarding additional site assessments and possible area-wide planning for the Village.

4th Quarter of FY 2019

The status of remaining committed and uncommitted funding was again discussed at the September 18 SRC meeting. SRC members will evaluate committed funding that may not be used as well as remaining uncommitted funding during the 1st Quarter of 2020 to identify new sites and uses of remaining funds. Follow-up discussions were held with the Village of Slinger regarding a Phase I ESA for the Phillip Funeral Home Property.

1st Quarter of FY 2020

Village of Slinger - Dick's Ambulance Service and Village of Slinger - Schulteis Sanitation Properties LLC/ Nathan Hill Investments, LLC were prioritized in the inventory and approved for assessment funding at the October 17, 2019 SRC meeting and by US EPA on October 18, 2019. The status of remaining committed and uncommitted funding was again discussed. SRC members will evaluate committed funding that may not be used as well as remaining uncommitted funding during the 2nd Quarter of FY2020 to identify new sites and uses of remaining funds.

2nd Quarter of FY 2020

The Berean Bible Institute Site in Slinger was prioritized in the inventory and approved for assessment funding at the January 27th SRC meeting and by US EPA on February 25, 2020. The status of remaining committed and uncommitted funding was again discussed. SRC members will evaluate committed funding that may not be used as well as remaining uncommitted funding during the 3rd Quarter of FY2020 to identify new sites and uses of remaining funds.

3rd Quarter of FY 2020

The Former Plat Elementary School Site in Richfield was prioritized as a new site in the inventory and approved for assessment funding at the June 30th SRC meeting. The status of remaining committed and uncommitted funding was again discussed. SRC members will evaluate committed funding that may not be used as well as remaining uncommitted funding during the 4th Quarter of FY2020 to identify new sites and uses of remaining funds.

4th Quarter of FY 2020

The remaining uncommitted funding was prioritized to complete site investigation of the former West Bend Brewing site at the September 14th, 2020 SRC meeting.

1st Quarter of FY 2021

No activity. This task is complete for the grant period.

D. Activities or Projects in Progress

2nd Quarter of FY 2018,

The County Project Manager, Stantec and Vandewalle is currently meeting with coalition partners including the City of Hartford, City of West Bend, Village of Richfield, Village of Slinger and Village of Jackson to confirm priority sites, discuss the status of existing known brownfield sites, any newly identified sites and prioritization/schedule of planned redevelopment projects.

3rd Quarter of FY 2018

The County Project Manager, Vandewalle, and Stantec continued the site inventory and prioritization update and GIS application with a goal of completing the application for presentation at the next SRC meeting scheduled for September 5.

4th Quarter of FY 2018

The County Project Manager, Vandewalle, and Stantec continued finalization of the site inventory spreadsheet for the Washington County website and the new online inventory map (GIS web map).

1st Quarter of FY 2019

None.

2nd Quarter of FY 2019

None.

3rd Quarter of FY 2019

SRC members evaluated committed funding that may not be used as well as remaining uncommitted funding to identify new sites and uses of remaining funds.

4th Quarter of FY 2019

As above, SRC members evaluated committed funding that may not be used as well as remaining uncommitted funding to identify new sites and uses of remaining funds including the Phillip Funeral Home Property in Slinger.

1st Quarter of FY 2020

As above, SRC members evaluated committed funding that may not be used as well as remaining uncommitted funding to identify new sites and uses of remaining funds. Village of Slinger - Dick's Ambulance Service and Village of Slinger - Schulteis Sanitation Properties LLC/Nathan Hill Investments, LLC were prioritized, and funding approved at the October 17, 2019 SRC meeting.

2nd Quarter of FY 2020

As above, the Berean Bible Institute Site in Slinger was prioritized in the inventory and approved for assessment funding at the January 27th SRC meeting and by US EPA on February 25, 2020. The status of remaining committed and uncommitted funding was again discussed by SRC members.

3rd Quarter of FY 2020

As above, the Former Plat Elementary School Site in Richfield was prioritized as a new site in the inventory and approved for assessment funding at the June 30th SRC meeting. EPA approval of funds is anticipated in the 4th Quarter. SRC members will evaluate committed funding that may not be used as well as remaining uncommitted funding during the 4th Quarter of FY2020 to identify new sites and uses of remaining funds.

4th Quarter of FY 2020

As above, the remaining uncommitted funding was prioritized to complete site investigation of the former West Bend Brewing site at the September 14th, 2020 SRC meeting.

1st Quarter of FY 2021

No activity. This task is complete for the grant period.

E. Deliverables

1st Quarter of FY 2019

Vandewalle added the new sites to the inventory and prepared the final Inventory spreadsheet for the Washington County website. The new sites were added to the online inventory map (GIS web map).

2nd Quarter of FY 2019

None.

3rd Quarter of FY 2019

None.

4th Quarter of FY 2019

None, however; Reallocation Request No. 7 (Phillip Funeral Home Phase I ESA), was submitted on September 30. This site was part of previous inventories.

1st Quarter of FY 2020

None. However; Reallocation Request 8, was submitted on October 18, 2019 and included prioritization of funds for Village of Slinger - Dick's Ambulance Service and Village of Slinger - Schulte's Sanitation Properties LLC/ Nathan Hill Investments, LLC.

2nd Quarter of FY 2020

None. However, a funding request was submitted for the Berean Bible Institute Site in Slinger, which was prioritized in the inventory and approved for assessment funding at the January 27th SRC meeting and by US EPA on February 25, 2020.

3rd Quarter of FY 2020

None.

4th Quarter of FY 2020

None.

1st Quarter of FY 2021

None. This task is complete for the grant period.

F. **Percent Complete and Scheduled Activities**

This task is 100% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd Quarter of FY2018 include initiating the update to the Brownfields Inventory and Prioritization.

3rd Quarter of FY 2018

During the 3rd Quarter of FY 2018, Vandewalle and Stantec will be developing the process to update the existing site redevelopment inventory and prioritization of the top 15 sites for discussion with the SRC scheduled for May 22, 2018.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, The County Project manager, Vandewalle, and Stantec are continuing the site inventory and prioritization update and GIS application with a goal of completing the application for presentation at the next SRC meeting scheduled for September 5.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, The County Project Manager, Vandewalle, and Stantec will finalize the site inventory spreadsheet for the Washington County website and the new online inventory map (GIS web map).

2nd Quarter of FY 2019

None. This task is complete.

3rd Quarter of FY 2019

None. This task is complete pending identification of additional sites by the Coalition Partners.

4th Quarter of FY 2019

Per the May 21st SRC meeting, SRC members will continue to evaluate committed funding that may not be used as well as remaining uncommitted funding during the 4th quarter to identify new sites and uses of remaining funds.

1st Quarter of FY 2020

Per the September 18 SRC meeting, SRC members will continue to evaluate committed funding that may not be used as well as remaining uncommitted funding during the 1st quarter to identify new sites and uses of remaining funds.

2nd Quarter of FY 2020

Per the October 17, 2019 SRC meeting, SRC members will continue to evaluate committed funding that may not be used as well as remaining uncommitted funding during the 2nd quarter to identify new sites and uses of remaining funds.

3rd Quarter of FY 2020

Per the January 27, 2020 SRC meeting, SRC members will continue to evaluate committed funding that may not be used as well as remaining uncommitted funding during the 3rd quarter to identify new sites and uses of remaining funds.

4th Quarter of FY 2020

Per the April 30 and June 30, 2020 SRC meetings, SRC members will continue to evaluate committed funding that may not be used as well as remaining uncommitted funding during the 4th quarter to identify new sites and uses of remaining funds.

1st Quarter of FY 2021

None, this task is now complete.

2nd Quarter of FY 2021

None, this task is now complete.

Task 2 – Conduct Phase I Environmental Site Assessments

A. Task Description

This task includes conducting Phase I ESAs. The Implementation Work Plan identified the environmental consulting firm, under the direction of the County, completing Phase I ESAs at 24 sites. Prior to performing Phase I ESAs, eligibility determination request forms will be prepared and submitted to the U.S. EPA (for hazardous substance brownfields) or Wisconsin Department of Natural Resources (WDNR; for petroleum brownfields) for approval. Upon confirmation of eligibility, the County will execute access agreements for each parcel to be inspected as part of the Phase I ESAs, or potentially subject to Phase II ESAs as part of Task 3. Phase I ESAs will be completed in accordance with the All Appropriate Inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I Environmental Site Assessment Process.

This task has a current budget of \$80,805.29. Based on the budget reallocation requests No. 10 and No. 11 identified in Section III – Modifications to the Work Plan, the environmental consulting firm will complete Phase I ESAs at 19 sites.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

3rd Quarter of FY 2018

The eligibility determinations for work to be performed for the Former Barton Elementary School Property in West Bend as well as the Former Jackson Mill Property in Jackson were approved by U.S. EPA.

4th Quarter of FY 2018

The eligibility determinations for work to be performed for the Former West Bend Brewing Site in West Bend and Brandt Printing, Inc. Site in Slinger were approved by WDNR and U.S. EPA, respectively.

1st Quarter of FY 2019

Stantec completed the initial eligibility determination for the West Bank properties in West Bend on October 11, 2018. EPA approved the determination on October 17. Stantec completed the hazardous substance eligibility determination for the West Bend Brewery Property on October 11. EPA approved the eligibility determination the same day. Stantec resubmitted the petroleum eligibility determinations for the Former Gehl property and Former Blain property in West Bend on October 12. WDNR approved the eligibility determinations on October 18..

The WDNR approved the petroleum eligibility determinations for the Former Gehl property and Former Blain property on October 23 and October 18, respectively.

2nd Quarter of FY 2019

Stantec submitted the petroleum eligibility determination for the Former Bermico/ Line Material Co. Property in West Bend on February 26. The WDNR approved the determination on March 7.

The hazardous substance eligibility determinations were submitted for the 24, 28, and 32 S. Main Street parcels in Hartford on February 12. The EPA approved the determinations on February 13. The petroleum eligibility determinations were submitted to the WDNR on February 12 and approved by the WDNR on February 26.

The hazardous substance eligibility determinations were submitted for Sites 7 and 8 of the Downtown Riverwalk – West Section in West Bend on February 20 and EPA approved the determinations on February 21. The petroleum eligibility determinations for Sites 1 through 8 of the Downtown Riverwalk – West Section in West Bend were submitted to the WDNR on March 11 and approved by the WDNR on March 22.

3rd Quarter of FY 2019

No new activity

4th Quarter of FY 2019

No new activity.

1st Quarter of FY 2020

The site Eligibility Determination for the Village of Slinger -Phillip Funeral Home Property was completed and submitted to US EPA on October 11, 2019. US EPA approved the Eligibility Determination on October 15, 2019.

2nd Quarter of FY 2020

The SRC approved funding to perform a Phase I ESA on the Berean Bible Institute parcels at the January 27, 2020 SRC meeting. The City of West Bend reauthorized completion of the Phase I ESA for the BL-Branch Group One, LLC (EPA ACRES No.: 239370) site in anticipation of property purchase on March 5. The initial Site Eligibility Determination for the Dick's Ambulance Service and Schulteis Sanitation Properties LLC/ Nathan Hill Investments, LLC parcels were submitted to the WDNR on January 28, 2020. The WDNR approved the EDs on January 31, 2020. Revised EDs were submitted to the WDNR on February 5, 2020. WDNR concurred and indicated they did not need to issue revised ED letters in an email on February 20, 2020.

3rd Quarter of FY 2020

Phase I ESA updates for the BL-Branch Group One, LLC and 215 Main LLC parcels in West Bend were approved by the SRC at the April 30, 2020 SRC meeting in anticipation of property purchase by the City of West Bend. Reallocation Request 10, which was submitted to US EPA on May 4, 2020 to complete this work. US EPA approved Request 10 on May 6, 2020.

4th Quarter of FY 2020

The SRC approved completion of a Phase I ESA for the former Plat Elementary School in the Village of Richfield at the June 30, 2020 SRC Meeting. US EPA approved Reallocation Request 11, which included the Phase I ESA on July 7, 2020.

1st Quarter of FY 2021

No new activities were approved.

C. Completed Activities or Projects

3rd Quarter of FY 2018

Stantec completed eligibility determinations for work to be performed for the Former Barton Elementary School Property in West Bend as well as the Former Jackson Mill Property in Jackson. The eligibility determinations were approved by U.S. EPA and site access agreements were executed with the County. The Phase I ESA site visits were completed by Stantec on June 21, 2018. Stantec also initiated preparation of eligibility determinations for the “West Bank” and Former West Bend Brewery properties located in West Bend.

4th Quarter of FY 2018

The Phase I ESA report for the Former Barton Elementary School Property was completed and submitted on July 6, 2018.

The Phase I ESA report for the Former Jackson Mill Property was also completed and submitted on July 6, 2018.

The petroleum eligibility determination request for the Former West Bend Brewing Site was submitted to the WDNR on August 2. WDNR approved the request on August 10, 2018.

Stantec completed the eligibility determination request for work to be performed for the Brandt Printing, Inc. Site on August 14. The U.S. EPA approved the eligibility determination request the same day. Following final approval of the site access agreement on August 22, Stantec completed the site visit on August 23, 2018. The Phase I ESA report was submitted on August 29, 2018.

1st Quarter of FY 2019

Stantec completed the eligibility determination for the West Bank properties in West Bend and submitted it to USEPA on October 11, 2018. USEPA approved the initial eligibility determination on October 17, 2018. Based on further review of the area and survey modifications, it was determined to add two parcels to the eligibility determination and too also submit an eligibility determination for Petroleum.

Stantec submitted the eligibility determination for the West Bend Brewery Property to U.S. EPA on October 11. U.S. EPA approved the determination on the same day. Phase I ESA research was initiated.

Stantec resubmitted the petroleum eligibility determinations for the Former Gehl property and Former Blain property on October 12. The WDNR approved the eligibility determinations on October 23 and October 18, respectively.

2nd Quarter of FY 2019

As described above, Stantec submitted the petroleum eligibility determination for the Former Bermico/ Line Material Co. Property in West Bend on February 25. The WDNR approved the determination on March 7.

The hazardous substance eligibility determinations were submitted for the 24, 28, and 32 S. Main Street parcels in Hartford on February 12. The EPA approved the determinations on February 13. The petroleum eligibility determinations were submitted to the WDNR on February 12 and approved by the WDNR on February 26.

The hazardous substance eligibility determinations were submitted for Sites 7 and 8 of the Downtown Riverwalk – West Section in West Bend on February 20 and EPA approved the determinations on February 21. The petroleum eligibility determinations for Sites 1 through 8 of the Downtown Riverwalk – West Section in West Bend were submitted to the WDNR on March 11 and approved by the WDNR on March 22.

3rd Quarter of FY 2019

The Phase I ESA for the Downtown Riverwalk – West Section was submitted to USEPA for review on April 10. Stephanie Ross of EPA requested revisions/clarifications on April 12. Stantec revised the report per USEPA Comments. The documents were provided for Washington County and City of West Bend Review on May 9 and Stantec submitted the documents to Stephanie Ross of EPA on May 14. Stephanie Ross of EPA acknowledged receipt and indicated the clarifications were helpful on May 20 via email. Stantec provided clarification as to which Eligibility Determinations correspond to which West Bend Downtown Riverwalk – West Section Site Nos. 1-6. Deb Sielski of Washington County submitted the clarifications to EPA

on May 17. Stephanie Ross of EPA acknowledged receipt and indicated the clarifications were helpful on May 20 via email.

The Phase I ESA for the Hartford Main Street Properties was completed. The report and All Appropriate Inquiries (AAI) Checklist were submitted to Brian Kennedy of EPA on June 24.

4th Quarter of FY 2019

The Phase I ESA for the West Bend Brewing property was completed and submitted to U.S. EPA on July 25 with the AAI Checklist.

1st Quarter of FY 2020

As above, the site Eligibility Determination for the Village of Slinger -Phillip Funeral Home Property was completed and submitted to US EPA on October 11. US EPA approved the Eligibility Determination on October 15. The site access agreement was obtained on October 22, 2019. The site reconnaissance was completed on November 6, 2019.

2nd Quarter of FY 2020

The City of West Bend reauthorized completion of the Phase I ESA for the BL-Branch Group One, LLC (EPA ACRES No.: 239370) in anticipation of property purchase on March 5. A visit to the Property and its vicinity was conducted by Rex Key of Stantec on March 9, 2020. The Phase I ESA was completed, reviewed by the City and County and submitted to EPA on March 13, 2020.

The draft final report for the Phillip Funeral Home Property in Slinger was provided to Washington County and the Village of Slinger on January 2nd for review. The Final Phase I ESA for the Phillip Funeral Home Property was submitted to the EPA on January 16, 2020. Stantec issued an ED request to the WDNR for use of petroleum funds on April 1, 2020. WDNR approved the determination on April 15, 2020.

Data evaluation and report preparation was substantially completed for the Dick's Ambulance Service and Schulte's Sanitation Properties LLC/ Nathan Hill Investments, LLC parcels. The site reconnaissance will be conducted when the site access agreements are obtained.

3rd Quarter of FY 2020

Stantec issued an eligibility determination request for petroleum funding for the Phillip Funeral Home property in Slinger to the WDNR on April 1, 2020. WDNR approved the determination on April 15, 2020. The eligibility determination request was completed and submitted to the WDNR on May 6, 2020 for the Berean Bible Institute property in Slinger. The WDNR approved the determination on May 27, 2020.

An amended database review of the BL-Branch Group One LLC Property in West Bend was completed (dated May 8, 2020). The report was submitted to WDNR and US EPA on May 11, 2020. The Phase I ESA site reconnaissance for the 215 Main LLC parcel in West Bend was performed on May 1, 2020. The Phase I ESA report was completed

and submitted to WDNR on May 11, 2020. The eligibility determination was completed and submitted to the WDNR on May 6, 2020 for the Berean Bible Institute property in Slinger. The WDNR approved the determination on May 27, 2020.

4th Quarter of FY 2020

Eligibility determination requests (EDs) were submitted to U.S. EPA and WDNR to utilize funding for the former Plat Elementary School in Richfield on September 8, 2020. US EPA approved the hazardous substance ED on September 9, 2020. WDNR Approved the Petroleum ED on September 16, 2020. An access agreement was prepared and signed by the property owner on October 6 and the Village of Richfield on October 8. The following reports were completed and submitted to the U.S. EPA on September 24, 2020:

- Phase I Environmental Site Assessment, Schulteis Sanitation Properties, LLC / Nathan Hill Investments, LLC Property: EPA ACRES Nos.: 242294, 242296, 242295, 242297, 242298, 242299, 242300, & 244301 (and AAI Checklist)
- Phase I Environmental Site Assessment, Dick's Ambulance Service Property: 411 and 413 Kettle Moraine Drive South, Slinger, Wisconsin: EPA ACRES No.: 242292 (and AAI Checklist).

1st Quarter of FY 2021

The site reconnaissance for the former Plat Elementary School Phase I ESA was completed on November 9, 2020. The Phase I ESA report was completed and submitted to the Village of Richfield, the property owner and Washington County on December 8, 2020. The Village and owner had no comments. Pending review by the County, the report will be submitted to U.S. EPA in January 2021. The report reference is below.

Former Plat Elementary School; 4908 Monches Road, Richfield, Wisconsin - Phase I Environmental Site Assessment: EPA ACRES No.: 244481, December 8, 2020.

D. Activities or Projects in Progress

2nd Quarter of FY 2018

Stantec is working to complete an eligibility determination for work to be performed for the Former Barton Elementary School property in West Bend.

3rd Quarter of FY 2018

Stantec is working to complete the Phase I ESAs for the Former Barton Elementary School property in West Bend as well as the Former Jackson Mill Property in Jackson. Stantec is also completing eligibility determinations for the "West Bank" and Former West Bend Brewery properties located in West Bend.

4th Quarter of FY 2018

The hazardous substance eligibility determination request for the Former West Bend Brewing Site was initiated and include the adjacent car wash and vacated street parcels.

The County and Stantec also continued preparation of eligibility determinations for the “West Bank” properties located in West Bend.

1st Quarter of FY 2019

Stantec initiated preparation of eligibility determinations for the Main Street parcels in Hartford.

2nd Quarter of FY 2019

Stantec completed the Phase I ESA site reconnaissance for the Former West Bend Brewery property on January 24 and prepared an internal Phase I ESA report draft. Pending receipt of owner and user questionnaires, the report will be finalized.

The County executed site access agreements for the Downtown Riverwalk – West Section parcels in West Bend (2/22/2019 for City-owned parcels and 3/7/2019 215 Main Street.) BL Branch Group did not sign the agreement, but sent a letter allowing Phase I ESA activities only. Stantec initiated Phase I ESA research and conducted the Phase I ESA site reconnaissance on March 21. Preparation of an internal Phase I ESA report draft was initiated.

The County executed site access agreements for the 24, 28, and 32 S. Main Street parcels on March 11. Phase I ESA research was initiated.

3rd Quarter of FY 2019

Stantec received the owner and user questionnaires and continued preparation of the Phase I ESA report for the Former West Bend Brewery property.

4th Quarter of FY 2019

There were no ongoing activities. However; Reallocation Request No. 7 (Phillip Funeral Home Phase I ESA), was submitted on September 30.

1st Quarter of FY 2020

Research and report preparation were significantly completed for the Village of Slinger - Phillip Funeral Home Property Phase I ESA. Site Eligibility Determinations were initiated for Village of Slinger - Dick's Ambulance Service and Village of Slinger - Schulteis Sanitation Properties LLC/ Nathan Hill Investments, LLC.

2nd Quarter of FY 2020

Data evaluation and report preparation was substantially completed for the Dick's Ambulance Service and Schulteis Sanitation Properties LLC/ Nathan Hill Investments, LLC parcels. The site reconnaissance will be conducted when the site access agreements are obtained. Preparation of the Eligibility Determination for the Berean Bible Institute was completed and issued for County and Village of Slinger review on March 16, 2020. The document will be finalized pending receipt of comments.

3rd Quarter of FY 2020

The site reconnaissance was completed for the Schulteis Sanitation parcels in Slinger. The final report will be completed in the 4th Quarter. Data evaluation and report preparation was substantially completed for the Dicks Ambulance Service site in Slinger. Site access was not obtained. Therefore, a report will be completed excluding the site reconnaissance in the 4th Quarter.

4th Quarter of FY 2020

Coordination of site access for the former Plat Elementary School property in the Village of Richfield continued.

1st Quarter of FY 2021

Review of the Phase I ESA report for the former Plat Elementary School property in the Village of Richfield by the County continued.

E. Deliverables

3rd Quarter of FY 2018

Stantec completed eligibility determinations for work to be performed for the Former Barton Elementary School Property in West Bend as well as the Former Jackson Mill Property in Jackson.

4th Quarter of FY 2018

Stantec completed eligibility determinations for work to be performed for the Former West Bend Brewing Site and the Brandt Printing, Inc. Site in the Village of Slinger. The Phase I ESA report for the Brandt Printing, Inc. Site was submitted on August 29, 2018.

1st Quarter of FY 2019

Stantec completed the initial eligibility determination for the West Bank properties in West Bend on October 17, 2018. Stantec completed the hazardous substance eligibility determination for the West Bend Brewery Property on October 11. Stantec resubmitted the petroleum eligibility determinations for the Former Gehl property and Former Blain property in West Bend on October 12.

2nd Quarter of FY 2019

Stantec submitted the petroleum eligibility determination for the Former Bermico/ Line Material Co. Property in West Bend on February 25. The hazardous substance eligibility determinations were submitted for the 24, 28, and 32 S. Main Street parcels in Hartford on February 12. The hazardous substance eligibility determinations were submitted for Sites 7 and 8 of the Downtown Riverwalk – West Section in West Bend on February 20 and EPA approved the determinations on February 21. The petroleum eligibility determinations for Sites 1 through 8 of the Downtown Riverwalk – West Section in West Bend were submitted to the WDNR on March 1.

3rd Quarter of FY 2019

As described above, the Phase I ESA for the Downtown Riverwalk – West Section was submitted to EPA for review on April 10. Stephanie Ross of EPA requested

revisions/clarifications on April 12. Stantec revised the report per USEPA Comments. The documents were provided for Washington County and City of West Bend Review on May 9 and Stantec submitted the documents to Stephanie Ross of EPA on May 14. Stephanie Ross of EPA acknowledged receipt and indicated the clarifications were helpful on May 20 via email. Stantec provided clarification as to which Eligibility Determinations correspond to which West Bend Downtown Riverwalk – West Section Site Nos. 1-6. Deb Sielski of Washington County submitted the clarifications to EPA on May 17. Stephanie Ross of EPA acknowledged receipt and indicated the clarifications were helpful on May 20 via email.

The Phase I ESA for the Hartford Main Street Properties was completed. The report and AAI Checklist were submitted to Brian Kennedy of EPA on June 24.

4th Quarter of FY 2019

The Phase I ESA for the West Bend Brewing property was completed and submitted to U.S. EPA on July 25 with the AAI Checklist.

1st Quarter of FY 2020

None, other than the Eligibility Determination and Site Access Agreement for the Village of Slinger - Phillip Funeral Home site.

2nd Quarter of FY 2020

The Phase I ESA for the BL-Branch Group One, LLC (EPA ACRES No.: 239370) in West Bend was completed, reviewed by the City and County and submitted to EPA on March 13. The Phase I ESA report for the Phillip Funeral Home Property in Slinger (ACRES No. 241453) was submitted to the EPA on January 16, 2020. Stantec issued an ED request to the WDNR for use of petroleum funds on April 1, 2020. WDNR approved the determination on April 15, 2020.

3rd Quarter of FY 2020

An eligibility determination request for petroleum funding for the Phillip Funeral Home property in Slinger was submitted to the WDNR on April 1, 2020. WDNR approved the determination on April 15, 2020. The eligibility determination request was completed and submitted to the WDNR on May 6, 2020 for the Berean Bible Institute property in Slinger. The WDNR approved the determination on May 27, 2020. An amended database review of the BL Branch Group One LLC Property in West Bend was completed (dated May 8, 2020). The report was submitted to WDNR and US EPA on May 11, 2020. The Phase I ESA report for the 215 Main LLC parcel in West Bend was completed and submitted to WDNR on May 11, 2020. The eligibility determination request was completed and submitted to the WDNR on May 6, 2020 for the Berean Bible Institute property in Slinger. The WDNR approved the determination on May 27, 2020.

4th Quarter of FY 2020

Eligibility determination requests (EDs) were submitted to U.S. EPA and WDNR to utilize funding for the former Plat Elementary School in the Village of Richfield on

September 8, 2020. The Site Access Agreement was drafted. The following reports were completed and submitted to the EPA on September 24, 2020:

- Phase I Environmental Site Assessment, Schulte's Sanitation Properties, LLC / Nathan Hill Investments, LLC Property: EPA ACRES Nos.: 242294, 242296, 242295, 242297, 242298, 242299, 242300, & 244301 (and AAI Checklist)
- Phase I Environmental Site Assessment, Dick's Ambulance Service Property: 411 and 413 Kettle Moraine Drive South, Slinger, Wisconsin: EPA ACRES No.: 242292 (and AAI Checklist).

1st Quarter of FY 2021

The Phase I ESA report was completed and submitted to the Village of Richfield, the property owner and Washington County on December 8, 2020. The Village and owner had no comments. Pending review by the County, the report will be submitted to U.S. EPA in January 2021. The report reference is below.

Former Plat Elementary School; 4908 Monches Road, Richfield, Wisconsin - Phase I Environmental Site Assessment: EPA ACRES No.: 244481, December 8, 2020.

F. Percent Complete and Scheduled Activities

This task is currently approximately 98% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd quarter of FY2018 include the County submitting eligibility determination requests, and provided sites are eligible, completing Phase I ESAs for high priority sites during the 3rd Quarter of FY2018.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Phase I ESAs will be scheduled and implemented. An eligibility determination and subsequent Phase I ESA will be performed for the Former Barton Elementary School property in the City of West Bend. The property is targeted for adaptive reuse of the historic school building as well as construction of additional buildings and facilities for affordable and market rate apartments.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, Stantec will complete the Phase I ESAs for the Former Barton Elementary School property in West Bend as well as the Former Jackson Mill site in Jackson. Stantec will also complete the eligibility determinations for the "West Bank" and Former West Bend Brewery properties located in West Bend. Phase I ESAs will be completed, as appropriate.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the County and Stantec will complete the hazardous substance eligibility determination request for the Former West Bend Brewing Site and

the “West Bank” properties located in West Bend. Phase I ESAs will be completed, as appropriate.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, the eligibility determinations for the Main Street Properties in Hartford and the West Bank Properties in West Bend will be completed and Phase I ESAs initiated, as appropriate. The Phase I ESA will be completed for the West Bend Brewery Property.

3rd Quarter of FY 2019

During the 3rd Quarter of FY2019, The Phase I ESA reports will be completed for Former West Bend Brewery property, the 24, 28, and 32 S. Main Street parcels in Hartford, and Sites 1 through 8 of the Downtown Riverwalk – West Section in West Bend

4th Quarter of FY 2019

The Phase I ESA report for the Former West Bend Brewery property will be completed.

1st Quarter of FY 2020

An Eligibility determination request will be submitted for US EPA review for the Phillip Funeral Home Phase I ESA. Pending approval, the Phase I ESA will be completed.

2nd Quarter of FY 2020

The Phase I ESA report for the Village of Slinger - Phillip Funeral Home Property will be completed. Site Eligibility Determinations will be submitted to US EPA for Village of Slinger - Dick's Ambulance Service and Village of Slinger - Schulteis Sanitation Properties LLC/ Nathan Hill Investments, LLC.

3rd Quarter of FY 2020

Data evaluation and report preparation was substantially completed for the Dick's Ambulance Service and Schulteis Sanitation Properties LLC/ Nathan Hill Investments, LLC parcels. The site reconnaissance will be conducted when the site access agreements are obtained and the final reports compiled. Preparation of the Eligibility Determination for the Berean Bible Institute was completed and issued for County and Village of Slinger review on March 16, 2020. The document will be finalized pending receipt of comments and the Phase I ESA will be conducted.

4th Quarter of FY 2020

The Phase I ESA reports will be completed and submitted for the Dicks Ambulance Service Site in Slinger, the Schulteis Sanitation parcels in Slinger and the Former Plat Elementary School Property in Richfield. The Phase I ESA for the Berean Bible Institute property in Slinger has been cancelled.

1st Quarter of FY 2021

The Phase I ESA for the Former Plat Elementary School in the Village of Richfield will be completed.

2nd Quarter of FY 2021

The Phase I ESA report for the Former Plat Elementary School in the Village of Richfield will be submitted to U.S. EPA in January 2021.

Task 3 – Conduct Phase II Environmental Site Assessments, Site Investigations, and Remedial/Reuse Planning Activities

A. Task Description

This task includes conducting Phase II ESAs, site investigations, and remedial/ reuse planning. On sites that meet the site-specific eligibility requirements, and are approved for use of U.S. EPA funds, by the U.S. EPA (hazardous substance brownfields) and/or WDNR (petroleum brownfields), the County may use the assessment funds to conduct Phase II ESAs, site investigations, remedial planning and other brownfield reuse planning activities. Phase II site investigation activities are likely to include soil and groundwater sampling and may include magnetometer surveys, trenching to confirm anomalies, asbestos surveys and sampling for other hazardous building materials. Additional field services provided by U.S. EPA may include geophysical characterization, such as ground penetrating radar or electro-magnetic surveys. Greener and Sustainable Remediation principles will be incorporated into project tasks using the ASTM Greener Cleanup Standard Guide.

This task has a current budget of \$318,342.94, which includes completion of annual updates to the existing approved Quality Assurance Project Plan (QAPP). Eligibility determinations (EDs) and/or access agreements may also be completed for Task 3 for any properties for which these were not performed as part of Phase I ESAs conducted as part of Task 2. Based on the budget reallocation requests No. 7 and No. 8 identified in Section III – Modifications to the Work Plan, it is anticipated that the scope of work and deliverables for this task to be completed by the environmental consulting firm will include:

- Approximately eight (8) site-specific sampling and analysis plans (SAPs) and health and safety plans (HASPs);
- Approximately thirteen (12) Phase II ESAs;
- Three (3) remedial action options reports (ROARs) and/ or remedial action plans (RAPs).
- One (1) asbestos and hazardous materials pre-demolition or renovation surveys.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

3rd Quarter of FY 2018

U.S. EPA approved the QAPP update on June 22, 2018 and authorized the County to begin Phase II ESA work.

4th Quarter of FY 2018

U.S. EPA approved the sampling and analysis plan (SAP) for the Phase II ESA at the Former Barton Elementary School Site on September 12. Use of funds for reuse and remedial costing was approved by U.S. EPA for the Former Niphos Site on July 23. Phase I and II ESAs to the developer's financial backers.

Reuse scenario costing for the Former Niphos Site was completed and a report was issued November 12. A call to discuss the report with the client was conducted on the same day. Further discussions were held following the SRC meeting on November 14. The report will be revised to incorporate the comments received.

Site investigation activities were initiated for the Former Bermico Site. Previous sampling and analysis plan reports were reviewed, and drillers were tentatively scheduled, pending site access.

1st Quarter of FY 2019

No activity

2nd Quarter of FY 2019

No activity.

3rd Quarter of FY 2019

The Sampling and Analysis Plan (SAP) for the Downtown Riverwalk – West Section was submitted to EPA for review on April 10. Stephanie Ross of EPA requested revisions/clarifications on April 12. Stantec responded to EPA's comments via email on April 14. EPA conditionally approved the SAP on April 14 to allow scheduled drilling to begin but requested that a revised SAP be submitted. The revised SAP was provided for Washington County and City of West Bend Review on May 9 and Stantec submitted the documents to Stephanie Ross of USEPA on May 14. Stephanie Ross of EPA acknowledged receipt and indicated the clarifications were helpful on May 20 via email.

The EPA approved use of funds to prepare a redevelopment request for proposals for the former Niphos Plating, Inc. property in Slinger.

4th Quarter of FY 2019

The Site-Specific Sampling and Analysis Plan for the Former West Bend Brewing Property was submitted to USEPA on July 25. US EPA approved the Plan on August 21st.

The U.S. EPA approved use of funds for the entire Village of Richfield Northeast Corridor Infrastructure Study, inclusive of the "Farm Area" on August 7.

1st Quarter of FY 2020

The SAP for the Hartford Main Street Properties was submitted to US EPA on October 16, 2019 and was approved by US EPA on October 18, 2019.

2nd Quarter of FY 2020

No new activity

3rd Quarter of FY 2020

WDNR-required supplemental closure investigation activities at the Former Niphos Coatings, Inc. site in Slinger was authorized by the SRC at the April 30, 2020 SRC Meeting. Reallocation Request 10 to perform the work was submitted to US EPA on May 4, 2020. US EPA approved Request 10 on May 6, 2020. The SRC approved funding to complete asbestos, lead-based paint and hazardous building materials surveys for the Former Plat Elementary School property in Richfield at the June 30 SRC meeting.

4th Quarter of FY 2020

U.S. EPA approved Reallocation Request 11, which included the hazardous building materials survey of the former Plat Elementary School in the Village of Richfield on July 7, 2020. U.S. EPA approved Reallocation Request, which included further site investigation of the former West Bend Brewing Property. The reallocation request was submitted to U.S. EPA on September 24 and US EPA approved the request the same day.

1st Quarter of FY 2021

No new activities were approved.

C. Completed Activities or Projects

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, Stantec initiated completion of the annual Quality Assurance Project Plan (QAPP) update.

3rd Quarter of FY 2018

Stantec attended a QAPP update call with Jan Pels and Stephanie Ross of U.S. EPA and Deb Sielski of the County on May 29, 2018. Based on the results of the call the QAPP update was completed, reviewed by the County and submitted to U.S. EPA on June 19, 2018. U.S. EPA approved the QAPP update on June 22, 2018 and authorized the County to begin Phase II ESA work.

4th Quarter of FY 2018

Stantec prepared the site SAP for the Former Barton Elementary School Site dated August 22, 2018. U.S. EPA approved the SAP on September 12, 2018.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, Stantec completed the Phase II ESA report for the Former Barton Elementary School Site (October 26, 2018). Remedial Planning including discussions with the WDNR and developer and preparation of a materials management plan for the site were initiated. Stantec issued a reliance letter for the Phase I and II ESAs to the developer's financial backers.

Reuse scenario costing for the Former Niphos Site was completed and a report was issued November 12. A call to discuss the report with the client was conducted on the same day. Further discussions were held following the SRC meeting on November 14. The report will be revised to incorporate the comments received.

Site investigation activities were initiated for the Former Bermico Site. Previous sampling and analysis plan reports were reviewed, and drillers were tentatively scheduled, pending site access.

2nd Quarter of FY 2019

A meeting was held with the City of West Bend on February 11 at County offices to discuss initiation of the Phase II ESA at the Former Bermico/ Line Material Co. Property in West Bend. A site visit to view the property and clear underground utilities was conducted by Stantec and the City on February 14. On-site drilling and sampling were conducted on March 6th and 7th. Report preparation was initiated.

The Phase II ESA report for the former Barton Elementary School Property in West Bend was submitted to EPA. The Remedial Action Plan/Soil Management Plan was initiated.

Preparation of the Sampling and Analysis Plan for the Downtown Riverwalk – West Section in West Bend was initiated.

The Remedial Alternative Evaluation and Reuse Planning report for the former Niphos Coatings, Inc. Property was finalized per Village of Slinger comments and submitted on February 6. A meeting was held at Village of Slinger offices on March 8 to discuss next steps and redevelopment of the property.

3rd Quarter of FY 2019

The Remedial Action Plan/Soil Management Plan for the former Barton Elementary School Property was completed. The plan will be submitted to EPA during the 4th quarter.

As described above, the Sampling and Analysis Plan (SAP) for the Downtown Riverwalk – West Section was submitted to USEPA for review on April 10. Stephanie Ross of EPA requested revisions/clarifications on April 12. Stantec responded to EPAs comments via email on April 14. EPA conditionally approved the SAP on April 14 to allow scheduled drilling to begin but requested that a revised SAP be submitted. The revised SAP was provided for Washington County and City of West Bend Review on May 9 and Stantec submitted the documents to Stephanie Ross of USEPA on May 14. Stephanie Ross of USEPA acknowledged receipt and indicated the clarifications were helpful on May 20 via email.

4th Quarter of FY 2019

The SAP for the Former West Bend Brewing property was submitted to U.S. EPA on July 25. U.S. EPA approved the Plan on August 21st. The Phase II ESA for the Bermico Site located at 2100 Northwestern Avenue, West Bend was also submitted on July 25.

1st Quarter of FY 2020

The SAP for the Hartford Main Street Properties was submitted to US EPA on October 16, 2019 and was approved by US EPA on October 18, 2019.

The annual QAPP update for the project was submitted to US EPA on October 10, 2019. US EPA acknowledged receipt of the update the same day.

Site field work at the City of Hartford – Main Street Properties was coordinated and performed on October 23, 2019. Report preparation was initiated.

A phone call was held with the WDNR on October 15, 2019 to discuss the closure request for the Former Niphos Coatings, Inc. Research into utility locations was performed. A scope of work was developed to locate underground utilities which included a geophysical survey and review of additional utility drawings with the City. Site field activities were performed on November 7, 2019. Report preparation was initiated.

Activities were coordinated for the supplemental Asbestos, Lead-based Paint and Hazardous Building Materials Survey for the West Bend Brewing Property. Site work was completed October 18-23, 2019. Report preparation was initiated.

Work continued on the Village of Richfield Infrastructure Study. The results of the Study were presented at the Village of Richfield Board Meeting on November 21st, 2019. Preparation of the final report was substantially completed.

Work continued on the property reuse study for the City of Hartford - Hartford Plaza a/k/a “Kmart” property. The results were presented at the City of Hartford Common Council Meeting on December 10, 2019.

The Redevelopment Request for Proposals for the Village of Slinger - Former Niphos Coatings, Inc. property was completed, advertised and released on the following schedule:

- Ad to paper – 11/22/2019
- 1st Ad and Release RFP – 12/3/2019
- 2nd Ad – 12/10/2019
- 3rd Ad – 12/17/2019

2nd Quarter of FY 2020

The final report for the Village of Richfield Infrastructure Study was completed and submitted to EPA on March 11, 2020.

The Property Reuse Study for the City of Hartford - Hartford Plaza was completed and presented at the January 27, SRC Meeting.

The site report, *Utility Locate and Further Clarification of Site Investigation and Remedial Action Niphos Coatings Inc. (Former); 308 Oak Street; Village of Slinger, Wisconsin* (ACRES # 162101) was completed and submitted on January 13, 2020 for County and Village of Slinger review. The final report was issued to the WDNR on January 16, 2020 and the EPA on January 21, 2020. The site redevelopment preproposal meeting for the Former Niphos Coatings, Inc. property was held on January 9 (Proposals were submitted February 25). The County, Village of Slinger and its consultants reviewed and scored the proposal and attended an evaluation meeting at County offices on March 12 to discuss the proposals. The above group reviewed questions for the interviewee and attended a Zoom interview on March 27. A letter regarding closure was received from the WDNR dated April 2, 2020.

The Phase II ESA report for the Former West Bend Brewing property was completed and submitted to the County and City of West Bend for review on February 18, 2020.

Supplemental sampling at Hartford Main Street Properties was coordinated. Site activities were scheduled and performed on March 30, 2020. Final report preparation continued.

Report preparation for the West Bank Phase II ESA in West Bend was substantially completed. Results for the upcoming BL-Branch Group One, LLC property sampling will be incorporated into the report.

3rd Quarter of FY 2020

A letter regarding closure for the Former Niphos Coatings, Inc. site was received from the WDNR dated April 2, 2020. Supplemental investigation including sampling of site monitoring wells was requested. Representatives of Stantec and Washington County visited the Site on April 3, 2020 to assess the condition of site monitoring wells. Stantec completed an eligibility determination request for petroleum and submitted it to the WDNR on May 11. WDNR approved the determination on May 27. Stantec completed a work plan for WDNR review on June 2, 2020. Stantec attended a call with WDNR on June 9 to discuss the work plan. WDNR concurred with the approach. Field work was completed on June 10 and 11, 2020. Data reduction and report preparation was initiated. The final report will be completed during the 4th Quarter.

Following a Zoom interview with Forward Contractors on March 27, the County formally notified Forward Contractors of their intention to move forward with a redevelopment agreement on April 17. Preparation of the property transfer agreement “Term Sheet” was initiated and will be completed during the 4th Quarter.

The eligibility determination request for petroleum funding was submitted to the WDNR on April 1, 2020. The WDNR approved the determination on April 15, 2020. The site-specific sampling and analysis plan (SSSAP) for the Phillip Funeral Home in Slinger was developed and submitted to the EPA for review on April 21. A revised version was submitted to US EPA on May 12. US EPA Approved the SSSAP on May 13. Site field work was completed, and samples were submitted for laboratory analysis. Report preparation was initiated.

Supplemental sampling was performed at the Hartford Main Street Properties on March 30, 2020. Data reduction and report preparation was completed. The final report will be issued during the 4th Quarter.

4th Quarter of FY 2020

The following reports were completed and submitted to U.S. EPA on September 24, 2020:

- Phase II Environmental Site Assessment, 119 Kettle Moraine Drive South, Slinger, Wisconsin; EPA ACRES No.: 241453
- Supplemental Case Closure Activities – Niphos Coatings Inc. (Former), 308 Oak Street, Village of Slinger, Wisconsin; WDNR BRRS #02-67-561163; EPA ACRES No. 162101
- Phase II Environmental Site Assessment Report for the South Main Street Property; 24, 28, and 32 South Main Street; Hartford, Wisconsin; EPA ACRES Nos.: 239366, 239364, and 239362

The following report was completed and is being reviewed by the City of West Bend:

- Phase II Environmental Site Assessment, Downtown Riverwalk – West Section Property, West Bend Wisconsin; EPA ACRES Nos.: 239365, 239367, 239368, 239369, 239370, 239371, 239372, and 239373

In addition, the Village of Slinger Property Transfer Agreement Term Sheet was reviewed per the developer's comments.

1st Quarter of FY 2021

An amendment letter to the Philip Funeral Home Phase II ESA report was completed and submitted to the Village of Slinger and Washington County for review on December 3, 2020 entitled:

Addendum Letter to Phase II Environmental Site Assessment; 119 Kettle Moraine Drive South Property, Slinger, Wisconsin; U.S. EPA ACRES No.: 241453; December 3, 2020.

Pending review, the report will be submitted to USEPA in January 2021.

The asbestos, lead-based paint and restricted waste surveys were coordinated for the Former Plat Elementary School property. Field activities were completed on November 9, 2020. The report was completed and submitted to Washington County, Village of Richfield and the Owner for review on December 4th, 2020 and entitled:

Pre-Renovation: Asbestos-Containing Materials Inspection, Lead-Bearing Paint; Inspection, and Regulated Hazardous Building Material Inventory; Former Plat Elementary School Property; 4908 Monches Road, Richfield, Wisconsin; EPA

Brownfield Cooperative Agreement No.: BF-00E02304-0; EPA ACRES No.: 244481;
December 4, 2020

The Village and owner had no comments on the report other than questions regarding the results. Pending review by the County, the report will be submitted to U.S. EPA in January 2021.

The Site-Specific Sampling and Analysis Plan (SSSAP) for the West Bend Brewing site was prepared and submitted to the US EPA and WDNR on November 12, 2020 and entitled:

Site-Specific Sampling and Analysis Plan, Supplemental Site Investigation, WB Brewery Building, LLC Parcels, West Bend, Wisconsin; EPA ACRES Nos.: 239919 & 239363, November 10, 2020

WDNR provided authorization to proceed on November 12, 2020. U.S. EPA provided authorization to proceed on November 13, 2020. The site investigation field work was completed during November. Report preparation was initiated and significantly completed. Grant funded portions of the work are complete. The final report will be issued to EPA in February 2021.

In addition, the Former Niphos Coatings, Inc. Property Transfer Agreement was further developed.

D. Activities or Projects in Progress

2nd Quarter of FY 2018

Stantec is coordinating with Jan Pels and Stephanie Ross of the U.S. EPA to complete the QAPP update.

3rd Quarter of FY 2018

Discussions began regarding completion of the Bermico Property site investigation in West Bend.

4th Quarter of FY 2018

Site field work for the Former Barton Elementary School was coordinated including coordination with site contractors, the laboratory and school district (owner). The site geophysical survey was performed on September 17 and borehole locations marked. Soil boring and groundwater monitoring well installation was performed on September 19 and 20th, 2018. Soil samples were submitted to the analytical laboratory. Groundwater samples were collected on September 21, 2018. Field data reduction was initiated (borehole logs, tables, etc.). Report preparation was initiated.

Stantec reviewed the previous approved SAP for the Former Bermico Site and evaluated tasks required to move the project forward. Stantec met with the City of West Bend and Washington County to discuss appropriate actions with respect to the property owner.

Stantec and Vandewalle attended a call with the City of Slinger regarding reuse scenarios for the former Niphos Site. Stantec initiated cost estimating for the reuse scenarios and discussed the project further with the County.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, remedial planning for the former Barton Elementary School including discussions with the WDNR and developer, and preparation of a materials management plan for the site were initiated. Stantec issued a reliance letter for the Phase I and II ESAs to the developer's financial backers.

Reuse scenario costing for the Former Niphos Site was completed and a report was issued November 12. A call to discuss the report with the client was conducted on the same day. Further discussions were held following the SRC meeting on November 14. The report will be revised to incorporate the comments received.

Site investigation activities were initiated for the Former Bermico Site. Previous sampling and analysis plan reports were reviewed, and drillers were tentatively scheduled, pending site access.

2nd Quarter of FY 2019

Report preparation for the Phase II ESA at the Former Bermico/ Line Material Co. Property in West Bend was ongoing.

Preparation of the Remedial Action Plan/Soil Management Plan for the former Barton Elementary School Property in West Bend was ongoing.

Preparation of the Sampling and Analysis Plan for the Downtown Riverwalk – West Section in West Bend was ongoing.

3rd Quarter of FY 2019

Report preparation for the Phase II ESA at the Former Bermico/ Line Material Co. Property in West Bend continued. Report preparation for the Phase II ESA at the Downtown Riverwalk – West Section in West Bend continued. Preparation of the former West Bend Brewery Sampling and Analysis Plan continued. Preparation of the Hartford Main Street Properties Sampling and Analysis Plan was initiated.

Deb Sielski of Washington County presented the concept of preparing a redevelopment request for proposals (RFP) for the former Niphos Plating, Inc. property to the Village of Slinger Board on April 17, 2019. RFP preparation was initiated.

4th Quarter of FY 2019

Phase II ESA field activities were completed for the Former West Bend Brewing property on September 13. Report preparation was initiated. Preparation of the Site-specific Sampling and Analysis Plan for the Main Street properties in Hartford continued. The Annual QAPP update was initiated.

The Village of Richfield infrastructure Study was initiated. A meeting was held with the Village of Richfield, Stantec and V&A on August 16. Initial costs, figures and tables were developed and submitted to the Village on August 30. Stantec attended a meeting at Village Hall on September 19 (V&A attended by Phone). Stantec attended a follow-up phone call with the Village on September 23 to address comments from the Village President and EDWC. Stantec then developed costs to bring water and sewer from Jackson and the Village of Richfield for comparison to the Village of Germantown. Report preparation was initiated.

1st Quarter of FY 2020

Report preparation continued for Site field work conducted at the City of Hartford – Main Street Properties on October 23, 2019; Former Niphos Coatings, Inc. property on November 7, 2019 and West Bend Brewing Property on October 18-23, 2019. Preparation also continued on the Village of Richfield Infrastructure Study and Property Reuse Study for the City of Hartford - Hartford Plaza.

2nd Quarter of FY 2020

Supplemental sampling at Hartford Main Street Properties was coordinated. Site activities were scheduled and performed on March 30, 2020. Final report preparation continued.

Report preparation for the West Bank Phase II ESA in West Bend was substantially completed. Results for the upcoming BL-Branch sampling will be incorporated into the report.

SAP Preparation for the Phillip Funeral Home Property in Slinger was initiated.

3rd Quarter of FY 2020

Data reduction and report preparation was initiated for the Former Niphos Coatings, Inc. site. The final report will be completed during the 4th Quarter. Preparation of the property redevelopment agreement “Term Sheet” with Forward Contractors was initiated and will be completed during the 4th Quarter. Data reduction and report preparation for the Phillip Funeral Home property in Slinger was initiated and will be completed during the 4th Quarter. Data reduction and report preparation for the Hartford Main Street Properties on March was completed. The final report will be issued during the 4th Quarter.

4th Quarter of FY 2020

Supplemental groundwater sampling and analysis was performed at the Phillip Funeral Home property in the Village of Slinger. The site monitoring wells were properly abandoned. The laboratory results were received and an amendment letter to the Phase II ESA report is being prepared. Coordination for the hazardous building materials survey of the former Plat Elementary School in the Village of Richfield continued. In addition, the Village of Slinger Property Transfer Agreement Term Sheet was reviewed per the developer’s comments.

1st Quarter of FY 2021

An amendment letter to the Philip Funeral Home Phase II ESA report was completed and submitted to the Village of Slinger and Washington County for review on December 3, 2020 entitled:

Addendum Letter to Phase II Environmental Site Assessment; 119 Kettle Moraine Drive South Property, Slinger, Wisconsin; U.S. EPA ACRES No.: 241453; December 3, 2020.

Pending review, the report will be submitted to USEPA in January 2021.

The asbestos, lead-based paint and restricted waste surveys were coordinated for the Former Plat Elementary School property. Field activities were completed on November 9, 2020. The report was completed and submitted to Washington County, Village of Richfield and the Owner for review on December 4th, 2020 and entitled:

Pre-Renovation: Asbestos-Containing Materials Inspection, Lead-Bearing Paint; Inspection, and Regulated Hazardous Building Material Inventory; Former Plat Elementary School Property; 4908 Monches Road, Richfield, Wisconsin; EPA Brownfield Cooperative Agreement No.: BF-00E02304-0; EPA ACRES No.: 244481; December 4, 2020

The Village and owner had no comments on the report other than questions regarding the results. Pending review by the County, the report will be submitted to U.S. EPA in January 2021.

The Site-Specific Sampling and Analysis Plan (SSSAP) for the West Bend Brewing site was prepared and submitted to the US EPA and WDNR on November 12, 2020 and entitled:

Site-Specific Sampling and Analysis Plan, Supplemental Site Investigation, WB Brewery Building, LLC Parcels, West Bend, Wisconsin; EPA ACRES Nos.: 239919 & 239363, November 10, 2020

WDNR provided authorization to proceed on November 12, 2020. U.S. EPA provided authorization to proceed on November 13, 2020. The site investigation field work was completed during November. Report preparation was initiated and significantly completed. Grant funded portions of the work are complete. The final report will be issued to EPA in February 2021.

In addition, the Former Niphos Coatings, Inc. Property Transfer Agreement was further developed.

E. Deliverables

3rd Quarter of FY 2018

The QAPP Update was submitted to USEPA on June 19, 2018.

4th Quarter of FY 2018

Stantec prepared the site SAP for the Former Barton Elementary School Site dated August 22, 2018. EPA approved the SAP on September 12, 2018.

1st Quarter of FY 2019

Stantec issued a reliance letter for the Phase I and II ESAs for the Former Barton School property to the developer's financial backers. Reuse scenario costing for the Former Niphos Site was completed and a report was issued November 12.

2nd Quarter of FY 2019

The Phase II ESA report for the former Barton Elementary School Property in West Bend was submitted to EPA. The Remedial Alternative Evaluation and Reuse Planning report for the former Niphos Coatings, Inc. Property was finalized per Village of Slinger comments and submitted on February 6.

3rd Quarter of FY 2019

The Remedial Action Plan/Soil Management Plan former Barton Elementary School Property was completed. The Sampling and Analysis Plan (SAP) for the Downtown Riverwalk – West Section was completed.

4th Quarter of FY 2019

The Site-Specific Sampling and Analysis Plan for the Former West Bend Brewing property was submitted to U.S. EPA on July 25. U.S. EPA approved the Plan on August 21st. The Phase II ESA for the Bermico Site located at 2100 Northwestern Avenue, West Bend was also submitted on July 25.

1st Quarter of FY 2020

The SAP for the Hartford Main Street Properties was submitted to US EPA on October 16, 2019 and was approved by US EPA on October 18, 2019.

The annual QAPP update for the project was submitted to US EPA on October 10, 2019. US EPA acknowledged receipt of the update the same day.

The Redevelopment Request for Proposals for the Village of Slinger - Former Niphos Coatings, Inc. property was completed, advertised and released on the following schedule:

- 1st Ad and Release RFP – 12/3/2019
- 2nd Ad – 12/10/2019
- 3rd Ad – 12/17/2019

2nd Quarter of FY 2020

The final report for the Village of Richfield Infrastructure Study was completed and submitted to EPA on March 11, 2020.

The Property Reuse Study for the City of Hartford - Hartford Plaza was completed and presented at the January 27, SRC Meeting.

The site report, *Utility Locate and Further Clarification of Site Investigation and Remedial Action Niphos Coatings Inc. (Former); 308 Oak Street; Village of Slinger, Wisconsin* (ACRES # 162101) was completed and submitted on January 13, 2020 for County and Village of Slinger review. The final report was issued to the WDNR on January 16, 2020 and the EPA on January 21, 2020.

The Phase II ESA report for the Former West Bend Brewing property was completed and submitted to the County and City of West Bend for review on February 18, 2020.

3rd Quarter of FY 2020

Stantec completed an eligibility determination request for petroleum for the Former Niphos Coatings, Inc. site and submitted it to the WDNR on May 11. Stantec completed a work plan for WDNR review on June 2, 2020. Data reduction and report preparation was initiated. The final report will be completed during the 4th Quarter.

Following a Zoom interview with Forward Contractors on March 27, the County formally notified Forward Contractors of their intention to move forward with a redevelopment agreement on April 17.

The eligibility determination request for petroleum funding for the Phillip Funeral Home in Slinger was submitted to the WDNR on April 1, 2020. The WDNR approved the determination on April 15, 2020. The SSSAP was developed and submitted to the US EPA for review on April 21. A revised version was submitted to US EPA on May 12.

4th Quarter of FY 2020

The following reports were completed and submitted to U.S. EPA on September 24, 2020:

- Phase II Environmental Site Assessment, 119 Kettle Moraine Drive South, Slinger, Wisconsin; EPA ACRES No.: 241453
- Supplemental Case Closure Activities – Niphos Coatings Inc. (Former), 308 Oak Street, Village of Slinger, Wisconsin; WDNR BRRTS #02-67-561163; EPA ACRES No. 162101
- Phase II Environmental Site Assessment Report for the South Main Street Property; 24, 28, and 32 South Main Street; Hartford, Wisconsin; EPA ACRES Nos.: 239366, 239364, and 239362

The following report was completed and is being reviewed by the City of West Bend:

- Phase II Environmental Site Assessment, Downtown Riverwalk – West Section Property, West Bend Wisconsin; EPA ACRES Nos.: 239365, 239367, 239368, 239369, 239370, 239371, 239372, and 239373

1st Quarter of FY 2021

The following reports were completed and submitted for review by the County and Coalition Partners:

- Addendum Letter to Phase II Environmental Site Assessment; 119 Kettle Moraine Drive South Property, Slinger, Wisconsin; U.S. EPA ACRES No.: 241453; December 3, 2020
- Pre-Renovation: Asbestos-Containing Materials Inspection, Lead-Bearing Paint; Inspection, and Regulated Hazardous Building Material Inventory; Former Plat Elementary School Property; 4908 Monches Road, Richfield, Wisconsin; EPA Brownfield Cooperative Agreement No.: BF-00E02304-0; EPA ACRES No.: 244481; December 4, 2020
- Site-Specific Sampling and Analysis Plan, Supplemental Site Investigation, WB Brewery Building, LLC Parcels, West Bend, Wisconsin; EPA ACRES Nos.: 239919 & 239363, November 10, 2020
- Former Niphos Coatings, Inc. Property Transfer Agreement.

F. Percent Complete and Scheduled Activities

This task is currently 98% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd Quarter of FY2018 include the environmental consulting firm updating the existing approved QAPP.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Stantec will prepare a cost estimate for additional remedial scenarios associated with reuse options at the Niphos Coatings site, which was assessed as part of the FY2014 grant. As applicable, Phase II ESA activities will be conducted. Stantec may begin Phase II ESA activities at the former Bermico site.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, it is anticipated that site investigation activities will be initiated at the Bermico property in West Bend. Based on the results of the Phase I ESAs to be completed, sampling and analysis plans and Phase II ESAs will be initiated as applicable. Stantec and Vandewalle will prepare redevelopment scenarios and cost estimates associated with reuse of the Niphos Coatings site in the Village of Slinger, which was assessed as part of the FY2014 grant.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the Phase II report for the Former Barton Elementary School Site will be completed. Reuse scenario costing for the Former Niphos Site will also be completed. Site investigation activities will be initiated at the Former Bermico Site.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, preparation of a materials management plan for the Former Barton Elementary School Property will be completed. The Former Niphos property remediation scenario report will be revised to incorporate the comments received.

3rd Quarter of FY 2019

During the 3rd Quarter of FY2019, preparation of a Remedial Action Plan/Soil Management Plan for the Former Barton Elementary School Property will be completed. The Phase II ESA report for the Former Bermico/ Line Material Co. Property in West Bend will be completed. The Sampling and Analysis Plan and the Phase II ESA reports for the Downtown Riverwalk – West Section in West Bend will be completed.

4th Quarter of FY 2019

During the 4th Quarter of FY2019, Report preparation for the Phase II ESA at the Former Bermico/ Line Material Co. Property in West Bend will be completed. Report preparation for the Phase II ESA at the Downtown Riverwalk – West Section in West Bend will be completed. Preparation of the former West Bend Brewery Sampling and Analysis Plan will be completed. Preparation of the Hartford Main Street Properties Sampling and Analysis Plan will be completed. Preparation of an RFP for redevelopment of the former Niphos Plating, Inc. property in Slinger will be completed.

1st Quarter of FY 2020

The asbestos, lead-based paint and hazardous materials survey for the former West Bend Brewing property will be completed. A comprehensive Phase II ESA report for the Property will be completed. The SAP for the Main Street properties in Hartford will be completed and submitted for U.S. EPA review. The Phase II ESA will be completed following U.S. EPA approval of the Plan. The Annual QAPP Update will be completed and submitted to U.S. EPA.

The Village of Richfield Infrastructure Study will be completed. The results will be presented at the Village board meeting on November 21. The request for proposals for redevelopment of the former Niphos Coatings, Inc. property in Slinger will be completed and issued.

The redevelopment plan for the 18-acre Hartford Plaza, will be completed by Vandewalle and Associates.

2nd Quarter of FY 2020

Reports will be completed for Site field work conducted at the City of Hartford – Main Street Properties on October 23, 2019; Former Niphos Coatings, Inc. property on November 7, 2019 and West Bend Brewing Property on October 18-23, 2019. Reports will also be completed for the Village of Richfield Infrastructure Study and Property Reuse Study for the City of Hartford - Hartford Plaza.

The Redevelopment Request for Proposals for the Village of Slinger - Former Niphos Coatings, Inc. property will move forward with the following tentative schedule:

- Mandatory Pre-Proposal Meeting at the project site – 1/9/2020 starts at 1:00 PM
- Proposal Due Date – 1/23/2020 by 2:00 PM
- Distribute Qualifications/Technical Proposals to evaluation team members – 1/23/2020
- Individual review and scoring of Qualifications/Technical Proposals – from 1/23/2020 – Team Evaluation Meeting Date
- Team Evaluation Meeting - 1/31/2020 from 9 – noon.
- Interviews – 2/13/2020 approximately 8:30 AM – 2:00 PM (top scoring firms only)
- Developer's agreement negotiations with selected firm to be completed by 3/6/20. County Committee and County Board Meeting to review and confirm the award – 3/11/2020.

3rd Quarter of FY 2020

The Phase II ESA report will be completed for the City of Hartford – Main Street Properties.

The BL-Branch Group one Phase II ESA will be completed. The results for the upcoming BL- sampling will be incorporated into the West Bank Phase II ESA report.

SAP Preparation for the Phillip Funeral Home Property in Slinger will be completed and the Phase II ESA will be performed.

Additional sampling required by the WDNR for the former Niphos Coatings, Inc. site will be completed.

Selection and award for a developer for the former Niphos Coatings, Inc. site will be made and a property transfer agreement developed.

4th Quarter of FY 2020

The final report will be completed for the supplemental investigation at the Former Niphos Coatings, Inc. site as well as the property redevelopment agreement “Term Sheet” and redevelopment agreement with Forward Contractors. The Phase II ESA reports for the Phillip Funeral Home in Slinger and the Hartford Main Street Properties will also be completed.

1st Quarter of FY 2021

The supplemental groundwater sampling and analysis report for the Phillip Funeral Home property in Slinger will be completed. The hazardous building materials survey of the former Plat Elementary School in Richfield will be completed. In addition, the Village of Slinger Property Transfer Agreement Term Sheet was reviewed per the developer's comments. The Phase II ESA for the Downtown Riverwalk – West Section Property in West Bend will be submitted to U.S. EPA.

2nd Quarter of FY 2021

The following reports will be submitted to the U.S. EPA in January 2021:

- Addendum Letter to Phase II Environmental Site Assessment; 119 Kettle Moraine Drive South Property, Slinger, Wisconsin; U.S. EPA ACRES No.: 241453; December 3, 2020
- Pre-Renovation: Asbestos-Containing Materials Inspection, Lead-Bearing Paint; Inspection, and Regulated Hazardous Building Material Inventory; Former Plat Elementary School Property; 4908 Monches Road, Richfield, Wisconsin; EPA Brownfield Cooperative Agreement No.: BF-00E02304-0; EPA ACRES No.: 244481, December 4, 2020
- Phase II Environmental Site Assessment, Downtown Riverwalk – West Section Property, West Bend Wisconsin; EPA ACRES Nos.: 239365, 239367, 239368, 239369, 239370, 239371, 239372, and 239373, August 24, 2020
- Former Niphos Coatings, Inc. Property Transfer Agreement.

The Supplemental Site Investigation report for the former West Bend Brewing Property will be submitted in February 2021.

Task 4 – Community Brownfields Area-wide Redevelopment Planning

A. Task Description

This task includes area-wide redevelopment planning. There are at least six large sites or clusters of contiguous smaller sites within the target areas for which it is anticipated that area-wide planning will be a key to advancing sites beyond assessment to redevelopment. The community areas and specific sites on which reuse planning will be performed will be determined by the County and SRC in response to development proposals and/or requests from the coalition members.

This task has a budget of \$42,591.16. It is anticipated that the scope of work and deliverables for this task to be completed by the consulting firm will include 2 smaller area-wide plans and 1 larger area-wide plans. Areas will be determined by the Coalition and relate to high priority sites as identified in the site prioritization process and community needs.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

4th Quarter of FY 2018

The U.S. EPA approved using grant funds for a hotel market study for the Former Gehl Site in West Bend on September 24.

1st Quarter of FY 2019

The U.S. EPA approved a planning study for downtown Slinger on December 10.

2nd Quarter of FY 2019

None.

3rd Quarter of FY 2019

None.

4th Quarter of FY 2019

None. See Task 3 for information on the Village of Richfield Infrastructure Study and request for proposals for redevelopment of the former Niphos Coatings, Inc. property.

1st Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals for redevelopment of the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

2nd Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals for redevelopment of the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

3rd Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

4th Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

1st Quarter of FY 2021

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

C. **Completed Activities or Projects**

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, EDWC met with the Village of Germantown to discuss area-wide planning needs tied to development opportunity pressing on the I-41 / Holy Hill / Rail corridor.

3rd Quarter of FY 2018

During the 3rd Quarter of FY 2018, representatives of Stantec, the County, Vandewalle, and the City of West Bend met on May 17 with a prospective developer regarding

redevelopment and remediation of the former Gehl manufacturing site. Redevelopment planning for the Site and surrounding area was initially discussed. EDWC completed acquisition and development of an IMPACT DataSource software package, Impact Dashboard, designed to assess economic and fiscal impact of proposed brownfield redevelopment sites. The software is calibrated specifically to the County. The software will be evaluated and further calibrated using actual brownfield successes realized as part of the FY2014 assessment grant.

4th Quarter of FY 2018

The County, Vandewalle and Stantec attended a call with the City of West Bend on August 14 to discuss the Former Gehl property planning needs. Initial discussions were held with Patek Hospitality Consultants, Inc. regarding a hotel market study.

1st Quarter of FY 2019

Patek Hospitality Consultants, Inc. completed Phase I of the hotel market study for the Former Gehl property in West Bend dated December 21. Conclusions were that a hotel downtown on the former Gehl property was a viable option. The study included interviews with multiple hotel chains and local businesses as well as an evaluation to the existing hotel market. The potential for a housing study for the area was also evaluated.

The U.S. EPA approved a planning study for downtown Slinger on December 10. Vandewalle initiated planning activities with the Village of Slinger.

2nd Quarter of FY 2019

On January 11, after a call between the County, City of West Bend, Stantec, Vandewalle, and EDWC regarding review of Patek Hospitality Consultants, Inc. Phase I hotel market study report dated December 21, 2018; the decision was made to move forward with Phase II of the study. Phase II of the study was submitted for review on January 28. Based on review, the County gave approval for Phase III, as well as completion of the final report on February 7. The final report was issued February 13, 2019. The report received many positive comments.

Vandewalle continued activities for the Downtown Redevelopment Plan for the Village of Slinger. Vandewalle presented the interim results of the study on March 27.

3rd Quarter of FY 2019

The Village of Slinger Downtown Vision & Strategy was discussed and reviewed at the May 20th Village Board meeting. The Board began to prioritize projects recommended in the document. The Village Board further discussed prioritization at the July 1st Village Board meeting. The document will be considered for adoption at the August 19th Village Board meeting.

4th Quarter of FY 2019

The Village of Slinger Downtown Vision & Strategy document was adopted at the August 19 Village board meeting.

1st Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals for redevelopment of the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

2nd Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals for redevelopment of the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

3rd Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

4th Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

1st Quarter of FY 2021

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

D. Activities or Projects in Progress

2nd Quarter of FY 2018

None.

3rd Quarter of FY 2018

Representatives of Stantec, the County, Vandewalle, and City of West Bend continue to discuss the scope of redevelopment planning for the Gehl site. EDWC continues to prepare the Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1).

4th Quarter of FY 2018

As described above, the County, Vandewalle and Stantec attended a call with the City of West Bend on August 14 to discuss the Former Gehl property planning needs. Initial discussions were held with Patek Hospitality Consultants, Inc. regarding a hotel market study.

1st Quarter of FY 2019

Vandewalle initiated planning activities with the Village of Slinger for a downtown study.

2nd Quarter of FY 2019

Vandewalle continued activities for the Downtown Redevelopment Plan for the Village of Slinger. Vandewalle presented the interim results of the study on March 27.

The Village of Richfield formally requested an infrastructure feasibility study for the Village of Richfield Northeast Corridor on March 21. They will pursue a work scope to study the feasibility with three options including service provided by the Village or Village of Germantown or Village of Jackson.

3rd Quarter of FY 2019

A follow-up call was held with the Village of Richfield, Washington County, Vandewalle and Stantec on April 25 to further discuss the Northeast Corridor infrastructure study. A work scope and estimated cost was prepared and submitted to the Village for review. The Village approved the scope and cost on June 19. The scope and cost was submitted with a budget reallocation request to EPA on June 25 and EPA conditionally approved the budget reallocation and work on June 25, pending questions regarding the area of study.

The Village Board began to prioritize projects recommended in the Village of Slinger Downtown Vision & Strategy document. The Village Board further discussed prioritization at the July 1st Village Board meeting. The document will be considered for adoption at the August 19th Village Board meeting.

4th Quarter of FY 2019

None. See Task 3 for information on the Village of Richfield Infrastructure Study and request for proposals for redevelopment of the former Niphos Coatings, Inc. property.

1st Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals for redevelopment of the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

2nd Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals for redevelopment of the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

3rd Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

4th Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

1st Quarter of FY 2021

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study

E. Deliverables

1st Quarter of FY 2019

Phase I market study report prepared by Patek Hospitality Consultants Inc. and dated December 21 for the Former Gehl Site.

2nd Quarter of FY 2019

Phase II of the Patek Hospitality Consultants, Inc. hotel market study was submitted for review on January 28. Based on review, the County gave approval for Phase III, as well as completion of the final report on February 7. The final report was issued February 13, 2019. The report received many positive comments.

3rd Quarter of FY 2019

A work scope and estimated cost for the Village of Richfield Northeast Corridor Infrastructure study was completed and submitted with a budget reallocation request to EPA on June 25.

4th Quarter of FY 2019

The Village of Slinger Downtown Vision & Strategy document was adopted at the August 19 Village board meeting.

1st Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals for redevelopment of the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

2nd Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals for redevelopment of the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

3rd Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

4th Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

1st Quarter of FY 2021

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study

F. **Percent Complete and Scheduled Activities**

This task is currently 100% complete.

4th Quarter of FY 2018

Representatives of Stantec, the County, Vandewalle, and City of West Bend will complete a scope of work for redevelopment planning for the Gehl site. Planning will be initiated. EDWC will continue to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1) and the software will be utilized as appropriate.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, representatives of Stantec, the County, Vandewalle, and City of West Bend will complete a scope of work for redevelopment planning for the Gehl site. Planning will be initiated.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, Phase II of the hotel market study will be completed by Patek Hospitality Consultants Inc. for the Former Gehl Site. Activities for the Downtown Redevelopment Plan for the Village of Slinger will be furthered by Vandewalle.

3rd Quarter of FY 2019

During the 3rd Quarter of FY2019, Vandewalle will complete the Downtown Redevelopment Plan for the Village of Slinger. The Village of Richfield infrastructure feasibility study for the Village of Richfield Northeast Corridor will be initiated.

4th Quarter of FY 2019

During the 4th Quarter of FY2019, The Village Board will further discuss prioritization projects identified in the Village of Slinger Downtown Vision & Strategy. The document will be considered for adoption at the August 19th Village Board meeting. The Village of Richfield infrastructure feasibility study area will be finalized with the EPA and the study will be initiated.

1st Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study and request for proposals for redevelopment of the former Niphos Coatings, Inc. property.

2nd Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals for redevelopment of the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

3rd Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals for redevelopment of the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

4th Quarter of FY 2020

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

1st Quarter of FY 2021

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study.

2nd Quarter of FY 2021

None. See Task 3 for information on the Village of Richfield Infrastructure Study, request for proposals and redevelopment agreement for the Village of Slinger - Former Niphos Coatings, Inc. property, and City of Hartford – Hartford Plaza Reuse Study

Task 5 – Community Outreach and Involvement

A. Task Description

This task includes community outreach and involvement. Since 2010, the County has proactively involved Washington County communities in the development and advancement of a brownfields-focused SRP. To lead this effort, in early 2013, the County established a SRC to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning and site assessment.

The Coalition plans to convene the SRC on at least a quarterly basis, with the public meetings widely promoted encouraging participation by our partnering organizations and public. Targeted outreach has occurred and will remain important for each target area. To maximize the extent to which community residents and other stakeholders can provide meaningful input to the project, the SRC comprehensive community outreach program will continue, with elements that include SRC public meetings (occurring quarterly), County-wide and community specific public meetings and forums, print and web-based communication tools including the development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations.

This task has a current budget of \$105,530.75 which includes enhancing its capabilities in demonstrating ROI and securing investment resources by building an ROI generator

designed to evaluate various proposed development deals and weigh them against return for public and private participants. Additionally, the Coalition will deploy the latest in marketing technologies to develop project wins into compelling, easy-to-share success stories and case studies. These will be packaged for both recruitment and educational purposes, extending the program's reach and attracting more qualified projects and redevelopers.

The County will report on Project progress at open forums, such as municipal board/council meetings. The County will also distribute information through the existing Site Redevelopment Program website (www.co.washington.wi.us/SRP) which will serve as the foundation for ongoing web-based communication. The County and SRC members will also distribute information through their websites, newsletters, LinkedIn, Twitter, and blog posts as well as direct notice to community organizations and local newspapers.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

The U.S. EPA approved using grant funds for transportation services to a Brownfields summit between U.S. EPA, IEPA, Washington County, and the City of Rock Falls, Illinois in Rock Falls on September 13, 2018.

C. Completed Activities or Projects

The County completed a press release announcing the grant award for circulation in local newspapers, radio stations and three major television stations serving Southeastern Wisconsin. The County met with the Project Management Team (PMT) to detail the roles and responsibilities for Task 4 - Community Outreach and Involvement.

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, the EDWC and the County Project Manager met with Germantown on separate occasions to recruit and secure their formal engagement with the countywide SRC. The County Project Manager prepared a Memorandum of Agreement for review by the Village of Germantown.

The PMT met on March 20, 2018 to review the budget, roles and responsibilities for the PMT and coalition partners, prioritize the tasks and create a detailed work list for the FY 2017 grant. Vandewalle prepared a work plan template for the grant that will be used by members of the PMT.

3rd Quarter of FY 2018

During the 3rd Quarter of FY 2018, significant community outreach occurred.

The PMT met with the National Exchange Bank and Trust on April 9, 2018 with the purpose of informing and engaging local lenders on potential uses of the grant. The

EDWC is in the process of coordinating an approach to reach and meet with all commercial lenders with market share in the County by the end of Q4 of FY2019.

The PMT attended and presented at the WDNR Brownfields 101 Conference on May 10, 2018 with the purpose of further informing the public on the organization and success of the County's SRP.

The County Project Manager provided a MOA to Village of Germantown on April 10 to participate in the SRP as a non-Coalition partner. This further informed the Village of services available for redevelopment.

The County, Stantec, Vandewalle and EDWC participated in conference call meetings with all coalition partners to discuss the new grant, the status of sites identified as part of the FY2014 assessment grant, any new sites that have been identified, and other site issues.

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the first quarterly SRC meeting on Tuesday May 22, 2018; which included a tour of the EH Wolf & Sons redevelopment in the Village of Slinger. The meeting was open to the public.

EDWC completed acquisition and development of the IMPACT DataSource software package, Impact Dashboard, designed to assess economic and fiscal impact/ROI of proposed brownfield redevelopment sites. The software is calibrated specifically to the County. The software will be evaluated and further calibrated using actual brownfield successes realized as part of the FY 2014 assessment grant.

The County project manager met with the U.S. EPA project officer on May 24, 2018.

The PMT held PMT meetings on April 17 and June 19.

The EDWC initiated coordination of a "best practice" sharing research trip to Rock Falls, Illinois to serve as the "sustainability summit" for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY2017 grant is completed.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2018

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the second quarterly SRC meeting on September 5, 2018; which was hosted by the City of Hartford at the Hartford City Hall. The meeting was open to the public.

EDWC utilized the IMPACT DataSource software package, Impact Dashboard, to assess economic and fiscal impact/ROI of the EH Wolf & Sons redevelopment in the Village of Slinger. The final report was presented at the September 5, 2018 SRC

meeting and the September 13 Brownfields Sustainability Summit in Rock Falls, Illinois (no charges for the summit other than approved transportation costs).

The PMT held meetings on the following dates: July 17, August 1, August 7, August 14, August 22, September 14, and September 25 regarding project activities.

A Redevelopment Site Screening Checklist and Brownfields Redevelopment Process Flowchart were prepared, finalized and distributed to the Coalition Partners and SRC members for their use.

An article was published in the Washington County Insider regarding the Former Barton Elementary School property redevelopment project.

Representatives from Washington County, The City of Rock Falls, City of Hartford, EDWC, Village of Jackson, City of West Bend, Stantec, Vandewalle, U.S. EPA, and Illinois EPA, attended a “best practice” sharing research trip to Rock Falls, Illinois to serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY2017 grant is completed.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

1st Quarter of FY 2019

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the third quarterly SRC meeting on November 14, 2018; which was hosted by the Village of Richfield at the Richfield Fire Station No. 2. The meeting was open to the public.

A summary and evaluation of the September 13 Brownfields Sustainability Summit in Rock Falls, Illinois was prepared by EDWC and presented at the November 14 SRC meeting. The evaluation included a detailed summary of best practices, strategies as well as similarities and differences of the two programs. Next steps in the sustainability program were also provided. Commercial Property Accessed Clean Energy (C-PACE) financing available through PACE Wisconsin was also discussed.

The PMT held meetings on the following dates: November 2, November 27, and December 11 regarding project activities.

Vandewalle began preparation of a fact sheet (Fact Sheet No.5) to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

2nd Quarter of FY 2019

A bi-monthly PMT meeting was held on February 5 at County offices.

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the fourth quarterly SRC meeting on Tuesday, Feb. 19th at 8:30 AM in room T-120 of Moraine Park Tech, which was hosted by the City of West Bend. The meeting was open to the public. Vandewalle completed preparation of a fact sheet to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc. The fact sheet was presented at the meeting and is provided on the County and EDWC websites. The Site Screening Checklist and request for budget reallocation for the West Bend Animal Hospital property was evaluated and approved. However, the project did not move forward. The status of projects stemming from both the FY2014 and FY2017 grant projects were also discussed.

The SRC program was highlighted in the Annual Report to the County Board related to the SRP Sustainability Strategy, Niphos site redevelopment and remediation, Rock Falls Brownfield Summit and Village of Germantown technical assistance from the US EPA Land Revitalization Program to help design a Connectivity Plan for the Village of Germantown centered on Saxony Village. Several articles appeared in the local press regarding groundbreaking for the Rincon 225 Apartment complex being built on the former Bookends Site in Hartford and the Barton School Apartments being built on the former Barton Elementary School property in West Bend.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter. EDWC also continued to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

3rd Quarter of FY 2019

An SRC meeting was held on Tuesday, April 16th at 1:00 PM in the Washington County Public Agency Center, Room 3224 in West Bend. The agenda and handouts are provided in.

A bi-monthly project management team (PMT) meeting was held on May 8 at County offices. Representatives of Washington County, Vandewalle, EDWC and Stantec were in attendance.

An SRC meeting was held on May 21st at 8:30 AM at West Bend City Hall. Washington County, EPA, Stantec and Vandewalle attended a site tour following the SRC meeting on May 21st.

A meeting was held on May 30th at County offices to discuss program Sustainability. Representatives of Washington County, Stantec, Vandewalle and EDWC attended the meeting.

The City of West Bend issued a press release on May 6th indicating that the City has entered into an agreement with a developer to construct a hotel and office building on the former Gehl site, which highlighted the Hotel Market Study performed using this grant as identifying the site for hotel development. Articles were also carried by the Washington County Insider and Milwaukee Business Journal on May 7th.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP. EDWC also continued to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

4th Quarter of FY 2019

A project management team (PMT) meeting was held at County offices on August 13. This included a presentation by PACE Wisconsin, project updates, sustainability discussion related to the Impact Filter, and the GIS Project Tracker. Representatives of Washington County, Vandewalle, EDWC and Stantec were in attendance..

A Sustainability Program meeting at was held at the EDWC office on September 4. The draft mission, vision and core values and roadmap moving forward was discussed. Representatives of Washington County, Vandewalle, EDWC and Stantec were in attendance. The agenda and handouts are provided in.

An SRC meeting was held on September 18 at the Village of Jackson Village Hall. The budget, Sustainability, current project status, SRP success storymap and Budget Reallocation No. 7 were discussed. The above team, coalition members and other members were in attendance.

Success story videos were prepared by the County for the Rincon Development in the City of Hartford and Barton School Apartments site in the City of West Bend. The videos are posted to the SRP website at www.co.washington.wi.us/SRP and the ArcGIS Story map was updated to include Barton School Apartments, Rincon 225 in the City of Hartford and Village of Slinger Downtown Vision and Strategy at <http://washingtoncowi.maps.arcgis.com/apps/MapSeries/index.html?appid=79aeb565abf34db8bc5273c77fd769e8> EDWC also continued to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>.

1st Quarter of FY 2020

An SRC meeting was held at County offices on October 17, 2019. The meeting was held to review the minutes of the September 18, 2019 SRC meeting, status of the FY2017 grant budget, and consider budget reallocations for activities at the former West Bend Brewing Property, West Bend BL Branch Group One LLC Property, WDNR - required supplemental investigation at the Village of Slinger – Former Niphos Coatings, Inc. Property, Village of Slinger - Dick's Ambulance Service and Village of Slinger - Schulteis Sanitation Properties LLC/ Nathan Hill Investments, LLC.

Fact Sheet No.6 was developed and issued in November. Project successes and the status of the SRP program are highlighted.

As described previously, the results of the Village of Richfield Infrastructure Study and City of Hartford – Hartford Plaza Reuse Study were presented at public meetings on November 21, 2019 and December 10, 2019, respectively. The Hartford Plaza Reuse Study was followed by the local media.

The Washington County Site Redevelopment Program and the City of West Bend were recognized by the US EPA Region 5 for ‘**Outstanding Contributions in Brownfields Redevelopment**’ for the Barton School Apartment Redevelopment at the Brownfields 2019 conference in Los Angeles.

2nd Quarter of FY 2020

EDWC completed an Economic and Fiscal Impact Analysis for the Office Building project to be constructed on the Former Gehl company property in West Bend. The final results will be available in the 3rd quarter. The County, Stantec, Vandewalle and EDWC met via conference call on March 31 and April 7, 2020 to discuss performing economic modeling, their plans to do the same on the various brownfields projects completed to date, and potential ways they could incorporate additional brownfields-related economic impacts (positive or negative) into their sustainability and economic analysis as we go forward (the impact of blight on neighboring assessed properties values, including the positive effects after the blight is eliminated; the long-term reduced infrastructure construction and maintenance costs from infill vs greenfield development, etc.).

An SRC meeting was held at 8:30am on January 27, 2020 in the Washington County Herbert J Tennes Government Center – Room 1020 and 1026 at 432 E. Washington St, in West Bend. The meeting was held to review the minutes of the October 17, 2019 SRC meeting, status of the FY2017 grant budget, review activities at US EPA National Brownfield Conference in December 2019, status of FY2017 grant budget, update on FY2020 grant applications, presentation of Project Tracker, presentation of the Hartford Kmart Reuse Planning and Marketing, update on current projects by the coalition members and consideration of budget reallocations

SRP staff attended the grand opening of the Barton School Apartments on February 6.

A project management team PMT meeting was held on March 4, 2020 at County Offices to discuss the project Status.

Fact Sheet No.7 was developed and issued. Project successes and the status of the SRP program are highlighted.

As part of the SRP sustainability and leveraging efforts a transfer of \$1.6 million from the County general fund to create a \$1 million brownfields revolving loan fund and \$600,000 fund for brownfields site redevelopment program environmental assessments and planning passed unanimously by the Washington County Board on March 11, 2020.

A new 68-room Marriott TownePlace extended stay hotel and 16,000-square-foot multi-tenant commercial office building is coming to the heart of downtown West Bend and will be built at the former Gehl Manufacturing site.

The Village of Richfield reviewed and approved the infrastructure analysis for anticipated redevelopment of the Northeast Corridor Area. The analysis was

coordinated and performed by the County, Village of Richfield, EDWC, Stantec and Vandewalle.

The Rincon 225 82-unit apartment complex in Hartford could see first tenants in units in July 2020.

The City of West Bend received a \$500K donation for the Riverwalk West project from West Bend Mutual Insurance Trust.

SRP members attended the grand opening of the Barton School Apartments on February 6.

3rd Quarter of FY 2020

EDWC completed an economic and fiscal impact analysis for the Barton School Apartments in West Bend. The County, Stantec, Vandewalle and EDWC met via conference call on March 31 and April 7, 2020 to discuss performing economic modeling, their plans to do the same on the various brownfields projects completed to date, and potential ways they could incorporate additional brownfields-related economic impacts (positive or negative) into their sustainability and economic analysis as we go forward (the impact of blight on neighboring assessed properties values, including the positive effects after the blight is eliminated; the long-term reduced infrastructure construction and maintenance costs from infill vs greenfield development, etc.).

An SRC meeting was held via “ZOOM” on April 30, 2020 from the Washington County Herbert J. Tennes Government Center – Room 1020 and 1026 at 432 E. Washington St, in West Bend. The meeting was held to review the minutes of the January 27, 2020 SRC meeting, status of the FY2017 grant budget, and consideration of budget allocations for City of West Bend 215 Main LLC Property and BL– Branch Group One LLC property Phase I ESAs and WDNR-required supplemental site investigation activities for the Former Nippos Coatings, Inc. Property.

An SRC meeting was also held via “ZOOM” on June 30, 2020 from the Washington County Herbert J. Tennes Government Center – Room 1020 and 1026 at 432 E. Washington St, in West Bend. The meeting was held to review the minutes of the April 30, 2020 SRC meeting, consideration of Tom Hostad, Executive Director of the Hartford Area Development Corporation as an SRC representative, status of the FY2017 grant budget, and consideration of budget allocations for Former Plat Elementary School property, Phase I ESA and asbestos, lead-based paint and hazardous building materials surveys for renovation/adaptive reuse in Richfield. Recommendation to the SRC regarding 20% Coalition Partner match for assessment grants was also discussed. Award of the US EPA Revolving Loan Fund Grant (\$800,000) and County appropriated assessment funds (\$600,000) and RLF funds (\$1,000,000) was also discussed. The debrief of the FY 2020 US EPA Coalition Assessment Grant application for \$600,000 was discussed as well. Project updates including photographs of ongoing redevelopments were presented.

4th Quarter of FY 2020

EDWC completed additional economic and fiscal impact analyses for the Barton School Apartments in West Bend, Rincon 225 in Hartford, Office Building on the former Gehl Site in West Bend, the Former Niphos Coatings, Inc. Site in Slinger, and Saxony Village Apartments in Germantown. Vandewalle began work on Fact Sheet No. 8.

An SRC meeting was held September 14, 2020 at 10:00AM in the Washington County Public Agency Center -Rooms 1113A & B. Use of remaining uncommitted funds were prioritized and approval granted to request a two-month extension to U.S. EPA was approved. Meeting minutes of the June 30, 2020 SRC meeting were reviewed and approved. EDWC also presented results to date of the economic and fiscal impact analyses. The status of the FY2017 grant budget, and consideration of budget allocations were discussed and approved.

The Grand Opening of \$17 million Rincon 225 apartments was held in Hartford on October 8th, 2020. The groundbreaking ceremony for the West Bend Marriott TownPlace suites was held October 25th, 2020. In addition, Washington County and its partners were notified on September 17 that they were selected as recipients of the Wisconsin Policy Forum 2020 Award for Intergovernmental Cooperation for the Barton School Apartments project!

1st Quarter of FY 2021

EDWC completed additional economic and fiscal impact analyses for the E.H. Wolf Property Redevelopment in Slinger.

Vandewalle completed Fact Sheet No. 8 and Fact Sheet No. 9, which incorporates the EDWC data. The Fact Sheets are provided as Attachment A.

Redevelopment of the former West Bend Brewing Site to a mixed use apartment (181 units) and restaurant venue was announced by the developer HKS Holdings, LLC in October.

Festival Foods, Inc. announced purchase and development plans for the former 17-acre Hartford Plaza site which was the subject of an Area-wide Planning Study under the Grant (See Task 3). Part of the area will be a food store and will provide 200-250 jobs. Redevelopment of the remainder of the site is in the planning process.

An additional 120-unit apartment complex was announced by Trail's Edge WB LLC as part of further redevelopment of the former Gehl Co. manufacturing site.

The vacant former Plat Elementary School was sold to St. Augustine School in December.

Documentation of the above is provided as Attachment B.

D. Activities or Projects in Progress

The County is currently developing a timeline for Task 4 - Community Outreach and Involvement.

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, the EDWC researched and provided a demo on an Economic and Fiscal Impact Analysis tool. The County Project Manager will be scheduling monthly PMT meetings to discuss the status of tasks outlined in the Implementation Work Plan and current assessment projects.

3rd Quarter of FY 2018

EDWC continues to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1). Other ongoing activities described above are in process.

4th Quarter of FY 2018

EDWC continues to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1). Other ongoing activities described above are in process.

1st Quarter of FY 2019

Vandewalle continued preparation of a fact sheet (Fact Sheet No.5) to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc.

Sustainability program efforts continued.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

2nd Quarter of FY 2019

Sustainability program efforts continued.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter. EDWC also continued to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

3rd Quarter of FY 2019

Sustainability program efforts continued. Gabriel Wanasek, Planning & Parks Intern, will assist in completing success story videos during the 4th Quarter.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter. EDWC also continued to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

4th Quarter of FY 2019

Vandewalle initiated preparation of a fact sheet (Fact Sheet No. 6) to highlight successes of the County SRP to date including leveraged resources, acres redeveloped, etc.

Sustainability program efforts continued.

Washington County continued to update the SRP website at www.co.washington.wi.us/SRP with numerous updates this quarter.

1st Quarter of FY 2020

Washington County continued to update the SRP website at www.co.washington.wi.us/SRP with numerous updates this quarter.

2nd Quarter of FY 2020

Sustainability and Fiscal Impact and Analysis for select sites are ongoing and will be reported in the next Quarterly Report. Washington County continued to update the SRP website at www.co.washington.wi.us/SRP with numerous updates this quarter.

3rd Quarter of FY 2020

Sustainability and Fiscal Impact and Analysis for select sites are ongoing and will be reported in the next Quarterly Report. Washington County continued to update the SRP website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2020

EDWC continued additional economic and fiscal impact analyses for the Barton School Apartments in West Bend, Rincon 225 in Hartford, Office Building on the former Gehl Site in West Bend, the Former Niphos Coatings, Inc. Site in Slinger, and Saxony Village Apartments in Germantown. Vandewalle continued work on Fact Sheet No. 8.

1st Quarter of FY 2021

Vandewalle and the County are preparing Fact Sheet 10 as an update to the Grant. EDWC completed the economic and fiscal impact analyses for redevelopment sites and several model sites (see Attachment C).

E. Deliverables

2nd Quarter of FY 2019

Fact Sheet No. 5

3rd Quarter of FY 2019

No deliverables this quarter.

4th Quarter of FY 2019

Success story videos were prepared by the County for the Rincon Development in the City of Hartford and Barton School Apartments site in the City of West Bend. The videos are posted to the SRP website at www.co.washington.wi.us/SRP.

1st Quarter of FY 2020

Fact Sheet No. 6 was completed in November 2019.

2nd Quarter of FY 2020

Fact Sheet No.7 was developed and issued. Project successes and the status of the SRP program are highlighted.

3rd Quarter of FY 2020

No deliverables this quarter.

4th Quarter of FY 2020

No deliverables this quarter.

1st Quarter of FY 2020

Fact Sheet No. 8 and Fact Sheet No. 9 were developed and issued. EDWC completed additional economic and fiscal impact analyses for the E.H. Wolf Property Redevelopment in Slinger.

F. Percent Complete and Scheduled Activities

This task is currently approximately 98% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd quarter of FY2018 include:

- The County will conduct a countywide public kickoff meeting held in tandem with an SRC meeting.
- Schedule and participate in monthly “check-in” meetings with the Project Management Team.
- Update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to provide current information throughout the FY2017 grant implementation.

3rd Quarter of FY 2018

Scheduled activities for the 3rd Quarter of FY2018 include conducting monthly PMT meetings, the May 22, 2018 SRC meeting and coordinate Q3 project priorities.

The EDWC will negotiate a contract for the Economic and Fiscal Impact Analysis tool; building the tool for the County; analyzing 2 projects and develop the resulting ROI reports (accelerated).

The quarterly SRC meeting is scheduled for Tuesday May 22, 2018 which will include a tour of the EH Wolf & Sons redevelopment in the Village of Slinger and gain approval of priority sites and other activities.

The EDWC will be coordinating a “best practice” sharing research trip to Rock Falls, IL to serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY2017 grant is completed.

The PMT will be attending and presenting at the Wisconsin DNR Brownfields 101 Conference on May 10, 2018 with the purpose of further informing the public on the organization and success of Washington County’s Site Redevelopment Program.

Vandewalle will be creating a fact sheet summarizing this quarter.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, monthly PMT meetings will be conducted, the September 5, 2018 SRC meeting will be held and Q4 project priorities will be coordinated.

The EDWC will analyze 2 projects and develop the resulting ROI reports (accelerated) using the Impact Dashboard software.

The quarterly SRC meeting is scheduled for September 5, 2018 and will be an open meeting held in Hartford.

The “best practice” sharing research trip to Rock Falls, Illinois will be held on September 13 and will serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY 2017 grant is completed.

Vandewalle will be creating a fact sheets to maximize grant funds and summarizing the project status.

Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, monthly PMT meetings will be conducted, the November 14, 2018 SRC meeting will be hosted by the Village of Richfield, and Q1 project priorities will be coordinated.

The PMT will be working on preparing Sustainability Strategy for the Site Redevelopment Program that will contain a communications and marketing strategy and a financial sustainability strategy.

Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, bi-monthly PMT meetings will be conducted. This reduction from monthly reflects progress made in efficiency of management now that the FY2017 grant program is up and running.

The quarterly SRC meeting will be held on February 19 and will be hosted by the City of West Bend.

Vandewalle will complete preparation of a fact sheet (Fact Sheet No.5) to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc.

Sustainability program efforts will continue.

Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP this quarter.

3rd Quarter of FY 2019

During the 3rd Quarter of FY2019, bi-monthly PMT meeting will be conducted on May 6. The Quarterly SRC meeting will be held on May 21 and will be hosted by the City of West Bend.

Sustainability program efforts will continue. Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP this quarter. EDWC will also continue to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

4th Quarter of FY 2019

During the 4th Quarter of FY2019, Gabriel Wanasek, will assist filming success story videos. The Quarterly SRC meeting will be held in September. Bi-monthly PMT meetings will now occur quarterly. As such the next PMT meeting will be conducted during the 1st Quarter of FY 2020 (November).

Sustainability program efforts will continue. Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP this quarter. EDWC will also continue to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

1st Quarter of FY 2020

An SRP meeting will be held in January 2020. Sustainability program efforts will continue. Fact Sheet No. 6 and leveraging table update will be completed. Washington County will continue to update the SRP website at www.co.washington.wi.us/SRP this quarter. EDWC will also continue to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

2nd Quarter of FY 2020

A PMT and SRC meeting will be held in January 2020. Fact Sheet No. 6 will be distributed, and the leveraging table update will be completed. Washington County will continue to update the SRP website at www.co.washington.wi.us/SRP this quarter. EDWC will also continue to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>

3rd Quarter of FY 2020

An SRC meeting will be held April 30, 2020. Economic Impact and Sustainability analysis efforts will continue. Washington County will continue to update the SRP website at www.co.washington.wi.us/SRP this quarter. EDWC will also continue to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>.

4th Quarter of FY 2020

An SRC meeting will be held in September 2020. Economic Impact and Sustainability analysis efforts will continue. Washington County will continue to update the SRP website at www.co.washington.wi.us/SRP this quarter. EDWC will also continue to update its website with respect to the SRP program <https://www.edwc.org/our-services/brownfield/>.

1st Quarter of FY 2021

EDWC will complete the economic and fiscal impact analyses for the Barton School Apartments in West Bend, Rincon 225 in Hartford, Office Building on the former Gehl Site in West Bend, former Niphos Coatings, Inc. site in Slinger, and Saxony Village Apartments in Germantown. Vandewalle will complete Fact Sheet No. 8.

2nd Quarter of FY 2021

Vandewalle and the County will complete Fact Sheet No. 10.

V. PROBLEMS ENCOUNTERED/ASSISTANCE NEEDED

None.

VI. SCHEDULE AND PROJECT MILESTONES

A list of major milestones achieved during the project to date are summarized on the following table.

| Date | Activity or Milestone Description |
|-----------|--|
| 6/02/2017 | County Project Manager sent out press release announcing award of USEPA FY2017 grant |
| 10/11/17 | USEPA awarded Cooperative Agreement to Washington County |

Quarterly Report No. 13, 1st Quarter Fiscal Year 2021, October 1, 2020 – December 31, 2020
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

| Date | Activity or Milestone Description |
|-------------|--|
| 12/7/2017 | County Project Manager finalizes Roles and Responsibilities for County, Coalition Partners, EDWC, Stantec and Vandewalle |
| 12/15/17 | Tour of current projects with U.S. EPA Project Officer, County Project Manager, Stantec, and Vandewalle. |

| Task No. | Date | 2nd Quarter FY2018 Activity or Milestone Description |
|-----------------|-------------|---|
| 0 | 1/22/2018 | County Project Manager completed draft of Coalition MOA |
| 0 | 1/22/2018 | U.S. EPA Project Officer approved draft Coalition MOA |
| 0 | 1/24/2018 | County Project Manager distributed MOAs for review and approval by Coalition Partners |
| 0 | 1/26/2018 | City of West Bend approves MOA |
| 0 | 1/30/2018 | County Project Manager submitted 1st Q FY2018 report to U.S. EPA |
| 0 | 2/5/2018 | Village of Slinger approves MOA |
| 0 | 2/7/2018 | City of Hartford approves MOA |
| 0 | 2/13/2018 | Village of Jackson approves MOA |
| 0 | 2/15/2018 | City of Hartford MOA Executed |
| 0 | 2/15/2018 | City of West Bend MOA Executed |
| 0 | 2/15/2018 | Village of Richfield approves MOA |
| 0 | 2/15/2018 | Village of Slinger MOA Executed |
| 0 | 3/1/2018 | Village of Jackson MOA Executed |
| 0 | 3/15/2018 | Village of Richfield MOA Executed |
| 0 | 3/15/2018 | MOAs Sent to USEPA Project Officer |
| 5 | 3/20/2018 | PMT FY2017 Grant Kick-off Meeting |

| Task No. | Date | 3rd Quarter FY2018 Activity or Milestone Description |
|-----------------|-------------|--|
| 5 | 4/9/2018 | PMT meeting with National Exchange Bank and Trust |
| 5 | 4/10/2018 | County Project Manager provides MOA to Village of Germantown to participate in Site Redevelopment Program as a non-Coalition Partner |
| 5 | 4/11/2018 | PMT Conference Call with Village of Jackson |
| 5 | 4/12/2018 | PMT Conference Call with City of West Bend |
| 5 | 4/13/2018 | PMT Conference Call with Village of Richfield |
| 5 | 4/16/2018 | PMT Conference Call with Village of Slinger |
| 5 | 4/17/2018 | PMT Meeting Conference Call |
| 5 | 5/3/2018 | PMT Conference Call with City of Hartford |
| 5 | 5/10/2018 | PMT Presentation at WDNR Brownfields 101 Conference |
| 5 | 5/22/2018 | SRC Meeting |
| 5 | 5/24/2018 | County Project Manager meeting with U.S. EPA Project Officer |
| 3 | 5/29/2018 | Conference Call w/Stantec and U.S. EPA - QAPP discussion |
| 5 | 6/1/2018 | County & EDWC meeting re: Rock Falls Summit |
| 5 | 6/4/2018 | County completed website updates |
| 5 | 6/7/2018 | PMT Conference Call - City of West Bend - status on projects |

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Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

| | | |
|---|-----------|--|
| 5 | 6/19/2018 | PMT Meeting Conference Call |
| 5 | 6/20/2018 | County completed website updates |
| 5 | 6/29/2018 | Co. & EDWC - discussion on Rock Falls Summit |

| City of West Bend - Gehl Site | | |
|-------------------------------|-----------|--|
| 4 | 5/17/2018 | PMT meeting with City of West Bend and developer |

| City of West Bend - Former Barton School | | |
|--|-----------|--|
| 2 | 4/17/2018 | Stantec completes Eligibility Determination Form for County review |
| 2 | 4/19/2018 | County Project Manager reviewed Eligibility Determination |
| 2 | 4/27/2018 | City of West Bend reviewed Eligibility Determination |
| 2 | 5/1/2018 | Stantec submits Eligibility Determination for U.S. EPA review |
| 2 | 5/3/2018 | Site is determined eligible by U.S. EPA Project Officer |
| 2 | 6/19/2018 | Access agreement executed |
| 2 | 6/21/2018 | Phase I ESA site visit performed |

| Village of Jackson – Former Jackson Mill | | |
|--|-----------|---|
| 2 | 5/29/2018 | Stantec completes Eligibility Determination for County review |
| 2 | 6/4/2018 | County Project Manager reviewed Eligibility Determination |
| 2 | 6/4/2018 | Stantec submits Eligibility Determination for U.S. EPA review |
| 2 | 6/4/2018 | Site is determined eligible by U.S. EPA Project Officer |
| 2 | 6/7/2018 | Site access agreement executed |
| 2 | 6/21/2018 | Phase I ESA site visit performed |

| Task No. | Date | 4th Quarter FY 2018 Activity or Milestone Description |
|----------|-----------|---|
| 5 | 7/17/2018 | PMT meeting |
| 5 | 8/1/2018 | PMT meeting w/Rock Falls, IL and KSU – TAB |
| 5 | 8/7/2018 | PMT Conference Call - inventory |
| 5 | 8/7/2018 | PMT Conference Call |
| 5 | 8/14/2018 | PMT Meeting |
| 5 | 8/22/2018 | PMT Conference Call - inventory/prioritization |
| 1 | 9/5/2018 | Site scoring and inventory completed |
| 5 | 9/5/2018 | Site Screening Checklist and Brownfields Redevelopment Flow Chart completed |
| 5 | 9/5/2018 | Site Redevelopment Committee Meeting |
| 5 | 9/14/2018 | PMT Conference Call - Gehl market study |
| 5 | 9/25/2018 | PMT Meeting |

| City of West Bend - Gehl Site | | |
|-------------------------------|-----------|--|
| 4 | 8/14/2018 | County conference call with City of West Bend regarding planning needs and developer |
| 4 | 9/24/2018 | U.S. EPA approves use of funds for Hotel Market Study |

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Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

| City of West Bend - Former Barton School | | |
|---|-----------|--|
| 2 | 7/6/2018 | Phase I ESA report completed |
| 3 | 8/22/2018 | SAP submitted to U.S. EPA |
| 3 | 9/12/2018 | SAP approved by U.S. EPA |
| 3 | 9/21/2018 | Site field sampling completed, report preparation initiated. |

| City of West Bend – Former West Bend Brewing | | |
|---|-----------|---|
| 2 | 8/02/2018 | Petroleum Eligibility Determination Request submitted to WDNR |
| 2 | 8/10/2018 | Petroleum Eligibility Determination Request approved by WDNR |

| Village of Jackson – Former Jackson Mill | | |
|---|----------|-------------------------------|
| 2 | 7/6/2018 | Phase I ESA report completed. |

| Village of Slinger – Brandt Printing, Inc. | | |
|---|-----------|---|
| 2 | 8/14/2018 | Hazardous Eligibility Determination Request submitted to U.S. EPA |
| 2 | 8/14/2018 | Hazardous Eligibility Determination Request approved by U.S. EPA |
| 2 | 8/22/2018 | Site Access Agreement approved |
| 2 | 8/23/2018 | Site visit completed |
| 2 | 8/29/2018 | Phase I ESA report submitted |

| Village of Slinger – Former Niphos Plating | | |
|---|-----------|--|
| 3 | 7/23/2018 | U.S. EPA approves use of funds for redevelopment planning. Planning initiated. |

| Task No. | Date | 1st Quarter FY 2019 Activity or Milestone Description |
|-----------------|-------------|---|
| 0 | 10/30/2018 | County Project Manager submitted 4th Q FY2018 report to U.S. EPA |
| 5 | 11/2/2018 | PMT meeting |
| 5 | 11/14/2018 | Site Redevelopment Committee Meeting |
| 5 | 11/27/2018 | PMT meeting |
| 5 | 12/11/2018 | PMT meeting |
| 5 | 12/13/2018 | Budget Reallocation and Work Plan Modification Approved by U.S. EPA |
| 0 | 12/17/2018 | County Project Manager submitted annual FFR to US EPA |

| City of West Bend - Gehl Site | | |
|--------------------------------------|------------|---|
| 4 | 12/21/2018 | Phase I of the Hotel Market Study Completed |

| City of West Bend - Former Barton School | | |
|---|------------|--|
| 3 | 10/26/2018 | Phase II ESA report completed |
| 3 | 11/30/2018 | Reliance Letters issued to developers Financers |
| 3 | 11/14/2018 | Approval from SRC to move forward with remedial planning |
| 3 | 9/21/2018 | Site field sampling completed, report preparation initiated. |

Quarterly Report No. 13, 1st Quarter Fiscal Year 2021, October 1, 2020 – December 31, 2020
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

| City of West Bend – Former West Bend Brewing | | |
|---|------------|--|
| 2 | 10/11/2018 | Hazardous Eligibility Determination Request submitted to U.S.EPA |
| 2 | 10/11/2018 | Hazardous Eligibility Determination Request approved by U.S.EPA |
| 2 | 12/3/2018 | Access Agreement Completed |
| 2 | 12/17/2018 | Conference call – We Energies, City, Stantec, County |

| City of West Bend – Former West Bank Properties | | |
|--|------------|---|
| 2 | 10/11/2018 | Hazardous Eligibility Determination Request submitted to U.S. EPA |
| 2 | 10/17/2018 | Hazardous Eligibility Determination Request approved by U.S. EPA |

| Village of Slinger – Former Niphos Plating | | |
|---|------------|---|
| 3 | 11/12/2018 | Initial Niphos Remedial action scenario report completed including Vandewalle reuse renderings. |

| Village of Slinger – Downtown Redevelopment Plan | | |
|---|------------|--|
| 4 | 12/10/2019 | U.S. EPA approves use of funds for redevelopment planning. Planning initiated. |

| Task No. | Date | 2nd Quarter FY 2019 Activity or Milestone Description |
|-----------------|-------------|--|
| 0 | 1/30/2019 | County Project Manager submitted 1st Q FY2019 report to U.S. EPA |
| 5 | 2/5/2019 | PMT meeting |
| 5 | 2/19/2019 | Site Redevelopment Committee Meeting |
| 5 | 2/19/2019 | Fact Sheet No. 5 Completed |
| 1 | 3/4/2019 | PMT meeting - EDWC website site prioritization |
| 0 | 3/19/2019 | PMT meeting – Stantec & Vandewalle – budget discussion |

| City of West Bend - Gehl Site | | |
|--------------------------------------|-----------|---|
| 4 | 1/28/2019 | Phase II of the Hotel Market Study Completed |
| 4 | 2/5/2019 | County meeting with City of West Bend review draft Hotel Market Study |
| 4 | 2/13/2019 | Final Hotel Market Study Completed. |

| City of West Bend - Former Barton School | | |
|---|----------|--|
| 3 | 1/3/2019 | Remedial Action Plan Preparation Initiated |

| City of West Bend – Former West Bend Brewing | | |
|---|-----------|---|
| 2 | 1/24/2019 | Phase I ESA Site Reconnaissance Completed, Report Initiated |

| City of West Bend – Former West Bank Properties | | |
|--|-----------|--|
| 2 | 2/20/2019 | Hazardous Eligibility Det. Request Submitted to U.S. EPA (Sites 7 and 8) |
| 2 | 2/21/2019 | Hazardous Eligibility Determination Request Approved by U.S. EPA |

Quarterly Report No. 13, 1st Quarter Fiscal Year 2021, October 1, 2020 – December 31, 2020
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

| | | |
|---|-----------|--|
| 2 | 3/1/2019 | Access Agreements Completed for City West Bend properties |
| 2 | 3/8/2019 | Access Agreement Completed for Kreilkamp property |
| 2 | 3/11/2019 | Petroleum Eligibility Requests Submitted to WDNR (Sites 1-8) |
| 2 | 3/21/2019 | Petroleum Eligibility Requests Approved by WDNR (Sites 1-8) |
| 2 | 3/21/2019 | Phase I ESA Site Reconnaissance Completed, Report Initiated |

| City of West Bend – Former Bermico /Line Material, Inc. Property | | |
|---|-----------|--|
| 3 | 2/11/2019 | Phase II ESA Kickoff Meeting |
| 2 | 2/25/2019 | Petroleum Eligibility Requests Submitted to WDNR |
| 2 | 3/7/2019 | Petroleum Eligibility Requests Approved by WDNR |
| 3 | 3/8/2019 | Phase II ESA Field Activities Complete, Report Initiated |

| Village of Slinger – Former Niphos Plating | | |
|---|----------|--|
| 3 | 2/6/2019 | Final Niphos Remedial Action Scenario Report Completed. |
| 3 | 3/8/2019 | PMT meeting discuss next steps for Niphos DNR Case Closure |

| Village of Slinger – Downtown Redevelopment Plan | | |
|---|-----------|---|
| 4 | 3/27/2019 | Planning Results presented to the Village |
| 4 | 3/27/2019 | Downtown Slinger Open House |

| City of Hartford – Main Street Properties | | |
|--|-----------|---|
| 2 | 2/12/2019 | Hazardous Eligibility Determination Request submitted to U.S. EPA |
| 2 | 2/13/2019 | Hazardous Eligibility Determination Request approved by U.S. EPA |
| 2 | 2/12/2019 | Petroleum Eligibility Requests Submitted to WDNR |
| 2 | 2/26/2019 | Petroleum Eligibility Requests Approved by WDNR |
| 2 | 3/21/2019 | Phase I ESA Site Reconnaissance Completed, Report Initiated |

| Village of Richfield – Infrastructure Feasibility Study -Northeast Corridor | | |
|--|-----------|--|
| 4 | 2/18/2019 | Meeting to discuss allocation funding |
| 4 | 3/21/2019 | Request for Infrastructure Feasibility Study |

| Task No. | Date | 3rd Quarter FY 2019 Activity or Milestone Description |
|-----------------|-------------|--|
| 5 | 4/16/2019 | SRC meeting held at Washington County Public Agency Center |
| 0 | 4/30/2019 | County Project Manager submitted 2 nd Q FY2019 report to U.S. EPA |
| 5 | 5/8/2019 | PMT meeting held at County Offices. |
| 5 | 5/21/2019 | SRC meeting held at West Bend City Hall |
| 5 | 5/30/2019 | Sustainability meeting held at County offices. |

| City of West Bend - Gehl Site | | |
|--------------------------------------|-----------|--|
| 4 -5 | 5/06/2019 | West Bend issues press release that a hotel developer selected based in part on the Hotel Market Study Completed |

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Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
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| City of West Bend - Former Barton School | | |
|---|----------|--------------------------------|
| 3 | 4/9/2019 | Remedial Action Plan Completed |

| City of West Bend – Former West Bend Brewing | | |
|---|-----------|---|
| 2 | 6/21/2019 | Phase I ESA Site Reconnaissance Draft Completed |
| 3 | 6/21/2019 | Phase II ESA Sampling and Analysis Plan Draft Completed |

| City of West Bend – Former West Bank Properties | | |
|--|-----------|--|
| 2 | 4/10/2019 | Phase I ESA report submitted to EPA – EPA approved with comments on 4/14 |
| 3 | 4/10/2019 | SAP submitted to EPA – EPA approved with comments on 4/14 |
| 3 | 4/16/2019 | Phase II ESA field work completed; Phase II ESA report initiated. |
| 2 | 5/14/2019 | Final Phase I ESA report submitted to EPA |
| 3 | 5/14/2019 | Final SAP submitted to EPA |

| City of West Bend – Former Bermico /Line Material, Inc. Property | | |
|---|-----------|---|
| 3 | 4/10/2019 | Client meeting to discuss preliminary Phase II ESA results. |

| Village of Slinger – Former Niphos Plating | | |
|---|-----------|--|
| 3 | 4/17/2019 | Presentation to the Village Board regarding issuance of request for proposals for the redevelopment of the property. Initiate Draft RFP. |

| Village of Slinger – Downtown Redevelopment Plan | | |
|---|-----------|---|
| 4 | 5/20/2019 | Planning document presented to the Village and Village began prioritization of projects per the Plan. |

| City of Hartford – Main Street Properties | | |
|--|-----------|---|
| 2 | 6/24/2019 | Phase I ESA completed. |
| 3 | 6/24/2019 | Phase II ESA SAP preparation initiated. |

| Village of Richfield – Infrastructure Feasibility Study -Northeast Corridor | | |
|--|-----------|---|
| 4 | 6/25/2019 | Submit work scope and cost reallocation request to EPA |
| 4 | 6/25/2019 | EPA approves Cost Reallocation and requests additional information of study area. |

| Task No. | Date | 4th Quarter FY 2019 Activity or Milestone Description |
|-----------------|-------------|---|
| 0 | 7/30/2019 | County Project Manager submitted 3 rd Q FY2019 report to U.S. EPA. |
| 5 | 8/13/2019 | PMT meeting held at Washington County offices. |
| 5 | 8/15/2019 | Success Story Videos for Rincon Apartments development in Hartford and Barton School Apartments in West Bend completed. |
| 5 | 9/4/2019 | Sustainability meeting held at EDWC office. |

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| | | |
|---|-----------|---|
| 5 | 9/18/2019 | SRC meeting held at Village of Jackson Village Hall. |
| 0 | 10/1/2019 | Reallocation Request No. 7 (Phillip Funeral Home Phase I ESA) approved by U.S. EPA. |

| City of West Bend – Former West Bend Brewing | | |
|---|-----------|--|
| 2 | 7/25/2019 | Phase I ESA Report completed and submitted to U.S. EPA. |
| 3 | 7/25/2019 | Phase II ESA Sampling and Analysis Plan submitted to U.S. EPA. |
| 3 | 8/21/2019 | Phase II ESA Sampling and Analysis Plan approved by U.S. EPA. |
| 3 | 9/13/2019 | Phase II ESA subsurface field activities completed. |

| City of West Bend – Former Bermico /Line Material, Inc. Property | | |
|---|-----------|--|
| 3 | 7/25/2019 | Phase II ESA report submitted to U.S. EPA. |

| Village of Slinger – Former Niphos Plating | | |
|---|-----------|--|
| 3 | 9/11/2019 | Draft RFP for redevelopment of the property completed. |

| Village of Slinger – Downtown Redevelopment Plan | | |
|---|-----------|--|
| 4 | 8/19/2019 | The Village of Slinger Downtown Vision & Strategy document adopted at Village board meeting. |

| Village of Richfield – Infrastructure Feasibility Study -Northeast Corridor | | |
|--|-----------|---|
| 3-4 | 8/7/2019 | U.S. EPA approves inclusion of “Farm Area”. |
| 3-4 | 8/30/2019 | Initial land use and cost documents completed. |
| 3-4 | 9/23/2019 | Supplemental costing for Village of Jackson and Village of Richfield scenarios initiated. |

| Task No. | Date | 1st Quarter FY 2020 Activity or Milestone Description |
|-----------------|---------------|---|
| 0 | 10/1/2019 | Reallocation Request No. 7 approved by US EPA. |
| 3 | 10/10/2019 | Annual QAPP Update submitted to USEPA |
| 5 | 10/17/2019 | SRC Meeting held at Washington County offices. |
| 0 | 10/18/2019 | Reallocation Request No. 8 submitted to US EPA and approved. |
| 0 | 10/29/2019 | County Project Manager submitted 4 th Q FY2019 report to U.S. EPA. |
| 5 | 11/2019 | Fact Sheet No. 6 issued |
| 5 | 12/10/2019 | Recognized by the US EPA Region 5 for ‘ Outstanding Contributions in Brownfields Redevelopment ’ for the Barton School Apartment Redevelopment |
| 5 | 12/10-13/2019 | Attend Brownfield 2019 Conference in Los Angeles |

| City of West Bend – Former West Bend Brewing | | |
|---|---------------|--|
| 2 | 10/18023/2019 | Supplemental Asbestos, Lead-based Paint and Hazardous Building Materials Survey completed. |

| Village of Slinger – Former Niphos Coating | | |
|---|------------|--|
| 3 | 11/7/2019 | Supplemental Investigation Field Activities Completed |
| 3-4 | 12/3/2019 | Ad and RFP for redevelopment of the property released. |
| 3-4 | 12/10/2019 | 2 nd Ad Released |
| 3-4 | 12/17/2019 | 3 rd Ad Released |

| Village of Slinger – Phillip Funeral Home | | |
|--|------------|---|
| 2 | 10/11/2019 | Eligibility Determination submitted to US EPA |
| 2 | 10/15/2019 | Eligibility Determination approved by US EPA |
| 2 | 10/22/2019 | Site Access Agreement Approved |
| 2 | 11/6/2019 | Phase I ESA Reconnaissance Completed |

| Village of Richfield – Infrastructure Feasibility Study -Northeast Corridor | | |
|--|------------|--|
| 3-4 | 11/21/2019 | Study Results Presented to Village Board |

| City of Hartford – Main Street Properties | | |
|--|------------|--|
| 3 | 10/16/2019 | SAP for Phase II ESA submitted to US EPA |
| 3 | 10/18/2019 | SAP for Phase II ESA approved by US EPA |
| 3 | 10/23/2019 | SAP field work completed |

| City of Hartford – Hartford Plaza | | |
|--|------------|--|
| 3 | 12/10/2019 | Hartford Plaza Reuse Study Presented at Common Council Meeting |

| Task No. | Date | 2nd Quarter FY 2020 Activity or Milestone Description |
|-----------------|-------------|---|
| 5 | 1/27/2020 | SRC Meeting held at Washington County offices. |
| 0 | 1/30/2020 | County Project Manager submitted 1 st Q FY2020 report to U.S. EPA. |
| 5 | 2/6/2020 | Grand Opening of Barton School Apartments |
| 0 | 2/25/2020 | Reallocation Request No. 9 approved by US EPA. |
| 5 | 3/11/2020 | As part of the SRP sustainability and leveraging efforts a transfer of \$1.6 million from the County general fund to create a \$1 million brownfields revolving loan fund and \$600,000 fund for brownfields site redevelopment program environmental assessments and planning passed unanimously by the Washington County Board. |
| 5 | 2/2020 | Fact Sheet No. 7 issued. |
| 5 | 3/4/2020 | PMT meeting held via telephone. |

| City of West Bend – Former West Bend Brewing | | |
|---|--|--|
|---|--|--|

| | | |
|---|-----------|--|
| 3 | 2/18/2020 | Phase II ESA report completed and issued for County and City review. |
|---|-----------|--|

| Village of Slinger – Former Niphos Coating | | |
|---|-----------|--|
| 3-4 | 1/9/2020 | Redevelopment preproposal meeting |
| 3 | 1/21/2020 | Supplemental Investigation Report completed and submitted to EPA |
| 3-4 | 2/25/2020 | Redevelopment proposals received |
| 3-4 | 3/12/2020 | Redevelopment proposal evaluation meeting |
| 3-4 | 3/27/2020 | Developer interview |

| Village of Slinger – Phillip Funeral Home | | |
|--|-----------|--|
| 2 | 1/16/2020 | Phase I ESA completed and issued to EPA, SAP Preparation Initiated |

| Village of Slinger – Berean Bible Institute | | |
|--|-----------|---|
| 2 | 1/27/2020 | Funds approved for Phase I ESA by the SRP |
| 2 | 2/25/2020 | Funds approved for Phase I ESA by EPA |

| Village of Slinger – Dick's Ambulance Service | | |
|--|-----------|---|
| 2 | 1/28/2020 | Eligibility Determination Submitted to WDNR for petroleum funding |
| 2 | 1/31/2020 | WDNR approval of Eligibility Determination |

| Village of Slinger – Schulteis Sanitation Properties | | |
|---|-----------|---|
| 2 | 1/28/2020 | Eligibility Determination Submitted to WDNR for petroleum funding |
| 2 | 1/31/2020 | WDNR approval of Eligibility Determination |

| Village of Richfield – Infrastructure Feasibility Study -Northeast Corridor | | |
|--|------------|---------------------------------|
| 3-4 | 03/11/2020 | Final report submitted to USEPA |

| City of Hartford – Main Street Properties | | |
|--|-----------|---|
| 3 | 3/30/2020 | Supplemental Phase II ESA sampling completed. |

| City of Hartford – Hartford Plaza | | |
|--|-----------|---|
| 3 | 1/27/2020 | Hartford Plaza Reuse Study Presented at SRC Meeting |

| City of West Bend – BL-Branch Group one LLC | | |
|--|-----------|---|
| 2 | 3/5/2020 | City reauthorizes Phase I ESA |
| 2 | 3/13/2020 | Phase I ESA completed and issued to USEPA |

| Task No. | Date | 3rd Quarter FY 2020 Activity or Milestone Description |
|-----------------|-------------|---|
|-----------------|-------------|---|

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Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

| | | |
|---|-----------|---|
| 5 | 4/30/2020 | SRC meeting held via “ZOOM” from Washington County offices. |
| 0 | 4/30/2020 | County project manager submitted 2 nd Q FY2020 report to U.S. EPA. |
| 0 | 5/6//2020 | Reallocation Request No. 10 approved by US EPA. |
| 5 | 6/30/2020 | SRC meeting held via “ZOOM” from Washington County offices. |

| City of West Bend – 215 Main LLC | | |
|----------------------------------|-----------|--|
| 2 | 5/11/2020 | Phase I ESA report completed and issued. |

| Village of Slinger – Former Niphos Coating | | |
|--|-----------|---|
| 3-4 | 4/17/2020 | Developer notified of intent to award/redevelopment agreement |
| 3 | 5/27/2020 | Eligibility for petroleum approved by WDNR. |
| 3 | 6/2/2020 | Supplemental investigation work plan submitted to WDNR. |
| 3 | 6/9/2020 | WDNR approval of work plan |
| 3 | 6/11/2020 | Supplemental investigation field sampling completed. |

| Village of Slinger – Phillip Funeral Home | | |
|---|-----------|--|
| 3 | 4/15/2020 | Eligibility for petroleum approved by WDNR. |
| 3 | 5/12/2020 | Sampling and analysis plan approved by US EPA |
| 3 | 6/11/2020 | Phase II ESA field sampling completed. Report preparation initiated. |

| Village of Slinger – Berean Bible Institute | | |
|---|-----------|---|
| 2 | 5/27/2020 | Eligibility for petroleum approved by WDNR. |

| Village of Slinger – Dick’s Ambulance Service | | |
|---|-----------|---|
| 2 | 5/15/2020 | Off-site reconnaissance completed and report initiated. |

| Village of Slinger – Schulteis Sanitation Properties | | |
|--|-----------|---|
| 2 | 5/15/2020 | Site reconnaissance completed and report initiated. |

| Village of Richfield – Former Plat Elementary School | | |
|--|-----------|--|
| 5 | 6/30/2020 | SRC approves funding for Phase I ESA and hazardous building materials surveys. |

| City of Hartford – Main Street Properties | | |
|---|-----------|---|
| 3 | 3/30/2020 | Supplemental Phase II ESA sampling completed. Report initiated. |

| City of Hartford – Hartford Plaza | | |
|-----------------------------------|------------|---|
| 3 | 1/27/20209 | Hartford Plaza Reuse Study Presented at SRC Meeting |

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Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
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| City of West Bend – BL-Branch Group one LLC | | |
|--|----------|--|
| 2 | 5/8/2020 | Amended data-base review completed for Phase I ESA |

| Task No. | Date | 4th Quarter FY 2020 Activity or Milestone Description |
|-----------------|-------------|--|
| 0 | 7/7/2020 | Reallocation Request No. 11 approved by U.S. EPA |
| 0 | 7/30/2020 | County project manager submitted 3 rd Q FY2020 report to U.S. EPA. |
| 5 | 9/14/2020 | SRC meeting held at Washington County offices with social distancing. |
| 0 | 9/24/2020 | Reallocation Request No. 12 approved by U.S. EPA |
| 0 | 9/29/2020 | Cooperative Agreement modification 2 executed for a two-month extension of the grant period. |

| Village of Slinger – Former Niphos Coating | | |
|---|-----------|---|
| 3 | 9/24/2020 | Supplemental Investigation Report to support case closure completed and submitted to U.S. EPA |

| Village of Slinger – Phillip Funeral Home | | |
|--|-----------|--|
| 3 | 9/24/2020 | Phase II ESA Report completed and submitted to U.S.EPA |

| Village of Slinger – Dick's Ambulance Service | | |
|--|-----------|---|
| 2 | 9/24/2020 | Phase I ESA Report completed and submitted to U.S.EPA |

| Village of Slinger – Schulte's Sanitation Properties | | |
|---|-----------|---|
| 2 | 9/24/2020 | Phase I ESA Report completed and submitted to U.S.EPA |

| Village of Richfield – Former Plat Elementary School | | |
|---|-----------|--|
| 1 | 9/9/2020 | EPA Approves Eligibility Determination (ED) for Hazardous substances |
| 1 | 9/16/2020 | WDNR Approves Eligibility Determination (ED) for Petroleum |

| City of Hartford – Main Street Properties | | |
|--|-----------|--|
| 3 | 9/24/2020 | Phase II ESA Report completed and submitted to U.S.EPA |

| City of West Bend – Downtown Riverwalk- West Section | | |
|---|-----------|---|
| 3 | 8/24/2020 | Phase II ESA Report completed and submitted to client for review. |

| Task No. | Date | 1st Quarter FY 2021 Activity or Milestone Description |
|-----------------|-------------|---|
| 0 | 10/30/2020 | County project manager submitted 4 th Q FY2020 report to U.S. EPA. |
| 0 | 11/18/2020 | Cooperative Agreement modification 3 executed for a two-month extension of the grant period to 1/31/2021. |
| 5 | 11/20/2020 | EPA Fact Sheet No. 8 and Fact Sheet No. 9 Completed |
| 0 | 12/9/2020 | US EPA Transition Meeting – new Project Officer |
| 5 | 10/16/2020 | EDWC completed Summary of all economic and fiscal impact analysis |

| Village of Slinger – Phillip Funeral Home | | |
|--|-----------|--|
| 3 | 12/3/2020 | Phase II ESA Report amendment letter completed for review. |

| Village of Richfield – Former Plat Elementary School | | |
|---|-----------|--|
| 2 | 11/9/2020 | Site reconnaissance for the former Plat Elementary School Phase I ESA was completed. |
| 3 | 12/4/2020 | Asbestos, lead-bearing paint and restricted waste survey report completed for review |
| 2 | 12/4/2020 | Phase I ESA reported completed for review |

| City of West Bend – Former West Bend Brewing | | |
|---|------------|--|
| 3 | 11/12/2020 | SSSAP for Supplemental SI Submitted to U.S. EPA and WDNR |
| 3 | 11/12/2020 | SSSAP approved by WDNR |
| 3 | 11/13/2020 | SSSAP approved by U.S. EPA |

Additional milestones for the project will be added to this table as part of the next Quarterly/Project Closeout Report.

VII. BUDGET SUMMARY

Summary of Grant Expenses by Category for the Reporting Period 10/1/2020 – 12/31/2020

A summary of grant expenses by category is provided below, including the current budget, amounts previously expended, amounts expended during the 1st Quarter of FY2021, total amounts expended through December 31, 2020, and the budget remaining as of December 31, 2020.

| Task No. | Task Description | Approved Budget as of 12/31/2020 | Previously Expended though (9/30/2020) | Amount Expended (10/1/2020 - 12/31/2020) | Total Amount Expended through 12/31/2020 | Budget Remaining as of 12/31/2020 | Percent of Budget Expended |
|----------|---|----------------------------------|--|--|--|-----------------------------------|----------------------------|
| 0 | Programmatic Activities | \$ 28,849.37 | \$ 26,617.91 | \$ 2,195.25 | \$ 28,813.16 | \$ 36.21 | 99.9% |
| 1 | Brownfields Inventory and Site Prioritization | \$ 23,880.49 | \$ 23,880.49 | \$ - | \$ 23,880.49 | \$ - | 100.0% |
| 2 | Phase I ESAs | \$ 80,805.29 | \$ 74,805.29 | \$ 5,984.35 | \$ 80,789.64 | \$ 15.65 | 100.0% |
| 3 | Phase II ESAs, Site Investigations, and Remedial/Reuse Planning | \$ 318,342.94 | \$ 292,153.54 | \$ 25,570.21 | \$ 317,723.75 | \$ 619.19 | 99.8% |
| 4 | Community Brownfields Area-wide Redevelopment Planning | \$ 42,591.16 | \$ 42,591.16 | \$ - | \$ 42,591.16 | \$ - | 100.0% |
| 5 | Community Outreach and Involvement | \$ 105,530.75 | \$ 90,555.44 | \$ 14,658.50 | \$ 105,213.94 | \$ 316.81 | 99.7% |
| | Total USEPA Grant | \$ 600,000.00 | \$ 550,603.83 | \$ 48,408.31 | \$ 599,012.14 | \$ 987.86 | 99.8% |

Summary of Current Budget Status by Funding Source as of December 31, 2020

A summary of grant reimbursements through the EPA Automated Standard application for Payment (ASAP) System is based on reimbursements requested by the County for invoices already paid. The summary table includes the current grant amount, amounts previously reimbursed, amounts reimbursed during the 1st Quarter FY2021, total amounts reimbursed, and the budget remaining for both the hazardous substance and petroleum grants. The following is a summary of the current budget status by funding source as of December 31, 2020.

| 1st Quarter FY 2021 (October 1, 2020 - December 31, 2020) | | | | | |
|---|----------------------|-----------------------|-----------------------------------|--------------------------------|---------------------|
| Grants | Budgeted Amount | Previously Reimbursed | Reimbursed 10/1/2020 - 12/31/2020 | Total Cumulative Reimbursement | Amount Remaining |
| Hazardous | \$ 300,000.00 | \$ 287,187.42 | \$ - | \$ 287,187.42 | \$ 12,812.58 |
| Petroleum | \$ 300,000.00 | \$ 263,416.41 | \$ - | \$ 263,416.41 | \$ 36,583.59 |
| | | | | \$ - | |
| Totals | \$ 600,000.00 | \$ 550,603.83 | \$ - | \$ 550,603.83 | \$ 49,396.17 |

VIII. PERFORMANCE OUTPUTS AND OUTCOMES

This section summarizes performance outputs and outcomes for the County FY2017 Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields. Outputs and outcomes include:

- Number of completed Phase I and Phase II environmental site assessments (ESAs) on priority brownfield sites.
26 Phase I ESAs have been completed to date (26 ACRES parcels).
16 Phase II ESAs (16 Acres Parcels) have been completed to date.
- Number of completed additional site investigations and remedial action plans developed for select sites for which Phase II ESAs are completed.
One Supplemental Site Investigation Report – Former Niphos Coatings, Inc. property (Two Supplemental Site investigations are in process (Former West Bend Brewing; 2 Parcels.)
Two remedial Action Plans, Former Niphos Coatings, Inc. and Barton Elementary School
- Number of successful projects where grant was used to leverage additional funding for redevelopment projects.
See IX below.

- Number of success story profiles and case studies developed to further market the SRP to connect potential investors and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

Completed four success story videos and developed County SRP Story Map. Development of County GIS application for local governments to update inventory and prioritize potential redevelopment sites.

Completion of an update to the community-wide inventory and prioritization of brownfields sites within the County.
Completed September 5, 2018

- Performing community outreach and education related to brownfields.
See Task 5
- Connecting potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

Additional outputs and outcomes will be documented in upcoming Quarterly Reports.

IX. LEVERAGED ACTIVITIES

This section summarizes leveraged activities for the Washington County FY 2014 and FY2017 Community-Wide Coalition Assessment Grants for Hazardous Substance & Petroleum Brownfields. The table provided in Attachment D summarizes leveraged resources to date which total over **\$67 million**. Please note that significant leveraged construction activities are ongoing at the former Gehl Site in West Bend, and Former West Bend Brewing Site in West Bend. As such, leveraged resources will increase over the next several quarters and updates provided in ACRES.

X. IN-KIND CONTRIBUTION

Summary of In-kind contribution reported for the 1st Quarter of FY2021.

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Hazardous Substance & Petroleum Brownfields

| Name | Title | Budgeted In-kind Contribution | Previous In-kind Contribution | Total In-Kind 1st Q FY2021 | Total Cumulative In-kind |
|--|-------------------------------|-------------------------------|-------------------------------|----------------------------|--------------------------|
| Washington County In-Kind | | | | | |
| Deb Sielski | Deputy Director | \$ 39,276.00 | \$ 100,597.00 | \$ 4,627.58 | \$ 105,224.58 |
| Samantha Theisen | Planning Intern | \$ 1,287.00 | \$ 1,271.68 | \$ - | \$ 1,271.68 |
| Tyler Betry | Plan & Parks Analyst | \$ 4,103.00 | \$ 4,984.30 | \$ - | \$ 4,984.30 |
| Gabi Wanasek | Plan & Parks Intern | \$ 279.90 | \$ 279.90 | \$ - | \$ 279.90 |
| Mike Vander Sanden | GIS Coordinator | \$ 3,360.00 | \$ 3,290.10 | \$ - | \$ 3,290.10 |
| Fay Fitts | Administrative Sec. | \$ 575.00 | \$ - | \$ - | \$ - |
| Joe Steier | Land Use and Plan Analyst | \$ - | \$ 13,652.31 | \$ 281.16 | \$ 13,933.46 |
| Sarah Pobiecke | Planning Analyst | \$ - | \$ 1,793.88 | \$ - | \$ 1,793.88 |
| Jackie Limbach | Office Manager | \$ - | \$ 121.43 | \$ - | \$ 121.43 |
| Brad Stern | County Attorney | \$ 4,403.00 | \$ 964.66 | \$ 74.82 | \$ 1,039.48 |
| Ashley Reichert | County Clerk | | \$ 155.79 | \$ 156.36 | \$ 312.15 |
| Bill Kurer | Purchasing Manager | | \$ 1,566.22 | \$ - | \$ 1,566.22 |
| Total Co. In-kind | | \$ 53,283.90 | \$ 128,677.25 | \$ 5,139.91 | \$ 133,817.16 |
| City of Hartford In-Kind | | | | | |
| Tom Hostad | | \$ - | \$ 52.50 | \$ - | \$ 52.50 |
| Justin Drew | Dir. of Comm. Devel. | \$ 1,224.00 | \$ 954.09 | \$ - | \$ 954.09 |
| Village of Slinger In-Kind | | | | | |
| Margaret Wilber/Jessi Balcom | Village Administrator | \$ 1,435.00 | \$ 4,260.80 | \$ 524.64 | \$ 4,785.44 |
| Jim Haggerty | DPW Dir/V. Engineer | \$ 138.00 | \$ 1,231.61 | \$ - | \$ 1,231.61 |
| Village of Richfield In-Kind | | | | | |
| Jim Healy | Village Administrator | \$ 1,483.00 | \$ 2,388.01 | \$ 348.25 | \$ 2,736.26 |
| City of West Bend In-Kind | | | | | |
| Jay Shambeau | City Administrator | \$ 3,055.00 | \$ 2,622.68 | \$ - | \$ 2,622.68 |
| Mark Piotrowicz | Development Dir. | \$ 2,091.00 | \$ 3,953.37 | \$ - | \$ 3,953.37 |
| Cindy Leinss | Park Project Manager | | \$ 439.89 | \$ - | \$ 439.89 |
| Adam Gitter / Jessica Wildes | Econ. Devel. Manager | \$ 1,189.00 | \$ 946.04 | \$ - | \$ 946.04 |
| Village of Jackson In-Kind | | | | | |
| John Walther | Village Administrator | \$ 553.00 | \$ 1,722.50 | \$ - | \$ 1,722.50 |
| Brian Kober | Dir. Of Public Works/Engineer | \$ 330.00 | \$ - | \$ - | \$ - |
| Economic Development Washington County (EDWC) In-Kind | | | | | |
| Christian Tscheschlok | Executive Director | \$ 24,883.00 | \$ 10,481.64 | \$ 317.66 | \$ 10,799.30 |
| Deborah Reinbold | Bus. Solutions Specialist | \$ 4,777.00 | \$ - | \$ - | \$ - |
| Total Coalition Partner In-kind | | \$ 41,158.00 | \$ 26,821.48 | \$ 1,190.55 | \$ 30,243.66 |
| Total In-kind | | \$ 94,441.90 | \$ 155,498.73 | \$ 6,330.46 | \$ 164,060.81 |

Attachments

- A. Fact Sheet No.8 and Fact Sheet No. 9
- B. News Articles
- C. Brownfield Impact Dashboard – Economic and Fiscal Analysis Project Summary
- D. Summary of Leveraged Resources
- E. Washington County received the Intergovernmental Cooperation Award from the Wisconsin Policy Forum for the Barton School Apartment Redevelopment. See Attached Press Release.
- F. Rincon 225 Grand Opening Event - City of Hartford

Attachment A

Fact Sheet No.8 and Fact Sheet No. 9

Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



e.d.w.c
YOUR GROWTH. OUR PASSION.

SRP Projects Have Created Millions of Dollars of Economic and Fiscal Impact in County

The Washington County Site Redevelopment Program (SRP) is proud to have supported several successful redevelopment projects since 2015. In order to understand each project's economic and fiscal impact and return on investment to the local community, Economic Development Washington County (EDWC) conducted Economic and Fiscal Impact Studies on seven recent projects: Saxony Village Apartments in Germantown; Rincón 225 in Hartford; TownePlace Suites Hotel, Downtown West Bend Office Associates, and Barton School Apartments in West Bend; and the E.H. Wolf expansion and planned Niphos site reuse in Slinger. The impact studies reveal that, due to SRP-supported projects, millions of dollars are infused into local communities! The graphic at right summarizes key findings, and the full reports contain additional data such as estimated number of workers who will relocate to Washington County, new sales tax generated, new property tax generated, and more.

Estimated Economic and Fiscal Impact Analysis of Recent Redevelopment/Reuse Projects

New Private Capital Investment:

Total capital investment including equity, revolving loan funds, and other private loans

\$85.6M

Net Public Benefit Over 10 Years:

Benefits to individual municipalities through taxes and fees, e.g. sales tax, room tax and property tax, less expenses and public fund assistance

\$11.1M

New Direct Payroll Over 10 Years:

Total new payroll created by the projects

\$118.3M

Indirect Payroll Over 10 Years:

Total payroll and jobs created indirectly by projects. This results from the project's ripple effect of spending

\$41.1M

Collaboration on Rincón 225 in Hartford Promotes Economic Development Goals, Culminates in Ribbon Cutting

The opening of Rincón 225 exemplifies how the SRP has utilized scarce grant dollars to encourage projects that accomplish several interrelated goals such as growing a sense of place in downtown areas, taking the lead on revitalization to encourage further private reinvestment, attracting skilled workforce through quality housing, and locating new housing at the center of revitalizing areas to drive demand for local businesses and services.



Greywolf Partners hosted a ribbon cutting on October 8th for Rincón 225, a new apartment project in downtown Hartford that received SRP funding.

SRP Wins 2020 Wisconsin Policy Forum Award

In October 2020, the Wisconsin Policy Forum announced that Washington County SRP is the recipient of the 2020 Salute to Local Government Award for Intergovernmental Cooperation for the Barton School Apartments. The Barton School project utilized \$51,000 in SRP funding for Environmental Assessments and a Remedial Action Plan. You can read more about the Barton School project at: <https://bit.ly/2UxiFET>



Washington County Site Redevelopment Program

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Former West Bend Brewery Site to be Redeveloped as Mixed Use Project along Milwaukee River

The West Bend Brewery site dates to the early days of the City of West Bend. Beginning in 1850 as a small-scale brewery housed in a frame building, by 1870 the brewery had expanded into a larger brick building, producing 3,500 barrels of beer annually and providing a local market for tens of thousands of bushels of barley and hops produced by area farmers. In the early 20th century, the brewery became known for brews such as West Bend Lithia and Old Timers Beer. The brewery closed in 1972, and over the years, there has been interest among West Bend residents to reuse, preserve, and restore the building. The SRP helped to bring the site back into economically productive use (either for preservation or redevelopment), providing \$67,541 in funding for Phase I, Phase II Assessments, Site-Specific Sampling & Analysis Plan, Hazardous Materials Survey, and additional Site Investigation. Site contamination, which included PAHs, RCRA metals, VOCs, and others, was likely related to the former brewery and past car wash uses on the site.

In October 2020, HKS Holdings, LLC, announced plans to purchase and redevelop the property, which would involve demolishing existing buildings to construct a mixed-use development with 181 high-end apartment



Rendering of proposed mixed use development for West Bend Brewery site

units and commercial space for retail or a restaurant. This three-acre site at the intersection of N. Main Street and E. Washington Street is located on the west bank of the Milwaukee River, adjacent to the Riverwalk and downtown West Bend. “We want to bring luxury, riverfront living to beautiful downtown West Bend,” said Tyler Hawley, Principal, HKS Holdings, Inc. “Our design is intended to optimize views and access to the Riverwalk and downtown amenities. We look forward to becoming a part of the downtown neighborhood.”

With Developer in Hand, Niphos Site in Slinger Moves Closer to Site Closure and Residential Reuse



Rendering of potential reuse of Niphos site proposed

The Niphos property located at 308-310 Oak Street in downtown Slinger is on its way to find a new life as residential condos. Washington County, which acquired the site through tax foreclosure, worked with the Village of Slinger to issue a Request for Proposals and find a developer for the site. From that process, Forward Contractors was selected to convert the site into four to six residential units, reusing a building once home to the Schaefer Organ Company and later Niphos Coatings, Inc. Washington County and the developer are now working on a development agreement to allow work to begin on the site. Following an EPA removal action in 2012 and subsequent soil remediation, the site is moving closer to site closure.

Stay Up-to-Date with the Site Redevelopment Program:

- ✓ **Attend** SRP meetings, which are open to the public. Meeting agendas available at: <http://www.co.washington.wi.us/srp>
- ✓ **Try out** the EDWC Site Redevelopment Project Tool at: www.edwc.org (click “Location Analysis” at the top)
- ✓ **Read the SRP Success Stories!** Visit at: <https://bit.ly/2UxiFET>
- ✓ **Contact** Debora Sielski, Washington County Planning & Parks Dept., at (262) 335-4445 or deb.sielski@washcowisco.gov

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After Six Years of Successful Revitalization in Washington County, the SRP Prepares for Its Next Phase

Over the past six years, the Washington County Site Redevelopment Program (SRP) has been successful in utilizing USEPA funds to address brownfields and stimulate redevelopment in Washington County. Below is a list of brownfield sites that have been transformed into economically thriving areas through SRP support. Also listed are the planning and economic development efforts that have laid the groundwork for past and future transformations. To read more about each success story, visit: <https://bit.ly/2UxiFET>.

Redevelopment Success Stories:

- E.H. Wolf & Sons – large expansion of a local business and employer
- Amici's & Laubenheimer's – reuse of a historic restaurant building
- Saxony Village – development of 172 new apartments among six buildings
- Barton School Apartments – development of new workforce housing, including adaptive reuse of a former school to 22 apartments and 18 new townhomes
- Rincón 225 – development of a new six-story, 82-unit apartment building
- TownePlace Suites and Office Building – development of a 3-story, 68-unit hotel and single-story office building

Planning & Economic Development Efforts:

- Village of Richfield Northeast Corridor Opportunity Analysis
- Village of Richfield Northeast Corridor Infrastructure Analysis
- Village of Jackson Opportunity Analysis
- City of West Bend Gehl Site Hotel Market Study
- City of Hartford Kmart Site/Hartford Plaza Market Analysis and Reuse Study
- Village of Slinger Downtown Vision and Strategy
- Economic Development Washington County Economic and Fiscal Impact Studies
- Connecting Saxony Village: Village of Germantown Historic Main Street (funded by USEPA Land Revitalization Technical Grant)



Announcing the County Brownfield Environmental Assessment Fund and the EPA & County Brownfield Revolving Loan Fund Program

The Site Redevelopment Committee is thrilled to announce three new funding sources for the Site Redevelopment Program for 2021 and beyond. Together, these new funding sources will advance the goals of the SRP by enabling impactful redevelopment, leveraging public and private resources, optimizing use of existing real estate and utilities, mitigating risk, and maximizing the return on investment of redevelopment sites. The ongoing funding of the SRP will continue the transformation of contaminated and unused industrial sites into “once-in-a-lifetime” opportunities.

Sustaining Support for Brownfield Environmental Assessment: Recognizing the importance of the SRP in economic revitalization, the Washington County Board of Supervisors has chosen to play a vital leadership role in growing and sustaining the program into the future. In March 2020, the Board of Supervisors approved \$600,000 to establish a County Brownfield Environmental Assessment Fund to continue the work of the SRP. This is a major step forward for the SRP, since it ensures the program will endure without depending solely on federal funding.

New County Brownfield Revolving Loan Fund: In addition to the funds provided above, the Board of Supervisors also approved \$1,000,000 to establish a County Brownfield Revolving Loan Fund (RLF). This loan fund will provide loans to support brownfield cleanup activities that will support the creation of jobs, the cleanup of distressed areas, the elimination of blight, and increase the tax base. The RLF program will be a vital addition to the SRP, and it will further the successes achieved by the program through the FY2014 and FY2017 USEPA assessment grants.



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New USEPA Brownfield Revolving Loan Fund: Along with the County's sustaining support and leadership, USEPA has awarded Washington County with an \$800,000 USEPA Revolving Loan Fund Coalition Grant (RLF) to capitalize a revolving loan fund. Initially, the grant will focus on revitalization in downtown Hartford and in the Milwaukee River area and the Eisenbahn Trail area of West Bend, although other sites in the County may access the RLF funds as well.

Economic Development Washington County will play a key role in managing both the County and USEPA funding sources and RLF programs. These two RLF funding sources are an outstanding addition to the SRP, since they greatly expand the funding available for brownfield cleanup and site revitalization!

Welcoming New Coalition Members: the Village of Kewaskum and the Village of Germantown

The Coalition is delighted to have added two new members to the coalition, bringing the total membership to eight. The Village of Kewaskum, represented by Village Administrator Matt Heiser, is exploring potential brownfield assessment and redevelopment strategies throughout the community, beginning with the Fond du Lac Avenue and Main Street area in Kewaskum's historic center. The Village of Germantown, represented by Village Administrator Steve Kreklow, is also focusing on revitalization of its historic core, building on the recent Saxony Village redevelopment and the *Connecting Saxony Village* connectivity plan for the Main Street area completed in 2019. In 2021, both communities will explore further revitalization opportunities and ways to strategically utilize SRP resources. The full coalition also includes Hartford, Jackson, Richfield, Slinger, West Bend, and Washington County.



Main Street in downtown Germantown, looking west

Project Manager Update: Preparing for Next Phase of the Site Redevelopment Program

FY17 Assessment Program Wrap-up: Deb Sielski and other Washington County staff members are in the process of completing the FY2017 USEPA assessment grant. Much was accomplished during the grant period, and the County was granted a two-month extension to complete remaining assessment activities by January 31, 2021. Throughout the FY2017 grant, the SRP completed 26 Phase I assessments, 16 Phase II assessments, and leveraging upwards of \$30M in redevelopment projects, and County staff is working hard to provide all necessary documentation for USEPA.

New Program Ramp-up: Washington County staff is also working diligently to prepare the new County Brownfield Environmental Assessment Fund, County Brownfield Revolving Loan Fund, and USEPA Revolving Loan Fund. At this time, it is anticipated that the programs will be ready to begin in spring of 2021.

Securing Additional Financial Support: Washington County has also submitted a grant application for a USEPA Coalition Brownfield Assessment Grant for FY2021. If awarded, it would provide the SRP with three more years of federal funding.

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- ✓ **Try out** the EDWC Site Redevelopment Project Tool at: www.edwc.org (click "Location Analysis" at the top)
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Attachment B

News Articles

- **Redevelopment of the former West Bend Brewing Site to a mixed-use apartment (181 units) and restaurant venue was announced by the developer HKS Holdings, LLC in October.**
- **Festival Foods, Inc. announced purchase and development plans for the former 17-acre Hartford Plaza site. Part of the area will be a food store and will provide 200-250 jobs.**
- **An additional 120-unit apartment complex was announced by Trail's Edge WB LLC as part of further redevelopment of the former Gehl Co. manufacturing site.**
- **The vacant former Plat Elementary School was sold to St. Augustine School in December.**
- **Demolition of the Former Bermico building in West Bend nears completion.**

WEST BEND PLAN COMMISSION

Land use change, rezoning OK'D for former West Bend Brewery site

By Kendra Lamer
262-306-5095
klamer@conley.net.com

WEST BEND — The former West Bend Brewery site is one step closer to becoming a multi-family and commercial use redevelopment after the Plan Commission approved a land use change and rezoning of the property on Tuesday. The site, located at 415 North Main Street, is proposed to be redeveloped into a mixed-use multi-family residential and commercial development.

The land use was changed from Transportation and Commercial to Mixed Use District and Park and Recreation.

"The land use change would make this entire area consistent for the development that is being proposed in the future here," said James Reinke, business and development planner.

The property was also rezoned from B-2 Central Business District and M-1 Light Industrial to Mixed Use District.

The area will also serve

as transition area from commercial to the south to the industrial use in south-east.

A concept plan for the redevelopment, located at the corner of Washington Street and North Main Street, was brought to the Plan Commission in October. According to meeting documents, the development will contain 181 living dwellings.

The first of two buildings will have seven residential dwellings on the first floor and approximately 6,400 square feet of commercial space above in-building parking at the basement level with 48 spaces. There will also be eight exterior parking stalls.

The second building will be a four-story U-shaped structure, also over basement level parking. This building will contain about 126 dwelling units and nine townhouse style units. Parking will consist of 151 in-building stalls with nine exterior stalls.

While the Plan Commission did not receive any comments for either public hearing, they did receive a

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general question regarding parking requirements for the zoning district. Parking was also a concern brought up by commissioners in October as most city apartment buildings follow the one unit to two-and-a-half parking stalls ratio.

Developers felt that due to the apartment's proximity to downtown amenities and its walkability, that the redevelopment may not require the parking ratio. Additionally more than 50 percent of the units are planned as one-bedroom apartment, allowing the market to dictate the number of stalls needed.

While the number of units do exceed residential density permitted by mixed-use zoning requirements, the commission may modify the density requirement with good site development planning.

HKS Holdings LLC. is the developer of the project.

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COMMERCIAL REAL ESTATE

181 apartments planned for former West Bend Brewing site



An overview of the three-acre, 181-unit apartment project HKS Holdings plans for West Bend.

ENGBERG ANDERSON ARCHITECTS



By Sean Ryan
Reporter, Milwaukee Business Journal
Oct 1, 2020, 10:40am EDT

Milwaukee developer HKS Holdings plans to build 181 apartments with associated stores and restaurants on three acres lining the Milwaukee River in the heart of West Bend.

The city and developer announced the project Thursday for the Washington County community. It will get a first public review at the West Bend Plan Commission Oct. 6. The property is northeast of North Main and West Washington streets.

Plans submitted to the city show new four-story apartment buildings between a landscaped river walk and Main Street. Those buildings would have a first-floor restaurant with outdoor seating at Main and Washington streets, an outdoor plaza for live music performances and river-facing apartments with front entrances and patios opening onto the river walk.

“We want to bring luxury, riverfront living to beautiful downtown West Bend,” said Tyler Hawley, principal of HKS Holdings. “Our design is intended to optimize views and access to the river walk and downtown amenities. We look forward to becoming a part of the downtown neighborhood.”



Plans include a corner restaurant and outdoor seating at the ground level of one building.

ENGBERG ANDERSON ARCHITECTS

Engberg Anderson Architects of Milwaukee is the project architect.

The West Bend Brewing Co. formerly operated on the property, and one of its former brewery buildings would be torn down for the new development.

West Bend has been active in recent years with several public works projects or developments materializing. The city has been securing money to build public walkways on both sides of the Milwaukee River in its downtown area. The long-running redevelopment of the former Gehl Co. manufacturing site has attracted a 68-room Marriott TownePlace Suites, 16,000-square-foot office building and plans for a 120-unit apartment building.

The restoration of the historic West Bend Theatre on Main Street also has been completed.



River-facing apartments in the West Bend development would have entrances opening onto a public walkway.

ENGBERG ANDERSON ARCHITECTS

Outside of the downtown area, West Bend officials this summer completed an agreement to sell land in a new city-led business park to Milwaukee Tool for a new manufacturing facility.

Developer HKS Holdings has done several apartment developments in Milwaukee, including conversion of the former Julien Shade Shop in the 3rd Ward and restoration of the historic Posner Building on West Wisconsin Avenue. The group developed the Kimpton Journeyman Hotel in the 3rd Ward and recently completed the

Renaissance Milwaukee West at 2300 N. Mayfair Road in Wauwatosa.

RELATED CONTENT

120 apartments to complete West Bend's redevelopment of former Gehl HQ



Museum of Wisconsin Art in West Bend plans for reopening July 8



Milwaukee Tool buys land for West Bend manufacturing plant



West Bend Theatre readies for March reopening



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Festival Foods affiliate purchases Hartford Plaza

Company plans serving public sometime in 2022

By Joe VanDeLaarschot

jvan@conleynet.com 262-306-5054

HARTFORD — An affiliate of Festival Foods has closed on the purchase of the mostly vacant Hartford Plaza on Highway 60 — the east entrance to the city.

According to the Washington County Register of Deeds office, MKB Hartford, LLC. purchased the property from Equitable Bank after they had taken ownership from the previous owner. Equitable Bank had the 17.46 acres with the existing 150,000

square feet of multitenant shopping center for sale for \$3.4 million.

A Festival spokesman said exact plans for the Hartford location are still to be determined.

See **PLAZA, PAGE 6A**



This photo, taken in July 2019, shows the mostly vacant Hartford Plaza along Highway 60 in Hartford. Kmart closed at this location in July of 2016. On Monday, an affiliate of Festival Foods bought the approximately 17 acres of land and buildings. A Festival Foods spokesman said they hope to begin serving the public at a new store at this location by sometime in 2022.

Daily News file photo

Plaza

From Page 1A

“The exact construction and opening dates are yet to be determined, but we anticipate serving the Hartford community in 2022,” said Brian Stenzel, Festival Foods’ community involvement senior director. “Hartford is an exceptional community with a lot of great people. Hiring great people is what we need to open a successful store. It all starts with the people.

“It is our goal to make grocery shopping an enjoyable experience,” Stenzel said.

Tom Hostad, executive director of the Hartford Area Development Corporation, who along with the city had developed a marketing plan

because it means new development and new jobs for the community.

“I would imagine that Festival did a lot of research on the area with all of the other competitors here and the potential,” Hostad said. “I think a development like that will attract from a broader area than just the city of Hartford. The other factor is there’s nothing else like it around. That brand is not present certainly in Washington County and I think the corporate location is in Fond du Lac, and I think no doubt that had to be another factor in their decision to give the community something else, something different.”

Much of the plaza has been vacant for several years after the closure of the Sentry Food store there and a few years later of the Kmart store.

square feet from the former Kmart location. That includes the 38,000 square feet left vacant when Sentry Foods closed. Kmart opened at the Hartford location in November 1991.

There are three other smaller businesses spaces available for lease that were formerly occupied by Dollar Express, Little Caesars and Radio Shack. In January 2019 the Common Council rejected changes in city rules that would have allowed U-Haul to develop the complex.

In January the Common Council and Plan Commission approved a marketing plan for the property that showed the possibility of constructing new retail space as well as housing and restaurants. The

for the property, said he was aware that Festival Foods was looking at the property. He said he has not heard directly what Festival Foods plans for the site. Hostad said the sale is good news for Hartford

With Kmart's closing in the summer plan was paid for by the city, of 2016, there was about 135,00 Equitable Bank and the HADC. square feet of vacant space — nearly 86,500

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Submitted photo

The front of a typical Festival Foods store. This undated photo shows a recently opened store in Verona. It is what a store that's planned to be open sometime during 2022 in Hartford could look like as well.

New Hartford Festival Foods likely to create 200-225 new jobs

CEO: Hartford Plaza
location is largest company
has ever purchased

By Joe VanDeLaarschot
jvan@conley.net.com
262-306-5054

HARTFORD — Festival Foods President and CEO Mark Skogen said he is very excited about his company's plans to locate one of its stores in Hartford at the site of the former Hartford Plaza.

Skogen said the company did a lot of research before closing last month on the purchase of the property, which was the former home for Kmart and Sentry Foods. He said they decided to located in Hartford for two reasons.



Skogen

"One is that we need a bigger presence in the Milwaukee metro area. It is a big city that's tough to market. There's a big population in the area, which helps. No city is void of grocery stores. It is never easy. When you are going into a city that has a bigger population, density, that's especially appealing," he said.

See **FESTIVAL**, PAGE 6A

Skogen

From Page 1A

“The second reason is the opportunity to develop 17 acres there was appealing. It was a reasonable price to purchase and we believe we can revitalize it and not only put a grocery store there, but more business in general. It’s the largest area we’ve ever purchased.”

Skogen said typical Festival Foods stores employ about 200-225 full- and part-time workers. He said no final decision has been made yet, but in his opinion it is very likely the old Hartford Plaza structure will be torn down and a new building constructed.

“Just the age of the building and the set-up, sometimes it can cost more to fix those than build new,” Skogen said. “The trenching that’s needed for our power needs and our refrigeration needs, often the doors for the entrance of the building are not in the correct place for us and a lot of stores like old Kmart buildings that are closed have a lower ceiling than we like and doesn’t give us the feel we want. So some of those things come into play.”

Skogen said what makes the Hartford site such a good location is that they can construct a business center with 17 acres.

“That’s not always possible when there’s other buildings already there and packed around you,” he said. “I think typically we don’t have a full development — it is usually just us, but in this case it is probably the best opportunity we’ve ever had to develop a whole and complete center.”

Skogen said nothing is yet official about what will happen with the few buildings that remain in the old Hartford Plaza, but his company would like those businesses to stay when the project is finished.

“I think we’ve had contact and they’ve shown

interest in staying because they are kind there alone now with not as much traffic as they should have so I’m pretty sure that they’d be interested,” he said. “We’ve also had some contacts with other businesses about them coming in. It is very encouraging to hear the excitement about other businesses joining us.

“That doesn’t always happen. Sometimes they don’t have the appetite to partner up and get something done. Sometimes the restrictions that are put on a new business can make it take a really long time or sometimes not happen at all,” Skogen said. “So everything I’ve heard about Hartford is that is a great working relationship.”

He said the company still does not have an official opening date, but company officials “have it penciled in for 2022 as to when we’d like to move in there.”

Skogen explained what shoppers will find when the shop at a Festival Foods stores.

“We put our focus on fresh departments — produce, deli, bakery, meat and merchandise and make more fresh, from-scratch products. We try to have signature items that you can only get at Festival,” he said.

“Our other focus is our people and having a shopping experience that is enjoyable. Our associates are very guest-focused, listening to guests and going above and beyond for guests. Grocery shopping can be done a number of different ways and we’re trying to be different with people and when you leave the store we want you to think that it was fun there. We want to make the shopping experience something that they can look forward to.”

Skogen said Festival Foods now has 33 stores in Wisconsin and after the spring there will be 35 when two stores open after construction is completed.

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COMMERCIAL REAL ESTATE

120 apartments to complete West Bend's redevelopment of former Gehl HQ



A rendering of the proposed new West Bend apartments

AMERICAN COS.

By Sean Ryan
Reporter, Milwaukee Business Journal

Jul 30, 2020, 3:23pm EDT

West Bend accepted a developer's \$1 offer to buy 4.4 vacant acres on the former Gehl Co. manufacturing property for a 120-unit apartment project.

If finalized, the market-rate apartments would complete the city's years-long effort to clean and redevelop the former Gehl property. City officials earlier this year completed a \$1 sale of 3.3 acres at the Gehl property for a 68-room Marriott TownePlace Suites and 16,000-square-foot office building. Those buildings are under construction now.

Former West Bend Mayor [Kraig Sadownikow](#) is involved in those buildings and the new apartments through his American Cos. real estate and construction firm. He left the mayor's office in 2019 to avoid any conflicts regarding the Gehl redevelopments.

"There is a strong demand for a new facility that offers enclosed parking, modern amenities and an unbeatable location," Sadownikow said of the apartments.

West Bend officials this week announced the sale agreement. The city will consider detailed plans for the

three-story apartment building later this year. Under the land sale agreement, the completed apartment building must create at least \$16.5 million in new taxable property value.

The land sale agreement is with Trail's Edge WB LLC, which is registered to [David Decker](#) of Brookfield apartment owner and manager Decker Properties Inc.

The 7.7-acre former Gehl site is at Water Street and South Forest Avenue, across the Milwaukee River from West Bend's downtown. City officials acquired the land in 2010 and led a cleanup effort for its redevelopment. The city since 2017 has [issued requests for proposals](#) for the land and fielded projects from other developers that never moved forward.

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Milwaukee Tool buys land for West Bend manufacturing plant



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Marriott hotel development moving ahead in West Bend



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4908 Monches Rd, Richfield, WI 53017

\$300,000

Sold | Closed | Commercial | 26,000 Sq. Ft. | 30 Parking Spaces



Full Property Details for 4908 Monches Rd

General

Sold For: \$300,000

Status: Closed

Type: Commercial

MLS ID: 1715716

Added: 98 day(s) ago

Viewed: 84 times

Location

County: Washington

Lot Features

Lot Dimensions: 500 x 469 See CSM

Zoning: Resid & Institu

Structural Information

Square Feet: 26,000

Year Built: 1926

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Schools serving 4908 Monches Rd

School District: Hartford Uhs School District

| Score | Name | Grades | Distance |
|-------|--|--------|----------|
| 5 | Hartford High School, Hartford, WI 805 Cedar St, Hartford, WI 53027 | 9-12 | 8.6 mi |

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 4908 Monches Rd

| Date | Details | Price | Change | Source |
|------------|---------|-----------|---------|--------|
| 12/30/2020 | Sold | \$300,000 | -14.29% | MLS |
| 10/21/2020 | Listed | \$350,000 | — | MLS |

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

4908 Monches Rd, Richfield, WI 53017 (MLS# 1715716) is a Commercial property that was sold at \$300,000 on December 30, 2020. Want to learn more about 4908 Monches Rd? Do you have questions about finding other Commercial real estate for sale in Richfield? You can browse all [Richfield real estate](#) or contact a Coldwell Banker agent to request more information.



Plat School Update

At the end of the summer, the Holy Hill Area School District closed a chapter in its history. The parent district of Richfield Joint School District No.1, during the consolidation with Friess Lake School, made the decision to close Plat School permanently. On Monday, August 17th, 2020, the Holy Hill Area School District sold Plat School to John and Allison Loosen of Monches Property LLC.

The School Board accepted the June 29th offer in early July after a series of failed offers. Serendipitously, Mr. Loosen was the first person to place an offer on Plat School back in 2018. Mr. Loosen's initial offer was followed by offers from three (3) other parties. In his most recent offer to purchase Plat School, his offer was presented with no contingencies and included an expedited closing date.

While the property has recently been listed for sale, St. Augustine School (<https://www.santaugustineschool.net/>) has until February to put together funds for closing as the "first position" buyer. The school is presently located on Old CC (formerly Country Trunk Highway CC) and has operated for 26 years serving K4-12th grade. If this purchase is completed, St. Augustine has indicated they would begin occupancy at the beginning of the 2021/22 school year. As part of the proposal, Monches Property LLC (John and Allison Loosen) petitioned for a boundary line adjustment to give approximately 2.5 more acres of residential land from the former Plat School to their private residence. Each parcel, the former Plat School and the private residence of John and Allison Loosen, will far exceed the minimum lot size requirements for their respective Zoning Districts.

The sale of Plat School is bittersweet, as it has been part of the rich history of the school district as well as the Village, and hamlets prior to it. However, knowing that it will likely see students in its halls again and that the current Holy Hill Area School District can focus on its mission of educating students, is comforting.

2019-20 Holy Hill Area School District (HHASD) Financial Highlights

- Taxes went down 12% from the prior year.
- The QSCB (Qualified School Construction Bonds) State Trust Fund Loan that was established by the prior Richfield School District prior to consolidation, which was recently running about 50K each year out of the district's revenue limit/tax levy, was paid off. This will allow more funds to be directed towards instruction starting in 2020-21.
- Our Fund 46 - Long Term Capital Improvement Trust Fund, which was established by the prior Richfield School District, and requires a minimum 10 year long term capital improvement plan and a five year waiting period before ability to draw out funds, completed its fifth year since it was created. Starting in 2020-21, the district can now utilize these funds for capital improvements. Plat School was sold just after the close of 2019-20 and the funds from the sale were transferred to Fund 46 for future capital improvements to Friess Lake Elementary and Richfield Middle School.
- The district was provided the minimum 40K grant from ESSER (Elementary and Secondary School Emergency Relief) related to the COVID-19 pandemic. The district is required to share the grant with its private schools based on calculations provided by the state. HHASD received just under 30K that was spent on purchasing additional chromebooks for virtual instruction while Saint Gabriel and Saint Augustine received combined just over 10K of the grant that they are using on cleaning and sanitizing measures. HHASD is the fiscal agent of the funds.

VIDEO | Demolition of Bermico building nears completion

By Judy Steffes - October 5, 2020

October 5, 2020 – West Bend, WI – The demolition of the old Bermico building, 2100 Northwestern Avenue, on the east side of the Milwaukee River in West Bend is nearly complete.

Neighbors stood on the Eisenbahn State Trail on a sunny but very windy Monday afternoon watching as three excavators rapidly crushed walls and leveled the cement block structure.



Bermico Co. was formerly Line Material and McGraw-Edison.

Details about the site were released in a December 2015 Phase I Environmental Site Assessment prepared by [Stantec Consulting Services Inc.](#) See a portion of the report below.

*THE BERMICO BUILDING CONSISTS OF
APPROXIMATELY 7.2 ACRES OF LAND*

DEVELOPED WITH A FORMER
MANUFACTURING FACILITY CONSISTING
OF NUMEROUS INTERCONNECTED ONE-
AND TWO-STORY BUILDINGS COVERING AN
APPROXIMATE 68,000 SQUARE FOOT AREA
NEAR THE CENTER OF THE PROPERTY.
THE REMAINDER OF THE PROPERTY IS
COVERED BY DETERIORATED PAVEMENT
AND AREAS COVERED BY GRASS, BRUSH,
SMALL TREES, OR FOREST.



SURROUNDING PROPERTIES ARE A MIX OF
COMMERCIAL AND INDUSTRIAL
PROPERTIES. THE PROPERTY HAS A LONG
HISTORY OF INDUSTRIAL USE. THE
PRIMARY ITEM MANUFACTURED AT THE
PROPERTY FROM AT LEAST 1929 TO 1980

WAS A COAL TAR-IMPREGNATED
CELLULOSE-FIBER PIPE COMMONLY
REFERRED TO BY THE TRADE NAME
"ORANGEBURG PIPE."

SINCE 1980 VARIOUS SMALL BUSINESSES
OCCUPIED PORTIONS OF THE FACILITY
BUILDINGS AND THE PROPERTY APPEARED
TO BE USED PRIMARILY FOR STORAGE.

MULTIPLE PLASTIC RECYCLING
BUSINESSES OPERATED AT THE
PROPERTY DURING THE 1980S AND 1990S
AND RESULTED IN SIGNIFICANT STORAGE
OF PLASTIC.

SINCE THE 1980S, THE FACILITY BUILDINGS
WERE ALLOWED TO DETERIORATE WITH
MINIMAL REPAIRS. NUMEROUS PERMITTED
AND UNPERMITTED BUILDING
MODIFICATIONS AND DEMOLITIONS HAVE
OCCURRED AT THE BERMICO SITE.
REMNANTS OF SUPPLIES, EQUIPMENT,
AND STRUCTURES REMAIN THROUGHOUT
THE PROPERTY BUILDING.





This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property except for the following:

- Industrial manufacturing activities including the historic transfer, storage, and use of coal tar at the Property.
- Historic outdoor storage of Orangeburg pipe.
- The transfer and storage of petroleum products and documented diesel fuel release to soil on the Property.
- The historical presence on the Property of a railway spur, because transfer of hazardous materials and/or petroleum products may have resulted in spills and affected soil and/or groundwater quality at the Property, in particular, in the vicinity of the former railroad spur.



- The documented release of contaminants from the Property to the sanitary sewer system.
- Petroleum product and hazardous substances releases to soil at the Property documented in a Phase II ESA.
- Orangeburg pipe and pipe fragments comingled with other fill

materials in areas on the north side of the Property.

Below is an ad from the Line Material Company as published in the 1929 West Bend High School yearbook.

Dedicated to Education Amusement Public Service

MERMAC

Phone Residence 286R Theatre 286W

August Berkholtz, Proprietor West Bend, Wisconsin

KUESTER GARAGE and MACHINE SHOP
Willys-Knight and Whippet
Sales and Service
Firestone Tires and AUTO ACCESSORIES
Phone 145
WEST BEND, WISCONSIN

LINE MATERIAL COMPANY
POWER LINE MATERIAL
Barton, Wisconsin

CONSUMERS' MILK & ICE CREAM CO.
Wholesale and Retail Dairy Products
Phone 55 West Bend, Wis.

WEST BEND HDW. CO.
BETTER HARDWARE
WEST BEND HDW. CO.

In its heyday Bermico and Line Material employed over 100 people including [Carl Kufahl](#) and [Marion Winninghoff](#).





Share this:



Like this:

Judy Steffes

<https://www.washingtoncountyinsider.com/>

First-run stories from a trusted reporter who has lived in West Bend/
Washington County for over 33 years.
Business/falth/education/community/history/arts.

Attachment C

Brownfield Impact Dashboard – Economic and Fiscal Analysis Project Summary

Date: 10-16-2020
To: Deb Sielski, Deputy Director, Planning and Parks
From: Dan Anhalt
RE: Brownfield Impact Dashboard-Economic and Fiscal Analysis Project Summary

Utilizing Impact Dashboard provides our communities, business owners and developers with a comprehensive view of their project's economic and fiscal impact and an understanding of the ROI to the community. The Washington County Site Redevelopment Committee (SRC) retained EDWC to conduct Economic and Fiscal impact studies on a select group of 7 projects undertaken by the Washington County Site Redevelopment Program. In addition, 2 projects that model the potential impact of a machine tool and office development were requested. These two projects are not included in the attached total as they are potential rather than completed projects.

Enclosed is a graphical summary of the impact of the 7 selected projects on the economy of Washington County along with detailed reports and community impact summaries for each project.

The detailed and community reports contain:

- Graphical report summarizing economic and fiscal results and implications for the projects
- Annual net fiscal and economic impact of the projects over a 10-year period
- Permanent and spinoff jobs created
- Direct and spinoff wages created
- Taxable sales and purchases created
- Estimated workers who will relocate to Washington County
- New residential properties constructed in Washington County
- New students to attend local school district
- TIF revenues generated where applicable
- New sales taxes generated
- New property taxes generated
- Room tax generated where applicable
- Cost of government services related to the development
- Net public benefit

Projects completed:

- Niphos-Slinger
- E.H Wolf-Slinger
- Saxony Village-Germantown
- Office Building project model-Germantown
- Rincon-Hartford
- Machine Tool project model-Hartford
- Downtown West Bend Office Associates-West Bend
- TownePlace Suites Hotel-West Bend
- Barton School Apartments-West Bend

| Economic and Fiscal Impact Data Summary | | | | |
|--|--------------------------------|--|----------------------------------|--|
| Project | New Private Capital Investment | Net Public Benefit Less Incentives over 10 years | New Direct Payroll Over 10 years | Indirect Payroll Created Over 10 years |
| Niphos-Slinger | \$ 455,400 | \$ (3,345.00) | \$ - | \$ - |
| E.H Wolf-Slinger** | \$ 5,457,882 | \$ 226,208 | \$ 105,270,000 | \$ 36,023,881 |
| Saxony Village-Germantown | \$ 38,683,525 | \$ 4,987,913 | \$ 1,560,335 | \$ 761,444 |
| Rincon-Hartford | \$ 17,537,951 | \$ 2,771,122 | \$ 492,737 | \$ 240,456 |
| Downtown West Bend Office Associates-West Bend | \$ 3,042,723 | \$ 508,797 | \$ 1,574,843 | \$ 913,409 |
| TownePlace Suites Hotel-West Bend* | \$ 10,899,999 | \$ 2,118,577 | \$ 8,665,927 | \$ 2,765,297 |
| Barton School Apartments-West Bend | \$ 9,560,639 | \$ 504,229 | \$ 811,374 | \$ 395,951 |
| Total | \$ 85,638,119 | \$ 11,113,501 | \$ 118,375,216 | \$ 41,100,438 |
| Models created of potential projects | | | | |
| Machine Tool project model-Hartford | \$ 2,052,300 | \$ 287,488 | \$ 5,561,517 | \$ 2,736,822 |
| Office Building project model-Germantown | \$ 1,500,000 | \$ 188,583 | \$ 6,007,630 | \$ 3,484,425 |
| *calculations over 12 years to reflect TIF incentives | | | | |
| **calculations over 25 years to reflect TIF incentives | | | | |

Thank you for the opportunity to work with the SRC in providing the analysis on these incredibly valuable community projects.

Washington County Brownfield Site Redevelopment Program

Estimated Economic and Fiscal Impact Analysis of Selected Projects

New Private Capital Investment \$85.638m

Total capital investment including equity, RLF and other private loans

Net Public Benefit \$11.113m

Benefits to individual municipalities through the collection of taxes and fees e.g. sales tax, room tax and property tax less expenses and public fund assistance

New Direct Payroll \$118.375m

Total new payroll created by the recipients of assistance from Washington County SRP

Indirect Payroll Created \$41.1m

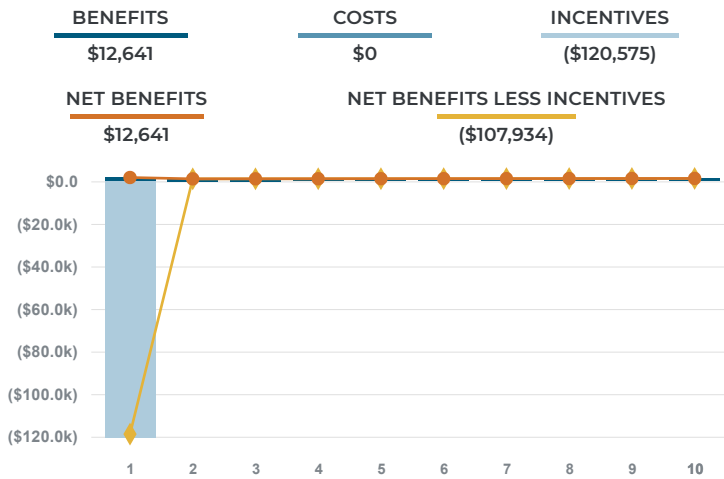
Total payroll and jobs created indirectly by the recipients of assistance from Washington County SRP. This results from the project's "ripple" effect of spending.



Assumptions:

- Based on financial data provided by owner or developer
- Projections of impact per project are for 10 years of impact unless otherwise noted. E.H Wolf 25 years and TownePlace Suites 12 years to reflect length of TIF support
- Estimates include all funding sources E.g. equity, RLF, other lenders
- Tax rates are at time of project inception
- 2% wage increase projected per year

Washington County



JOBS



0 Total
0 Direct
0 Spin-off

SALARIES



\$0 Avg
\$0 Direct
\$0 Spin-off

CAPITAL INVEST.



\$455,400
Buildings + FF&E

RESIDENTIAL DEV.



0 Homes
0 Relocations

NET BENEFITS LESS INCENTIVES (\$107,934)

Present Value (\$105,028)

NET BENEFITS \$12,641

Present Value \$9,806

BENEFITS

| | |
|-----------------------------------|-----------------|
| Sales Taxes | \$655 |
| Real Property Taxes | \$11,986 |
| FF&E Property Taxes | \$0 |
| New Residential Property Taxes | \$0 |
| Miscellaneous Taxes and User Fees | \$0 |
| Benefits Subtotal | \$12,641 |

COSTS

| | |
|-----------------------------|------------|
| Cost of Government Services | \$0 |
| Costs Subtotal | \$0 |

INCENTIVES

| | |
|----------------------------|--------------------|
| Non-Tax Incentive | (\$120,575) |
| Incentives Subtotal | (\$120,575) |

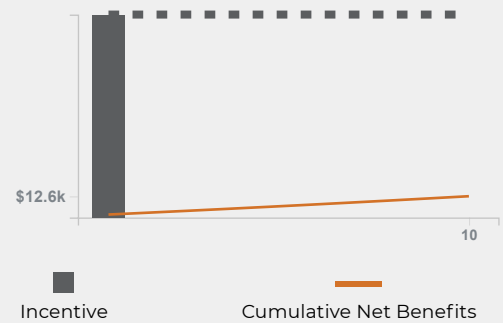
INCENTIVE ANALYSIS

\$120,575
Total Incentive

\$0
Per Job

1.0%
Rate of Return

51.4 Yrs
Payback Period



NET BENEFITS LESS INCENTIVES OVER 10 YEARS

COUNTY (\$107,934)

MUNICIPALITY \$60,451

SCHOOL DISTRICT \$40,913

TECHNICAL COLLEGE \$3,225

Niphos Site - Impact Report



Multi-Family Housing Redevelopment

Prepared By: EDWC

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by EDWC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for EDWC.

This report, generated by the Impact DashBoard application, has been prepared by EDWC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. EDWC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

EDWC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Description of the Project

This Brownfield site is the location for a proposed site for a remediation effort resulting in a multi-family housing project with 4-6 units. The project is being assisted through the County The Washington County Site Redevelopment Program serves as an excellent model of collaboration for brownfield projects. By forming a coalition of local communities, the SRP has been able to assess and redevelop troubled properties much quicker than any one community could likely do alone.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 10 years in terms of job creation, salaries paid to workers, and taxable sales.

| SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|-----------|----------|-----------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Jobs | 0 | 0 | 0 |
| Annual Salaries/Wages | \$0 | \$0 | \$0 |
| Salaries/Wages over 10 Years | \$0 | \$0 | \$0 |
| Taxable Sales/Purchases in Washington County | \$130,928 | \$0 | \$130,928 |

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

| SUMMARY OF POPULATION IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|--------|----------|-------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Workers who will move to Washington County | 0 | 0 | 0 |
| New residents in Washington County | 0 | 0 | 0 |
| New residential properties constructed in Washington County | 0 | 0 | 0 |
| New students to attend local school district | 0 | 0 | 0 |

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 10 years is summarized in the following table.

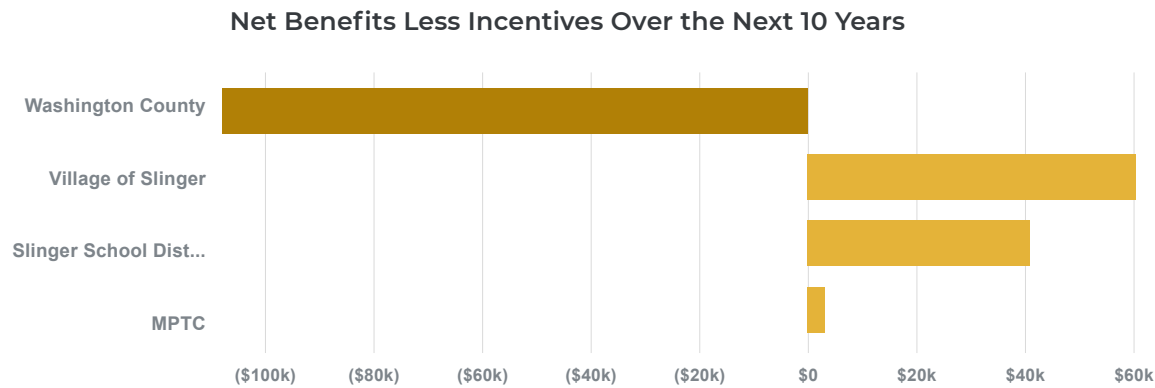
| SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN WASHINGTON COUNTY | | | | | | |
|--|--------------------------|-----------|--------------|------|--------------------------|----------------|
| YR. | NEW RESIDENTIAL PROPERTY | LAND | BUILDINGS... | FF&E | NON-RESIDENTIAL PROPERTY | TOTAL PROPERTY |
| 2020 | \$0 | \$88,187 | \$367,162 | \$0 | \$455,348 | \$455,348 |
| 2021 | \$0 | \$89,950 | \$374,505 | \$0 | \$464,455 | \$464,455 |
| 2022 | \$0 | \$91,749 | \$381,995 | \$0 | \$473,744 | \$473,744 |
| 2023 | \$0 | \$93,584 | \$389,635 | \$0 | \$483,219 | \$483,219 |
| 2024 | \$0 | \$95,456 | \$397,428 | \$0 | \$492,884 | \$492,884 |
| 2025 | \$0 | \$97,365 | \$405,376 | \$0 | \$502,741 | \$502,741 |
| 2026 | \$0 | \$99,312 | \$413,484 | \$0 | \$512,796 | \$512,796 |
| 2027 | \$0 | \$101,299 | \$421,753 | \$0 | \$523,052 | \$523,052 |
| 2028 | \$0 | \$103,325 | \$430,188 | \$0 | \$533,513 | \$533,513 |
| 2029 | \$0 | \$105,391 | \$438,792 | \$0 | \$544,183 | \$544,183 |

Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

| FISCAL NET BENEFITS OVER THE NEXT 10 YEARS | | | | | |
|--|-----------|-------|-------------|---------------------------------|----------------|
| | BENEFITS | COSTS | INCENTIVES | NET BENEFITS LESS INCENTIVES | PRESENT VALUE* |
| Washington County | \$12,641 | \$0 | (\$120,575) | (\$107,934) | (\$105,028) |
| Village of Slinger | \$60,451 | \$0 | \$0 | \$60,451 | \$52,471 |
| Slinger School District | \$40,913 | \$0 | \$0 | \$40,913 | \$31,342 |
| MPTC | \$3,225 | \$0 | \$0 | \$3,225 | \$2,470 |
| Total | \$117,230 | \$0 | (\$120,575) | (\$3,345) | (\$18,744) |

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

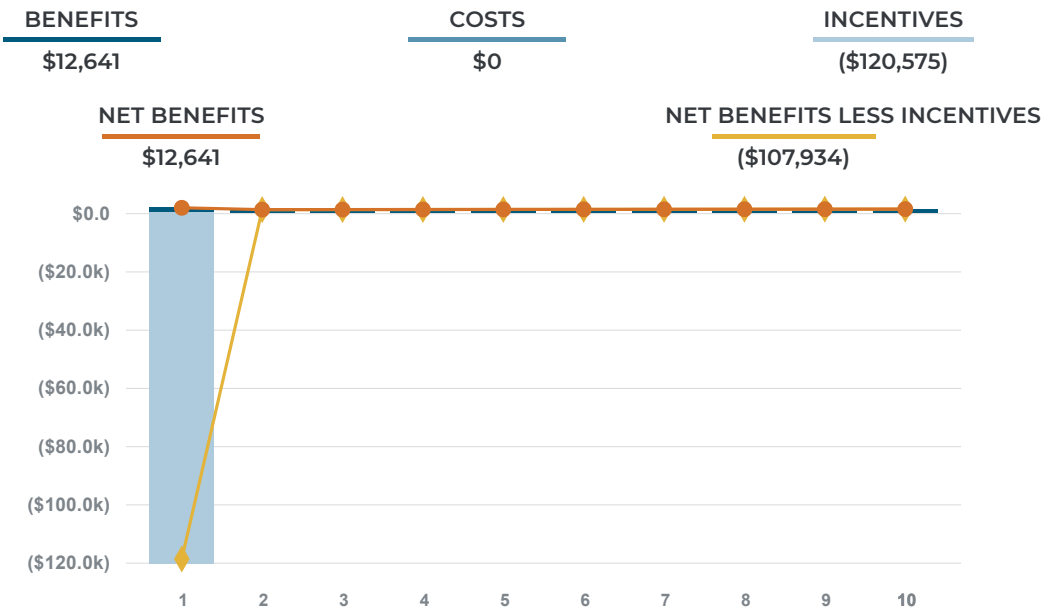
| VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION | | |
|---|-------------------|-----------|
| | NON-TAX INCENTIVE | TOTAL |
| Washington County | \$120,575 | \$120,575 |
| Village of Slinger | \$0 | \$0 |
| Slinger School District | \$0 | \$0 |
| MPTC | \$0 | \$0 |
| Total | \$120,575 | \$120,575 |

Washington County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Washington County over the next 10 years of the Project.

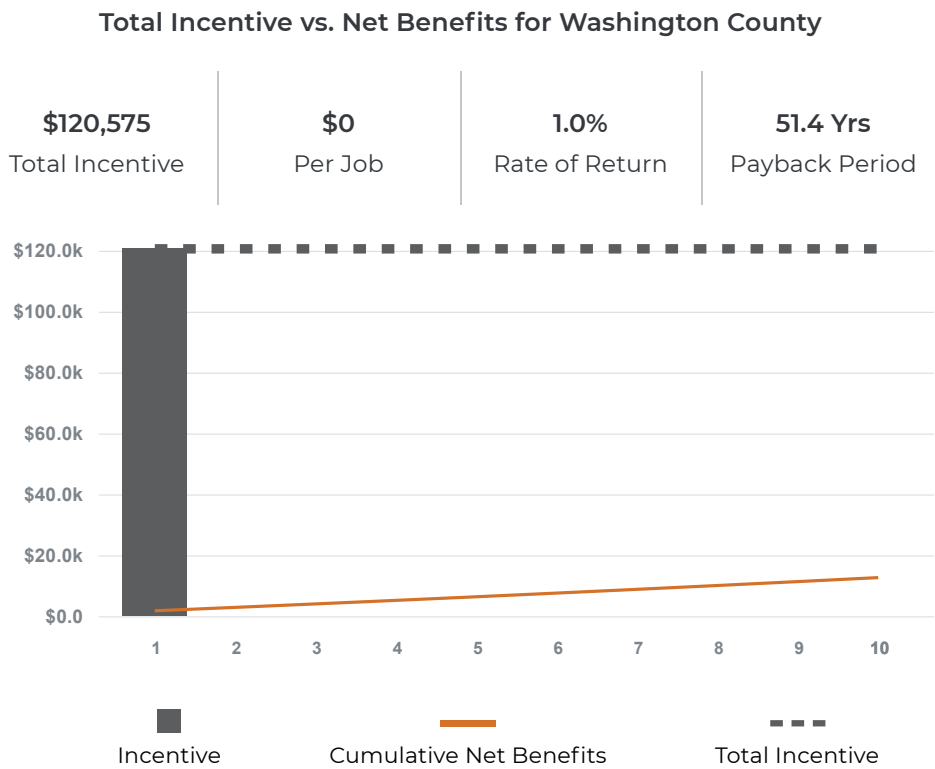
| NET BENEFITS OVER 10 YEARS: WASHINGTON COUNTY | | | |
|---|-------------|------------|-------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Sales Taxes | \$655 | \$0 | \$655 |
| Real Property Taxes | \$11,986 | \$0 | \$11,986 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$0 | \$0 |
| Miscellaneous Taxes and User Fees | \$0 | \$0 | \$0 |
| Benefits Subtotal | \$12,641 | \$0 | \$12,641 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$12,641 | \$0 | \$12,641 |
| INCENTIVES | PROJECT | HOUSEHOLDS | TOTAL |
| Non-Tax Incentive | (\$120,575) | \$0 | (\$120,575) |
| Incentives Subtotal | (\$120,575) | \$0 | (\$120,575) |
| Net Benefits Less Incentives | (\$107,934) | \$0 | (\$107,934) |

Annual Fiscal Net Benefits for Washington County



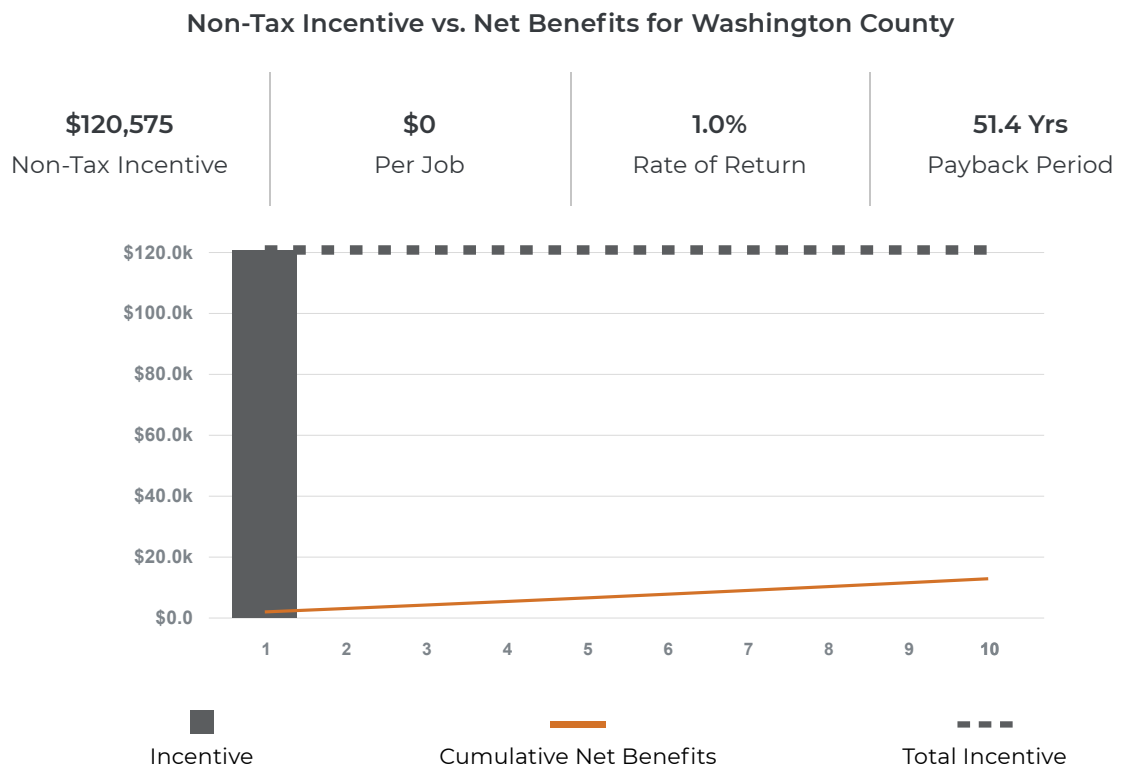
Total Incentives

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Washington County. The intersection indicates the length of time until the incentives are paid back.



Non-Tax Incentives

The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to Washington County. The intersection indicates the length of time until the incentives are paid back.

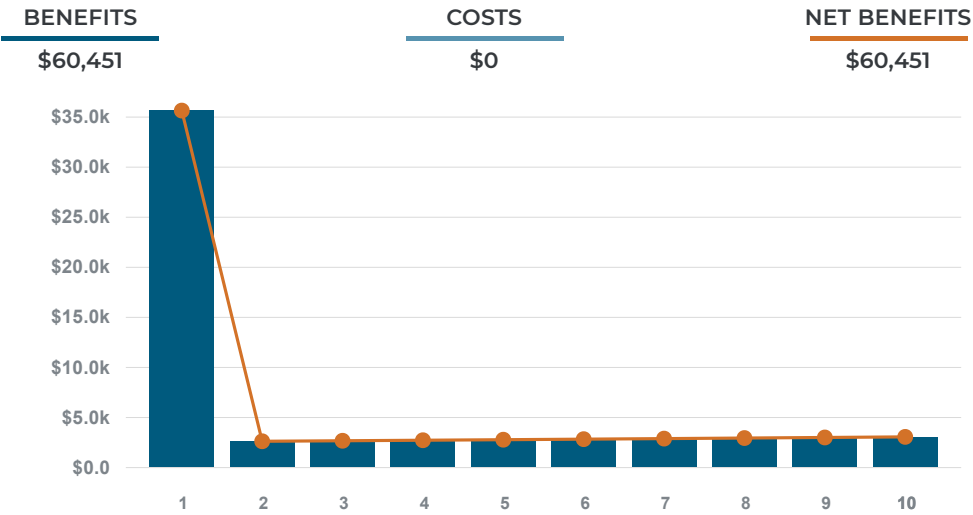


Village of Slinger Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Village of Slinger over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: VILLAGE OF SLINGER | | | |
|--|----------|------------|----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$27,380 | \$0 | \$27,380 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$0 | \$0 |
| Building Permits and Fees | \$33,071 | \$0 | \$33,071 |
| Utility Revenue | \$0 | \$0 | \$0 |
| Miscellaneous Taxes and User Fees | \$0 | \$0 | \$0 |
| Benefits Subtotal | \$60,451 | \$0 | \$60,451 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | \$0 | \$0 | \$0 |
| Cost of Utility Services | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$60,451 | \$0 | \$60,451 |

Annual Fiscal Net Benefits for Village of Slinger

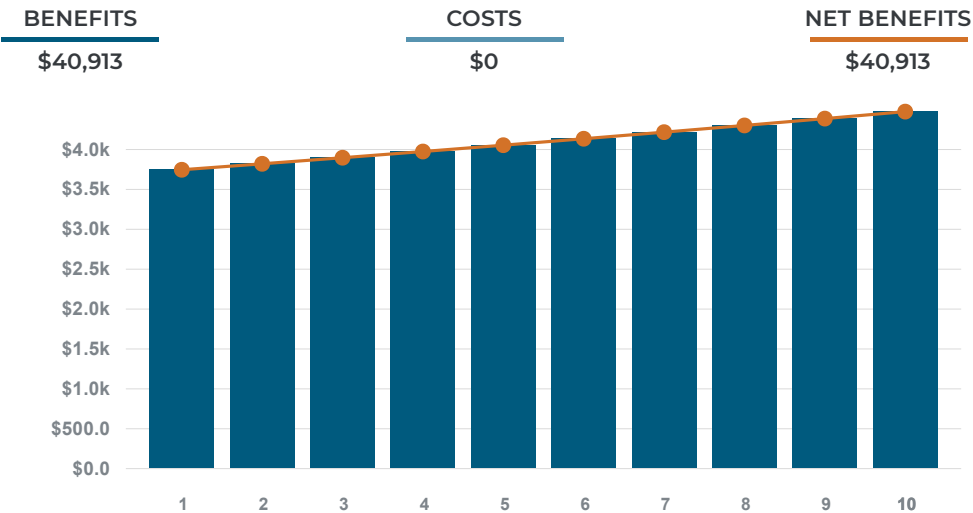


Slinger School District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Slinger School District over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: SLINGER SCHOOL DISTRICT | | | |
|---|----------|------------|----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$40,913 | \$0 | \$40,913 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$0 | \$0 |
| Addtl. State & Federal School Funding | \$0 | \$0 | \$0 |
| Benefits Subtotal | \$40,913 | \$0 | \$40,913 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$40,913 | \$0 | \$40,913 |

Annual Fiscal Net Benefits for Slinger School District



MPTC Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by MPTC over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: MPTC | | | |
|----------------------------------|---------|------------|---------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$3,225 | \$0 | \$3,225 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$0 | \$0 |
| Benefits Subtotal | \$3,225 | \$0 | \$3,225 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$3,225 | \$0 | \$3,225 |

Annual Fiscal Net Benefits for MPTC



Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 10-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

| MULTIPLIER | | WASHINGTON COUNTY |
|-----------------------|-------------------------|-------------------|
| Employment Multiplier | (Type II Direct Effect) | 1.8131 |
| Earnings Multiplier | (Type II Direct Effect) | 1.488 |

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com

IMPACT REPORT
**EH WOLF FOUNDRY
REDEVELOPMENT**
EH Wolf Brownfield Redevelopment

JOBS



89.1 Total
57.0 Direct
32.1 Spin-off

SALARIES

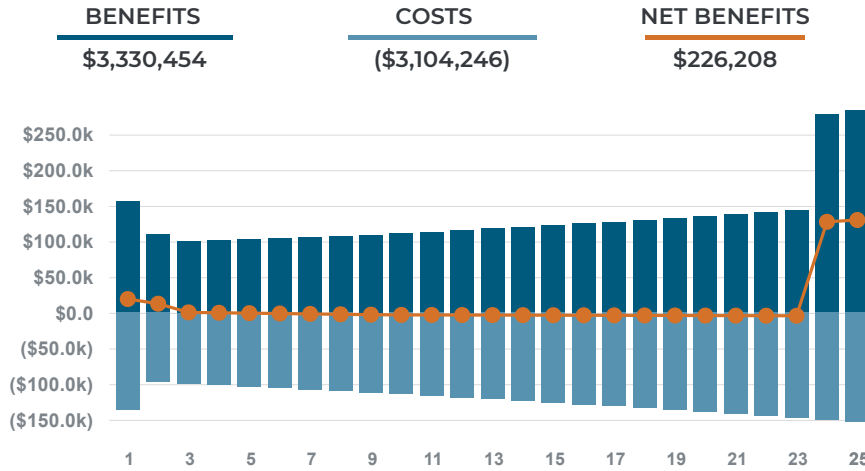


\$49,511 Avg
\$57,660 Direct
\$35,040 Spin-off

CAPITAL INVEST.



\$5.5M
Buildings + FF&E



| | Washington County | Village of Slinger | Slinger School District | MPTC | Total |
|---|----------------------|----------------------|----------------------------|-----------------|----------------------|
| NET BENEFITS | \$135,613 | (\$77,002) | \$155,951 | \$11,646 | \$226,208 |
| Present Value | \$67,670 | (\$50,362) | \$55,739 | \$4,090 | \$77,136 |
| BENEFITS | | | | | |
| Sales Taxes | \$96,437 | \$0 | \$0 | \$0 | \$96,437 |
| Real Property Taxes | \$38,637* | \$87,223* | \$130,374* | \$10,075* | \$266,308 |
| FF&E Property Taxes | \$5,600 | \$12,641 | \$18,895 | \$1,460 | \$38,596 |
| Other Benefits | \$247,034 | \$2,643,694 | \$38,272 | \$111 | \$2,929,112 |
| Benefits Subtotal | \$387,708 | \$2,743,558 | \$187,541 | \$11,646 | \$3,330,454 |
| COSTS | | | | | |
| Cost of Government Services | (\$211,096) | (\$335,888) | (\$31,590) | \$0 | (\$578,573) |
| Other Costs | (\$41,000) | (\$2,484,673) | \$0 | \$0 | (\$2,525,673) |
| Costs Subtotal | (\$252,096) | (\$2,820,561) | (\$31,590) | \$0 | (\$3,104,246) |
| *Above values exclude Village of Slinger TIF Contributions | \$343,879 | \$776,297 | \$1,160,349 | \$89,667 | \$2,370,192 |

EH Wolf Brownfield Redevelopment

Prepared By: EDWC

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by EDWC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for EDWC.

This report, generated by the Impact DashBoard application, has been prepared by EDWC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. EDWC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

EDWC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 25-year period.

Description of the Project

The old Slinger Foundry property that we purchased for our new future warehouse was not ideal for our needs. It was environmentally contaminated and a majority of the property consisted of large rolling kettles that were not suitable for building. A great deal of soil needed to be removed and the property needed to be remediated to make it a buildable site. It would have been less expensive to put our facility in another, more ready to build location. However, a majority of our operations was located in Slinger WI and we wanted to stay there. It was our home. Having the Village of Slinger, the Wisconsin Economic Development Corporation and the Economic Development Washington County provide financial and informational support made the project possible.

The project included remediation of the property at 203 Hartford Rd and the detention pond across the street. There was major removal of dirt from both locations and resulted in the construction of a 31,400 SQ FT new warehouse with a detention pond across the street along with a 15,000 SQ FT new office.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 25 years in terms of job creation, salaries paid to workers, and taxable sales.

| SUMMARY OF ECONOMIC IMPACT OVER 25 YEARS IN WASHINGTON COUNTY | | | |
|---|--------------|--------------|--------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Jobs | 57.0 | 32.1 | 89.1 |
| Annual Salaries/Wages | \$3,286,620 | \$1,124,681 | \$4,411,301 |
| Salaries/Wages over 25 Years | \$105.27M | \$36,023,881 | \$141.30M |
| Taxable Sales/Purchases in Washington County | \$14,784,356 | \$4,502,985 | \$19,287,342 |

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

| SUMMARY OF POPULATION IMPACT OVER 25 YEARS IN WASHINGTON COUNTY | | | |
|---|--------|----------|-------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Workers who will move to Washington County | 0 | 3.9 | 3.9 |
| New residents in Washington County | 0 | 10.0 | 10.0 |
| New residential properties constructed in Washington County | 0 | 0.6 | 0.6 |
| New students to attend local school district | 0 | 1.9 | 1.9 |

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 25 years is summarized in the following table.

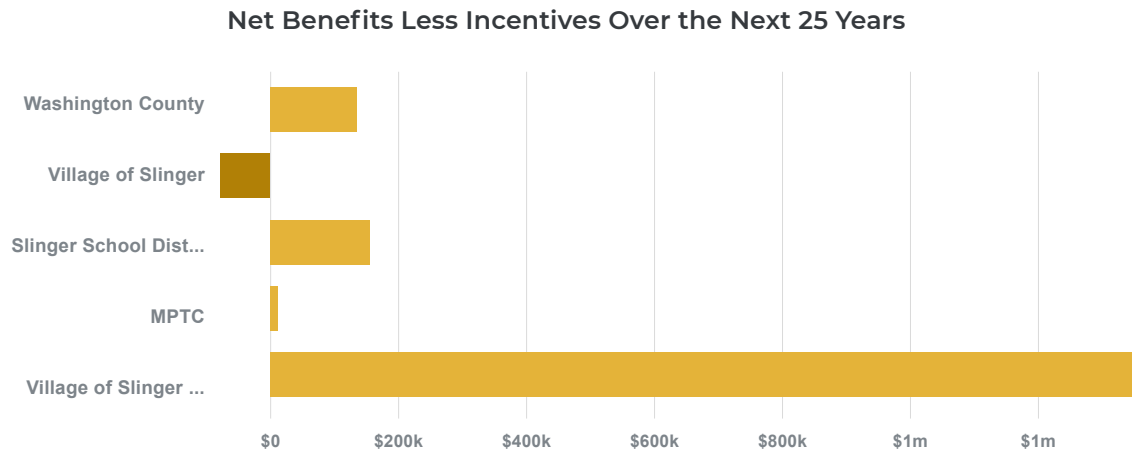
| SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 25 YEARS IN WASHINGTON COUNTY | | | | | | |
|--|-----------------------------|-------------|--------------|-----------|-----------------------------|--------------------|
| YR. | NEW RESIDENTIAL PROPERTY | LAND | BUILDINGS... | FF&E | NON-RESIDENTIAL PROPERTY | TOTAL PROPERTY |
| 1 | \$125,503 | \$424,996 | \$2,052,873 | \$119,845 | \$2,597,714 | \$2,723,217 |
| 2 | \$128,014 | \$778,931 | \$4,224,954 | \$254,778 | \$5,258,663 | \$5,386,677 |
| 3 | \$130,574 | \$794,510 | \$4,309,453 | \$228,102 | \$5,332,065 | \$5,462,639 |
| 4 | \$133,185 | \$810,400 | \$4,395,642 | \$201,426 | \$5,407,468 | \$5,540,653 |
| 5 | \$135,849 | \$826,608 | \$4,483,555 | \$174,749 | \$5,484,912 | \$5,620,761 |
| 6 | \$138,566 | \$843,140 | \$4,573,226 | \$148,073 | \$5,564,439 | \$5,703,005 |
| 7 | \$141,337 | \$860,003 | \$4,664,690 | \$121,397 | \$5,646,090 | \$5,787,428 |
| 8 | \$144,164 | \$877,203 | \$4,757,984 | \$94,721 | \$5,729,908 | \$5,874,072 |
| 9 | \$147,047 | \$894,747 | \$4,853,144 | \$68,044 | \$5,815,935 | \$5,962,983 |
| 10 | \$149,988 | \$912,642 | \$4,950,207 | \$53,353 | \$5,916,201 | \$6,066,190 |
| 11 | \$152,988 | \$930,895 | \$5,049,211 | \$53,353 | \$6,033,458 | \$6,186,446 |
| 12 | \$156,048 | \$949,513 | \$5,150,195 | \$53,353 | \$6,153,061 | \$6,309,108 |
| 13 | \$159,169 | \$968,503 | \$5,253,199 | \$53,353 | \$6,275,055 | \$6,434,223 |
| 14 | \$162,352 | \$987,873 | \$5,358,263 | \$53,353 | \$6,399,489 | \$6,561,841 |
| 15 | \$165,599 | \$1,007,631 | \$5,465,428 | \$53,353 | \$6,526,411 | \$6,692,011 |
| 16 | \$168,911 | \$1,027,783 | \$5,574,737 | \$53,353 | \$6,655,873 | \$6,824,784 |
| 17 | \$172,289 | \$1,048,339 | \$5,686,231 | \$53,353 | \$6,787,923 | \$6,960,212 |
| 18 | \$175,735 | \$1,069,306 | \$5,799,956 | \$53,353 | \$6,922,614 | \$7,098,350 |
| 19 | \$179,250 | \$1,090,692 | \$5,915,955 | \$53,353 | \$7,060,000 | \$7,239,250 |
| 20 | \$182,835 | \$1,112,506 | \$6,034,274 | \$53,353 | \$7,200,133 | \$7,382,967 |
| 21 | \$186,492 | \$1,134,756 | \$6,154,960 | \$53,353 | \$7,343,068 | \$7,529,560 |
| 22 | \$190,221 | \$1,157,451 | \$6,278,059 | \$53,353 | \$7,488,863 | \$7,679,084 |
| 23 | \$194,026 | \$1,180,600 | \$6,403,620 | \$53,353 | \$7,637,573 | \$7,831,599 |
| 24 | \$197,906 | \$1,204,212 | \$6,531,693 | \$53,353 | \$7,789,257 | \$7,987,163 |
| 25 | \$201,864 | \$1,228,296 | \$6,662,326 | \$53,353 | \$7,943,975 | \$8,145,840 |

Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

| FISCAL NET BENEFITS OVER THE NEXT 25 YEARS | | | | | |
|--|-------------|---------------|---------------|---------------------------------|----------------|
| | BENEFITS | COSTS | INCENTIVES | NET BENEFITS LESS INCENTIVES | PRESENT VALUE* |
| Washington County | \$387,708 | (\$252,096) | \$0 | \$135,613 | \$67,670 |
| Village of Slinger | \$2,743,558 | (\$2,820,561) | \$0 | (\$77,002) | (\$50,362) |
| Slinger School District | \$187,541 | (\$31,590) | \$0 | \$155,951 | \$55,739 |
| MPTC | \$11,646 | \$0 | \$0 | \$11,646 | \$4,090 |
| Village of Slinger TIF | \$2,370,192 | \$0 | (\$1,018,481) | \$1,351,711 | \$761,060 |
| Total | \$5,700,646 | (\$3,104,246) | (\$1,018,481) | \$1,577,919 | \$838,197 |

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

| VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION | | |
|---|-------------------|-------------|
| | NON-TAX INCENTIVE | TOTAL |
| Washington County | \$0 | \$0 |
| Village of Slinger | \$0 | \$0 |
| Slinger School District | \$0 | \$0 |
| MPTC | \$0 | \$0 |
| Village of Slinger TIF | \$1,018,481 | \$1,018,481 |
| Total | \$1,018,481 | \$1,018,481 |

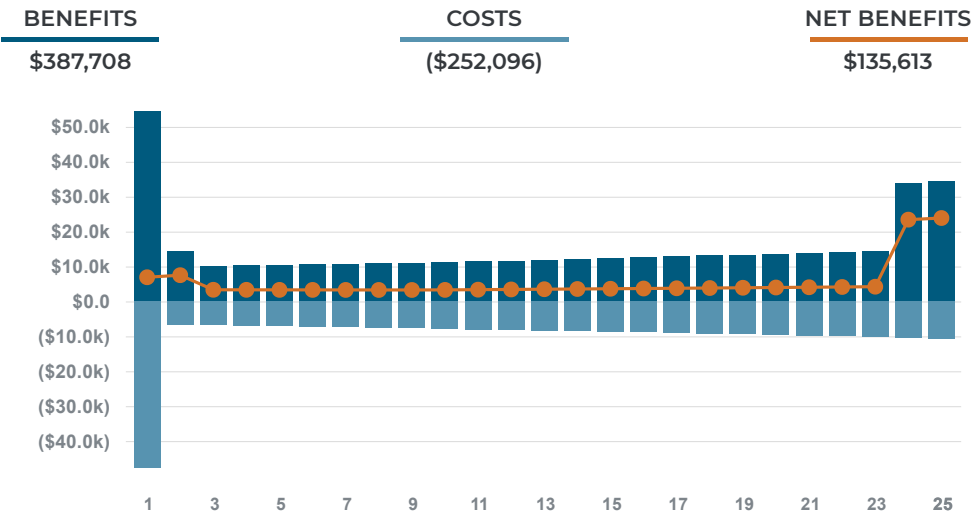
Washington County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Washington County over the next 25 years of the Project.

| NET BENEFITS OVER 25 YEARS: WASHINGTON COUNTY | | | |
|---|-------------|------------|-------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Sales Taxes | \$8,127 | \$88,310 | \$96,437 |
| Real Property Taxes* | \$38,637 | \$0 | \$38,637 |
| FF&E Property Taxes | \$5,600 | \$0 | \$5,600 |
| New Residential Property Taxes | \$0 | \$9,939 | \$9,939 |
| SRP Grant Fund | \$41,000 | \$0 | \$41,000 |
| Miscellaneous Taxes and User Fees | \$167,967 | \$28,128 | \$196,095 |
| Benefits Subtotal | \$261,331 | \$126,377 | \$387,708 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Environmental Site Assessments (ESA's) | (\$41,000) | \$0 | (\$41,000) |
| Cost of Government Services | (\$180,747) | (\$30,349) | (\$211,096) |
| Costs Subtotal | (\$221,747) | (\$30,349) | (\$252,096) |
| Net Benefits | \$39,584 | \$96,028 | \$135,613 |

*Excludes taxes contributed to the TIF District valued at \$343,879

Annual Fiscal Net Benefits for Washington County



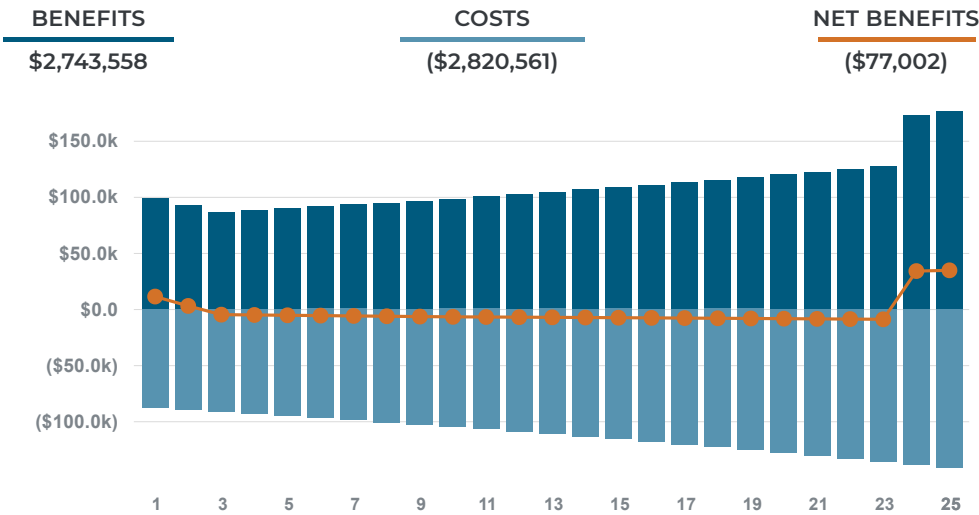
Village of Slinger Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Village of Slinger over the next 25 years of the Project.

| NET BENEFITS OVER 25 YEARS: VILLAGE OF SLINGER | | | |
|--|---------------|------------|---------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes* | \$87,223 | \$0 | \$87,223 |
| FF&E Property Taxes | \$12,641 | \$0 | \$12,641 |
| New Residential Property Taxes | \$0 | \$2,564 | \$2,564 |
| Building Permits and Fees | \$23,982 | \$0 | \$23,982 |
| TIF Project | \$0 | \$0 | \$0 |
| Utility Revenue | \$2,397,180 | \$52,024 | \$2,449,204 |
| Miscellaneous Taxes and User Fees | \$164,315 | \$3,629 | \$167,944 |
| Benefits Subtotal | \$2,685,341 | \$58,217 | \$2,743,558 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$328,631) | (\$7,257) | (\$335,888) |
| Cost of Utility Services | (\$2,431,868) | (\$52,804) | (\$2,484,673) |
| Costs Subtotal | (\$2,760,499) | (\$60,061) | (\$2,820,561) |
| Net Benefits | (\$75,158) | (\$1,844) | (\$77,002) |

*Excludes taxes contributed to the TIF District valued at \$776,297

Annual Fiscal Net Benefits for Village of Slinger



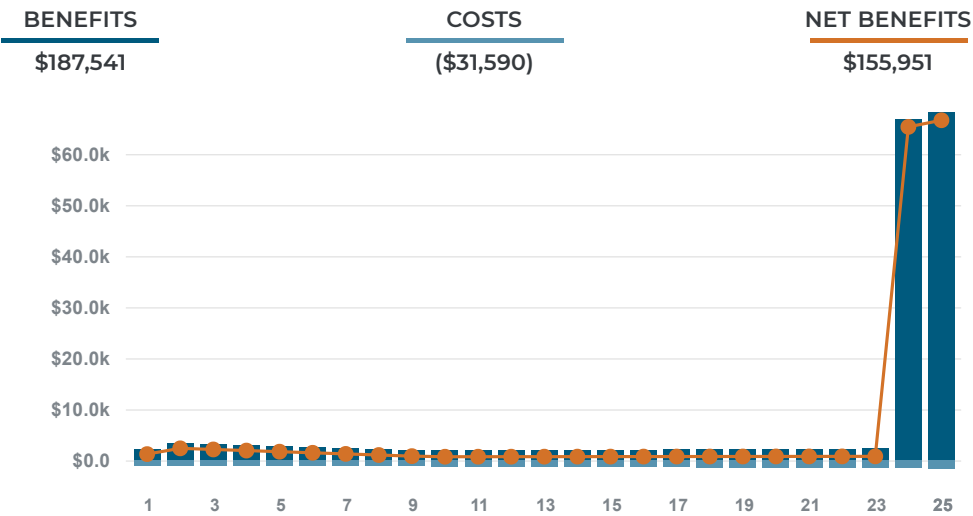
Slinger School District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Slinger School District over the next 25 years of the Project.

| NET BENEFITS OVER 25 YEARS: SLINGER SCHOOL DISTRICT | | | |
|---|-----------|------------|------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes* | \$130,374 | \$0 | \$130,374 |
| FF&E Property Taxes | \$18,895 | \$0 | \$18,895 |
| New Residential Property Taxes | \$0 | \$3,581 | \$3,581 |
| Addtl. State & Federal School Funding | \$0 | \$34,691 | \$34,691 |
| Benefits Subtotal | \$149,269 | \$38,272 | \$187,541 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | (\$31,590) | (\$31,590) |
| Costs Subtotal | \$0 | (\$31,590) | (\$31,590) |
| Net Benefits | \$149,269 | \$6,682 | \$155,951 |

*Excludes taxes contributed to the TIF District valued at \$1,160,349

Annual Fiscal Net Benefits for Slinger School District



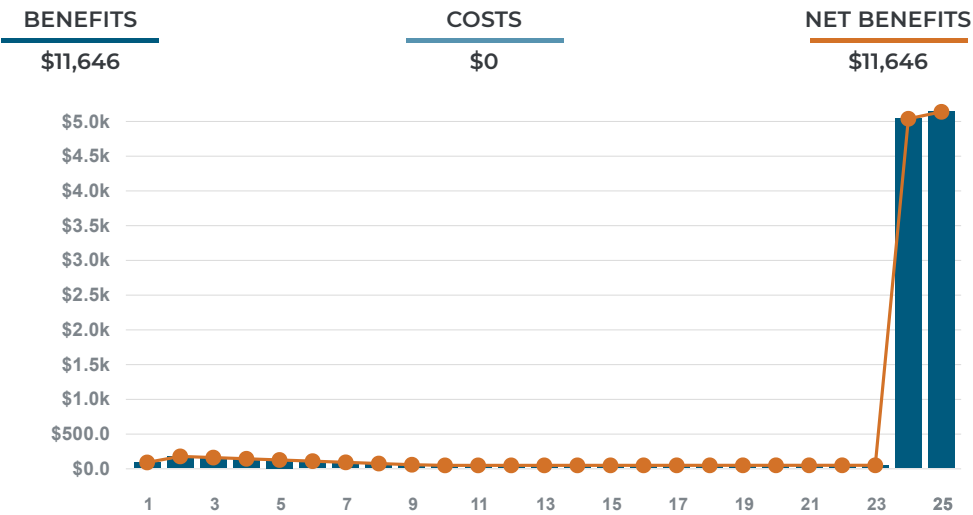
MPTC Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by MPTC over the next 25 years of the Project.

| NET BENEFITS OVER 25 YEARS: MPTC | | | |
|----------------------------------|----------|------------|----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes* | \$10,075 | \$0 | \$10,075 |
| FF&E Property Taxes | \$1,460 | \$0 | \$1,460 |
| New Residential Property Taxes | \$0 | \$111 | \$111 |
| Benefits Subtotal | \$11,535 | \$111 | \$11,646 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$11,535 | \$111 | \$11,646 |

*Excludes taxes contributed to the TIF District valued at \$89,667

Annual Fiscal Net Benefits for MPTC

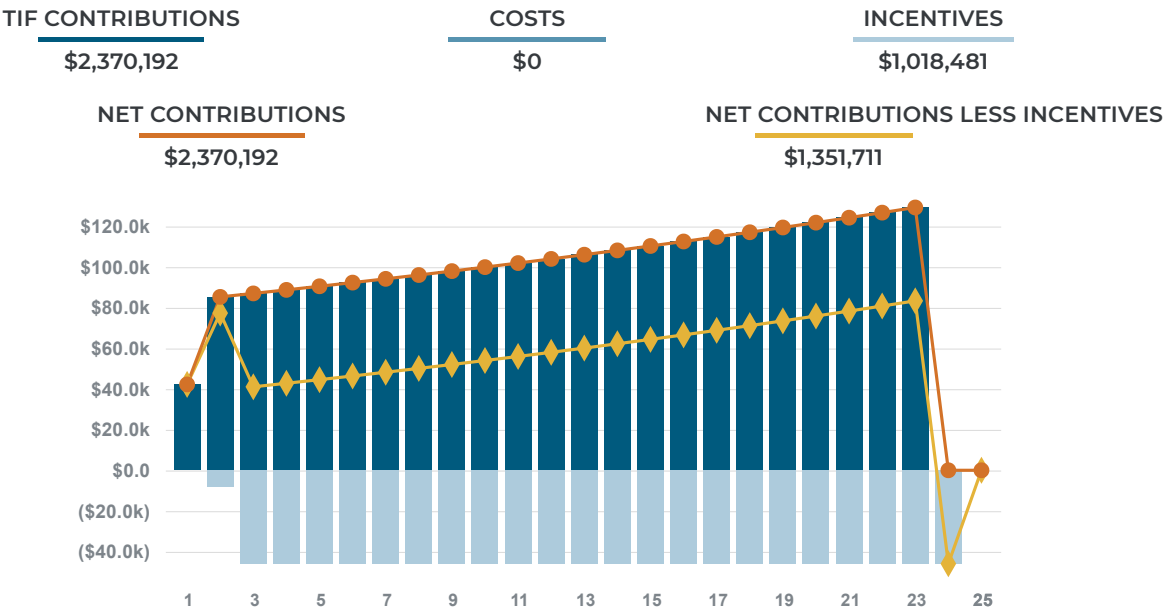


Village of Slinger TIF

The table below displays the estimated tax revenues to be received by the tax increment financing district over the next 25 years of the Project. Note that the tax increment calculations only apply for the first 23 years of the Project.

| PROPERTY TAXES DIRECTED TO THE TIF DISTRICT | | | |
|---|---------------|---------|---------------|
| BENEFITS | PROJECT | WORKERS | TOTAL |
| Washington County Tax Revenue | \$343,879 | \$0 | \$343,879 |
| Village of Slinger Tax Revenue | \$776,297 | \$0 | \$776,297 |
| Slinger School District Tax Revenue | \$1,160,349 | \$0 | \$1,160,349 |
| MPTC Tax Revenue | \$89,667 | \$0 | \$89,667 |
| Total Benefits | \$2,370,192 | \$0 | \$2,370,192 |
| COSTS | PROJECT | WORKERS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Total Costs | \$0 | \$0 | \$0 |
| TIF Contributions | \$2,370,192 | \$0 | \$2,370,192 |
| INCENTIVES | PROJECT | WORKERS | TOTAL |
| Non-Tax Incentives | (\$1,018,481) | \$0 | (\$1,018,481) |
| Total Incentives | (\$1,018,481) | \$0 | (\$1,018,481) |
| TIF Contributions Less Incentives | \$1,351,711 | \$0 | \$1,351,711 |

Annual TIF Contributions for Village of Slinger TIF



Non-Tax Incentives

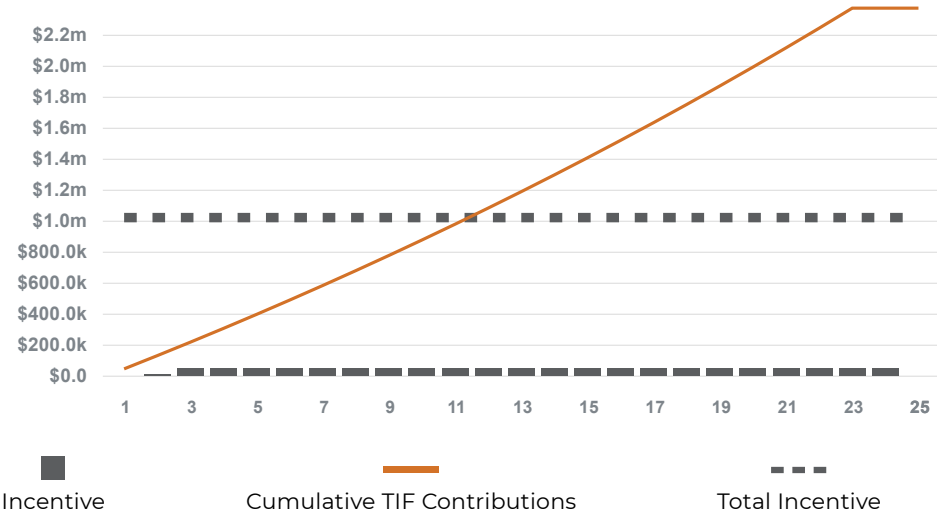
Village of Slinger TIF is considering the following non-tax incentives for the Project.

| NON-TAX INCENTIVES UNDER CONSIDERATION | |
|--|-------------------|
| YEAR | NON-TAX INCENTIVE |
| 1 | \$0 |
| 2 | \$7,959 |
| 3 | \$45,932 |
| 4 | \$45,932 |
| 5 | \$45,932 |
| 6 | \$45,932 |
| 7 | \$45,932 |
| 8 | \$45,932 |
| 9 | \$45,932 |
| 10 | \$45,932 |
| 11 | \$45,932 |
| 12 | \$45,932 |
| 13 | \$45,932 |
| 14 | \$45,932 |
| 15 | \$45,932 |
| 16 | \$45,932 |
| 17 | \$45,932 |
| 18 | \$45,932 |
| 19 | \$45,932 |
| 20 | \$45,932 |
| 21 | \$45,932 |
| 22 | \$45,932 |
| 23 | \$45,932 |
| 24 | \$45,950 |
| Total | \$1,018,481 |

The graph below depicts the non-tax incentives currently under consideration versus the cumulative net benefits to Village of Slinger TIF. The intersection indicates the length of time until the incentives are paid back.

Non-Tax Incentive vs. TIF Contributions for Village of Slinger TIF

| | | | |
|--------------------|-----------------|----------------|-----------------|
| \$1,018,481 | \$17,868 | 9.3% | 11.4 Yrs |
| Non-Tax Incentive | Per Job | Rate of Return | Payback Period |



Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 25-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

| MULTIPLIER | | WASHINGTON COUNTY |
|-----------------------|-------------------------|-------------------|
| Employment Multiplier | (Type II Direct Effect) | 1.5631 |
| Earnings Multiplier | (Type II Direct Effect) | 1.3422 |

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com

| WASHINGTON COUNTY TAXES CONTRIBUTED TO TIF | | | | | |
|--|----------|--------------|------|---------------|-----------|
| YR. | LAND | BUILDINGS... | FF&E | TAXABLE SALES | TOTAL |
| 1 | \$1,051 | \$5,076 | \$0 | \$0 | \$6,127 |
| 2 | \$1,926 | \$10,446 | \$0 | \$0 | \$12,372 |
| 3 | \$1,964 | \$10,655 | \$0 | \$0 | \$12,620 |
| 4 | \$2,004 | \$10,868 | \$0 | \$0 | \$12,872 |
| 5 | \$2,044 | \$11,086 | \$0 | \$0 | \$13,130 |
| 6 | \$2,085 | \$11,308 | \$0 | \$0 | \$13,392 |
| 7 | \$2,126 | \$11,534 | \$0 | \$0 | \$13,660 |
| 8 | \$2,169 | \$11,764 | \$0 | \$0 | \$13,933 |
| 9 | \$2,212 | \$12,000 | \$0 | \$0 | \$14,212 |
| 10 | \$2,257 | \$12,240 | \$0 | \$0 | \$14,496 |
| 11 | \$2,302 | \$12,484 | \$0 | \$0 | \$14,786 |
| 12 | \$2,348 | \$12,734 | \$0 | \$0 | \$15,082 |
| 13 | \$2,395 | \$12,989 | \$0 | \$0 | \$15,383 |
| 14 | \$2,443 | \$13,249 | \$0 | \$0 | \$15,691 |
| 15 | \$2,491 | \$13,514 | \$0 | \$0 | \$16,005 |
| 16 | \$2,541 | \$13,784 | \$0 | \$0 | \$16,325 |
| 17 | \$2,592 | \$14,059 | \$0 | \$0 | \$16,652 |
| 18 | \$2,644 | \$14,341 | \$0 | \$0 | \$16,985 |
| 19 | \$2,697 | \$14,627 | \$0 | \$0 | \$17,324 |
| 20 | \$2,751 | \$14,920 | \$0 | \$0 | \$17,671 |
| 21 | \$2,806 | \$15,218 | \$0 | \$0 | \$18,024 |
| 22 | \$2,862 | \$15,523 | \$0 | \$0 | \$18,385 |
| 23 | \$2,919 | \$15,833 | \$0 | \$0 | \$18,752 |
| 24 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 25 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$53,627 | \$290,252 | \$0 | \$0 | \$343,879 |

| WASHINGTON COUNTY PERCENT OF TAX RATE CONTRIBUTED TO TIF | | | | |
|--|--------|--------------|------|---------------|
| YR. | LAND | BUILDINGS... | FF&E | TAXABLE SALES |
| 1 | 100.0% | 100.0% | 0.0% | 0.0% |
| 2 | 100.0% | 100.0% | 0.0% | 0.0% |
| 3 | 100.0% | 100.0% | 0.0% | 0.0% |
| 4 | 100.0% | 100.0% | 0.0% | 0.0% |
| 5 | 100.0% | 100.0% | 0.0% | 0.0% |
| 6 | 100.0% | 100.0% | 0.0% | 0.0% |
| 7 | 100.0% | 100.0% | 0.0% | 0.0% |
| 8 | 100.0% | 100.0% | 0.0% | 0.0% |
| 9 | 100.0% | 100.0% | 0.0% | 0.0% |
| 10 | 100.0% | 100.0% | 0.0% | 0.0% |
| 11 | 100.0% | 100.0% | 0.0% | 0.0% |
| 12 | 100.0% | 100.0% | 0.0% | 0.0% |
| 13 | 100.0% | 100.0% | 0.0% | 0.0% |
| 14 | 100.0% | 100.0% | 0.0% | 0.0% |
| 15 | 100.0% | 100.0% | 0.0% | 0.0% |
| 16 | 100.0% | 100.0% | 0.0% | 0.0% |
| 17 | 100.0% | 100.0% | 0.0% | 0.0% |
| 18 | 100.0% | 100.0% | 0.0% | 0.0% |
| 19 | 100.0% | 100.0% | 0.0% | 0.0% |
| 20 | 100.0% | 100.0% | 0.0% | 0.0% |
| 21 | 100.0% | 100.0% | 0.0% | 0.0% |
| 22 | 100.0% | 100.0% | 0.0% | 0.0% |
| 23 | 100.0% | 100.0% | 0.0% | 0.0% |
| 24 | 0.0% | 0.0% | 0.0% | 0.0% |
| 25 | 0.0% | 0.0% | 0.0% | 0.0% |

| VILLAGE OF SLINGER TAXES CONTRIBUTED TO TIF | | | | |
|---|-----------|--------------|------|-----------|
| YR. | LAND | BUILDINGS... | FF&E | TOTAL |
| 1 | \$2,372 | \$11,459 | \$0 | \$13,831 |
| 2 | \$4,348 | \$23,582 | \$0 | \$27,930 |
| 3 | \$4,435 | \$24,054 | \$0 | \$28,489 |
| 4 | \$4,523 | \$24,535 | \$0 | \$29,059 |
| 5 | \$4,614 | \$25,026 | \$0 | \$29,640 |
| 6 | \$4,706 | \$25,526 | \$0 | \$30,233 |
| 7 | \$4,800 | \$26,037 | \$0 | \$30,837 |
| 8 | \$4,896 | \$26,558 | \$0 | \$31,454 |
| 9 | \$4,994 | \$27,089 | \$0 | \$32,083 |
| 10 | \$5,094 | \$27,631 | \$0 | \$32,725 |
| 11 | \$5,196 | \$28,183 | \$0 | \$33,379 |
| 12 | \$5,300 | \$28,747 | \$0 | \$34,047 |
| 13 | \$5,406 | \$29,322 | \$0 | \$34,728 |
| 14 | \$5,514 | \$29,908 | \$0 | \$35,422 |
| 15 | \$5,624 | \$30,506 | \$0 | \$36,131 |
| 16 | \$5,737 | \$31,117 | \$0 | \$36,853 |
| 17 | \$5,852 | \$31,739 | \$0 | \$37,590 |
| 18 | \$5,969 | \$32,374 | \$0 | \$38,342 |
| 19 | \$6,088 | \$33,021 | \$0 | \$39,109 |
| 20 | \$6,210 | \$33,682 | \$0 | \$39,891 |
| 21 | \$6,334 | \$34,355 | \$0 | \$40,689 |
| 22 | \$6,461 | \$35,042 | \$0 | \$41,503 |
| 23 | \$6,590 | \$35,743 | \$0 | \$42,333 |
| 24 | \$0 | \$0 | \$0 | \$0 |
| 25 | \$0 | \$0 | \$0 | \$0 |
| Total | \$121,062 | \$655,235 | \$0 | \$776,297 |

| VILLAGE OF SLINGER PERCENT OF TAX RATE CONTRIBUTED TO TIF | | | |
|---|--------|--------------|------|
| YR. | LAND | BUILDINGS... | FF&E |
| 1 | 100.0% | 100.0% | 0.0% |
| 2 | 100.0% | 100.0% | 0.0% |
| 3 | 100.0% | 100.0% | 0.0% |
| 4 | 100.0% | 100.0% | 0.0% |
| 5 | 100.0% | 100.0% | 0.0% |
| 6 | 100.0% | 100.0% | 0.0% |
| 7 | 100.0% | 100.0% | 0.0% |
| 8 | 100.0% | 100.0% | 0.0% |
| 9 | 100.0% | 100.0% | 0.0% |
| 10 | 100.0% | 100.0% | 0.0% |
| 11 | 100.0% | 100.0% | 0.0% |
| 12 | 100.0% | 100.0% | 0.0% |
| 13 | 100.0% | 100.0% | 0.0% |
| 14 | 100.0% | 100.0% | 0.0% |
| 15 | 100.0% | 100.0% | 0.0% |
| 16 | 100.0% | 100.0% | 0.0% |
| 17 | 100.0% | 100.0% | 0.0% |
| 18 | 100.0% | 100.0% | 0.0% |
| 19 | 100.0% | 100.0% | 0.0% |
| 20 | 100.0% | 100.0% | 0.0% |
| 21 | 100.0% | 100.0% | 0.0% |
| 22 | 100.0% | 100.0% | 0.0% |
| 23 | 100.0% | 100.0% | 0.0% |
| 24 | 0.0% | 0.0% | 0.0% |
| 25 | 0.0% | 0.0% | 0.0% |

SLINGER SCHOOL DISTRICT TAXES CONTRIBUTED TO TIF

| YR. | LAND | BUILDINGS... | FF&E | TOTAL |
|-------|-----------|--------------|------|-------------|
| 1 | \$3,546 | \$17,127 | \$0 | \$20,673 |
| 2 | \$6,499 | \$35,249 | \$0 | \$41,748 |
| 3 | \$6,629 | \$35,954 | \$0 | \$42,583 |
| 4 | \$6,761 | \$36,673 | \$0 | \$43,435 |
| 5 | \$6,896 | \$37,407 | \$0 | \$44,303 |
| 6 | \$7,034 | \$38,155 | \$0 | \$45,189 |
| 7 | \$7,175 | \$38,918 | \$0 | \$46,093 |
| 8 | \$7,319 | \$39,696 | \$0 | \$47,015 |
| 9 | \$7,465 | \$40,490 | \$0 | \$47,955 |
| 10 | \$7,614 | \$41,300 | \$0 | \$48,914 |
| 11 | \$7,767 | \$42,126 | \$0 | \$49,893 |
| 12 | \$7,922 | \$42,969 | \$0 | \$50,890 |
| 13 | \$8,080 | \$43,828 | \$0 | \$51,908 |
| 14 | \$8,242 | \$44,705 | \$0 | \$52,946 |
| 15 | \$8,407 | \$45,599 | \$0 | \$54,005 |
| 16 | \$8,575 | \$46,511 | \$0 | \$55,085 |
| 17 | \$8,746 | \$47,441 | \$0 | \$56,187 |
| 18 | \$8,921 | \$48,390 | \$0 | \$57,311 |
| 19 | \$9,100 | \$49,357 | \$0 | \$58,457 |
| 20 | \$9,282 | \$50,345 | \$0 | \$59,626 |
| 21 | \$9,467 | \$51,351 | \$0 | \$60,819 |
| 22 | \$9,657 | \$52,378 | \$0 | \$62,035 |
| 23 | \$9,850 | \$53,426 | \$0 | \$63,276 |
| 24 | \$0 | \$0 | \$0 | \$0 |
| 25 | \$0 | \$0 | \$0 | \$0 |
| Total | \$180,954 | \$979,395 | \$0 | \$1,160,349 |

| SLINGER SCHOOL DISTRICT PERCENT OF TAX RATE CONTRIBUTED TO TIF | | | |
|--|--------|--------------|------|
| YR. | LAND | BUILDINGS... | FF&E |
| 1 | 100.0% | 100.0% | 0.0% |
| 2 | 100.0% | 100.0% | 0.0% |
| 3 | 100.0% | 100.0% | 0.0% |
| 4 | 100.0% | 100.0% | 0.0% |
| 5 | 100.0% | 100.0% | 0.0% |
| 6 | 100.0% | 100.0% | 0.0% |
| 7 | 100.0% | 100.0% | 0.0% |
| 8 | 100.0% | 100.0% | 0.0% |
| 9 | 100.0% | 100.0% | 0.0% |
| 10 | 100.0% | 100.0% | 0.0% |
| 11 | 100.0% | 100.0% | 0.0% |
| 12 | 100.0% | 100.0% | 0.0% |
| 13 | 100.0% | 100.0% | 0.0% |
| 14 | 100.0% | 100.0% | 0.0% |
| 15 | 100.0% | 100.0% | 0.0% |
| 16 | 100.0% | 100.0% | 0.0% |
| 17 | 100.0% | 100.0% | 0.0% |
| 18 | 100.0% | 100.0% | 0.0% |
| 19 | 100.0% | 100.0% | 0.0% |
| 20 | 100.0% | 100.0% | 0.0% |
| 21 | 100.0% | 100.0% | 0.0% |
| 22 | 100.0% | 100.0% | 0.0% |
| 23 | 100.0% | 100.0% | 0.0% |
| 24 | 0.0% | 0.0% | 0.0% |
| 25 | 0.0% | 0.0% | 0.0% |

MPTC TAXES CONTRIBUTED TO TIF

| YR. | LAND | BUILDINGS... | FF&E | TOTAL |
|-------|----------|--------------|------|----------|
| 1 | \$274 | \$1,324 | \$0 | \$1,598 |
| 2 | \$502 | \$2,724 | \$0 | \$3,226 |
| 3 | \$512 | \$2,778 | \$0 | \$3,291 |
| 4 | \$522 | \$2,834 | \$0 | \$3,356 |
| 5 | \$533 | \$2,891 | \$0 | \$3,424 |
| 6 | \$544 | \$2,948 | \$0 | \$3,492 |
| 7 | \$554 | \$3,007 | \$0 | \$3,562 |
| 8 | \$566 | \$3,068 | \$0 | \$3,633 |
| 9 | \$577 | \$3,129 | \$0 | \$3,706 |
| 10 | \$588 | \$3,192 | \$0 | \$3,780 |
| 11 | \$600 | \$3,255 | \$0 | \$3,855 |
| 12 | \$612 | \$3,320 | \$0 | \$3,933 |
| 13 | \$624 | \$3,387 | \$0 | \$4,011 |
| 14 | \$637 | \$3,455 | \$0 | \$4,091 |
| 15 | \$650 | \$3,524 | \$0 | \$4,173 |
| 16 | \$663 | \$3,594 | \$0 | \$4,257 |
| 17 | \$676 | \$3,666 | \$0 | \$4,342 |
| 18 | \$689 | \$3,739 | \$0 | \$4,429 |
| 19 | \$703 | \$3,814 | \$0 | \$4,517 |
| 20 | \$717 | \$3,890 | \$0 | \$4,608 |
| 21 | \$732 | \$3,968 | \$0 | \$4,700 |
| 22 | \$746 | \$4,048 | \$0 | \$4,794 |
| 23 | \$761 | \$4,129 | \$0 | \$4,890 |
| 24 | \$0 | \$0 | \$0 | \$0 |
| 25 | \$0 | \$0 | \$0 | \$0 |
| Total | \$13,983 | \$75,684 | \$0 | \$89,667 |

| MPTC PERCENT OF TAX RATE CONTRIBUTED TO TIF | | | |
|---|--------|--------------|------|
| YR. | LAND | BUILDINGS... | FF&E |
| 1 | 100.0% | 100.0% | 0.0% |
| 2 | 100.0% | 100.0% | 0.0% |
| 3 | 100.0% | 100.0% | 0.0% |
| 4 | 100.0% | 100.0% | 0.0% |
| 5 | 100.0% | 100.0% | 0.0% |
| 6 | 100.0% | 100.0% | 0.0% |
| 7 | 100.0% | 100.0% | 0.0% |
| 8 | 100.0% | 100.0% | 0.0% |
| 9 | 100.0% | 100.0% | 0.0% |
| 10 | 100.0% | 100.0% | 0.0% |
| 11 | 100.0% | 100.0% | 0.0% |
| 12 | 100.0% | 100.0% | 0.0% |
| 13 | 100.0% | 100.0% | 0.0% |
| 14 | 100.0% | 100.0% | 0.0% |
| 15 | 100.0% | 100.0% | 0.0% |
| 16 | 100.0% | 100.0% | 0.0% |
| 17 | 100.0% | 100.0% | 0.0% |
| 18 | 100.0% | 100.0% | 0.0% |
| 19 | 100.0% | 100.0% | 0.0% |
| 20 | 100.0% | 100.0% | 0.0% |
| 21 | 100.0% | 100.0% | 0.0% |
| 22 | 100.0% | 100.0% | 0.0% |
| 23 | 100.0% | 100.0% | 0.0% |
| 24 | 0.0% | 0.0% | 0.0% |
| 25 | 0.0% | 0.0% | 0.0% |

TAXES CONTRIBUTED TO VILLAGE OF SLINGER TIF

| YR. | WASHINGTON COUNTY | VILLAGE OF SLINGER | SLINGER SCHOOL DISTRICT | MPTC | TOTAL |
|--------------|-------------------|--------------------|-------------------------|-----------------|--------------------|
| 1 | \$6,127 | \$13,831 | \$20,673 | \$1,598 | \$42,228 |
| 2 | \$12,372 | \$27,930 | \$41,748 | \$3,226 | \$85,277 |
| 3 | \$12,620 | \$28,489 | \$42,583 | \$3,291 | \$86,982 |
| 4 | \$12,872 | \$29,059 | \$43,435 | \$3,356 | \$88,722 |
| 5 | \$13,130 | \$29,640 | \$44,303 | \$3,424 | \$90,496 |
| 6 | \$13,392 | \$30,233 | \$45,189 | \$3,492 | \$92,306 |
| 7 | \$13,660 | \$30,837 | \$46,093 | \$3,562 | \$94,152 |
| 8 | \$13,933 | \$31,454 | \$47,015 | \$3,633 | \$96,035 |
| 9 | \$14,212 | \$32,083 | \$47,955 | \$3,706 | \$97,956 |
| 10 | \$14,496 | \$32,725 | \$48,914 | \$3,780 | \$99,915 |
| 11 | \$14,786 | \$33,379 | \$49,893 | \$3,855 | \$101,913 |
| 12 | \$15,082 | \$34,047 | \$50,890 | \$3,933 | \$103,952 |
| 13 | \$15,383 | \$34,728 | \$51,908 | \$4,011 | \$106,031 |
| 14 | \$15,691 | \$35,422 | \$52,946 | \$4,091 | \$108,151 |
| 15 | \$16,005 | \$36,131 | \$54,005 | \$4,173 | \$110,314 |
| 16 | \$16,325 | \$36,853 | \$55,085 | \$4,257 | \$112,521 |
| 17 | \$16,652 | \$37,590 | \$56,187 | \$4,342 | \$114,771 |
| 18 | \$16,985 | \$38,342 | \$57,311 | \$4,429 | \$117,066 |
| 19 | \$17,324 | \$39,109 | \$58,457 | \$4,517 | \$119,408 |
| 20 | \$17,671 | \$39,891 | \$59,626 | \$4,608 | \$121,796 |
| 21 | \$18,024 | \$40,689 | \$60,819 | \$4,700 | \$124,232 |
| 22 | \$18,385 | \$41,503 | \$62,035 | \$4,794 | \$126,717 |
| 23 | \$18,752 | \$42,333 | \$63,276 | \$4,890 | \$129,251 |
| 24 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 25 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$343,879 | \$776,297 | \$1,160,349 | \$89,667 | \$2,370,192 |

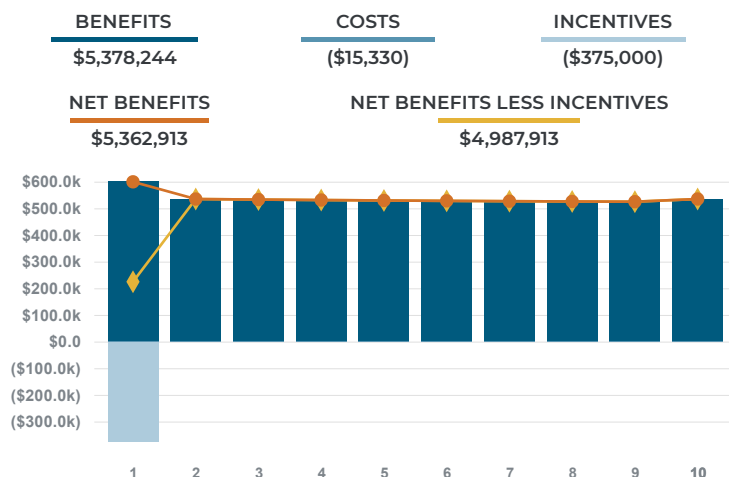


EH Wolf Brownfield Redevelopment

IMPACT REPORT

SAXONY VILLAGE APARTMENTS

Scenario 1



JOBS



4.5 Total
2.5 Direct
2.0 Spin-off

SALARIES



\$46,780 Avg
\$57,000 Direct
\$34,210 Spin-off

CAPITAL INVEST.



\$38.7M
Buildings + FF&E

| | Washington County | Village of Germantown | Germantown School District | MATC | Total |
|-------------------------------------|----------------------|--------------------------|-------------------------------|------------------|--------------------|
| NET BENEFITS LESS INCENTIVES | \$373,170 | \$1,394,350 | \$2,867,238 | \$353,156 | \$4,987,913 |
| Present Value | \$232,179 | \$1,077,416 | \$2,215,501 | \$272,882 | \$0 |
| NET BENEFITS | \$748,170 | \$1,394,350 | \$2,867,238 | \$353,156 | \$5,362,913 |
| Present Value | \$589,322 | \$1,077,416 | \$2,215,501 | \$272,882 | \$4,155,121 |
| BENEFITS | | | | | |
| Sales Taxes | \$63,909 | \$0 | \$0 | \$0 | \$63,909 |
| Real Property Taxes | \$606,766 | \$1,237,187 | \$2,541,653 | \$313,092 | \$4,698,697 |
| FF&E Property Taxes | \$77,580 | \$158,185 | \$324,973 | \$40,032 | \$600,770 |
| Other Benefits | \$4,422 | \$7,233 | \$3,179 | \$33 | \$14,867 |
| Benefits Subtotal | \$752,677 | \$1,402,605 | \$2,869,806 | \$353,156 | \$5,378,244 |
| COSTS | | | | | |
| Cost of Government Services | (\$4,507) | (\$4,541) | (\$2,568) | \$0 | (\$11,617) |
| Other Costs | \$0 | (\$3,714) | \$0 | \$0 | (\$3,714) |
| Costs Subtotal | (\$4,507) | (\$8,255) | (\$2,568) | \$0 | (\$15,330) |
| INCENTIVES | | | | | |
| Non-Tax Incentive | (\$375,000) | \$0 | \$0 | \$0 | (\$375,000) |
| Incentives Subtotal | (\$375,000) | \$0 | \$0 | \$0 | (\$375,000) |
| <i>Payback Period</i> | <i>4.5 Years</i> | | | | <i>0.6 Years</i> |

Project Type: Business Retention & Expansion
Prepared By: EDWC

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by EDWC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for EDWC.

This report, generated by the Impact DashBoard application, has been prepared by EDWC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. EDWC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

EDWC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Description of the Project

With an estimated value of \$28 million, the Saxony Village Site Redevelopment project has transformed three vacant parcels totaling 23.8 acres into 172 one, two, and three bedroom apartments spread over six buildings in the Village of Germantown. Before this project could begin, the land needed to be assessed and remediated for any potential contamination from previous industrial uses.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 10 years in terms of job creation, salaries paid to workers, and taxable sales.

| SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|--------------|-----------|--------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Jobs | 2.5 | 2.0 | 4.5 |
| Annual Salaries/Wages | \$142,500 | \$69,540 | \$212,040 |
| Salaries/Wages over 10 Years | \$1,560,335 | \$761,444 | \$2,321,779 |
| Taxable Sales/Purchases in Washington County | \$12,686,613 | \$95,180 | \$12,781,793 |

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

| SUMMARY OF POPULATION IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|--------|----------|-------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Workers who will move to Washington County | 0.3 | 0.2 | 0.5 |
| New residents in Washington County | 0.8 | 0.6 | 1.4 |
| New residential properties constructed in Washington County | 0.0 | 0.0 | 0.1 |
| New students to attend local school district | 0.2 | 0.1 | 0.3 |

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 10 years is summarized in the following table.

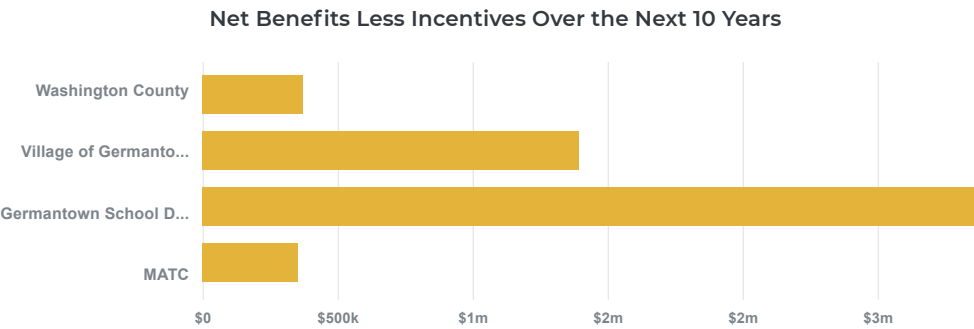
| SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN WASHINGTON COUNTY | | | | | | |
|--|-----------------------------|------|--------------|-------------|-----------------------------|----------------|
| YR. | NEW RESIDENTIAL PROPERTY | LAND | BUILDINGS... | FF&E | NON-RESIDENTIAL PROPERTY | TOTAL PROPERTY |
| 2020 | \$16,765 | \$0 | \$24,130,727 | \$6,032,766 | \$30,163,493 | \$30,180,258 |
| 2021 | \$17,100 | \$0 | \$24,613,341 | \$5,429,489 | \$30,042,831 | \$30,059,931 |
| 2022 | \$17,442 | \$0 | \$25,105,608 | \$4,826,213 | \$29,931,821 | \$29,949,263 |
| 2023 | \$17,791 | \$0 | \$25,607,720 | \$4,222,936 | \$29,830,657 | \$29,848,448 |
| 2024 | \$18,147 | \$0 | \$26,119,875 | \$3,619,660 | \$29,739,534 | \$29,757,681 |
| 2025 | \$18,510 | \$0 | \$26,642,272 | \$3,016,383 | \$29,658,655 | \$29,677,165 |
| 2026 | \$18,880 | \$0 | \$27,175,118 | \$2,413,106 | \$29,588,224 | \$29,607,104 |
| 2027 | \$19,258 | \$0 | \$27,718,620 | \$1,809,830 | \$29,528,450 | \$29,547,708 |
| 2028 | \$19,643 | \$0 | \$28,272,993 | \$1,206,553 | \$29,479,546 | \$29,499,189 |
| 2029 | \$20,036 | \$0 | \$28,838,452 | \$1,206,553 | \$30,045,006 | \$30,065,041 |

Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

| FISCAL NET BENEFITS OVER THE NEXT 10 YEARS | | | | | |
|--|-------------|------------|-------------|---------------------------------|----------------|
| | BENEFITS | COSTS | INCENTIVES | NET BENEFITS LESS INCENTIVES | PRESENT VALUE* |
| Washington County | \$752,677 | (\$4,507) | (\$375,000) | \$373,170 | \$232,179 |
| Village of Germantown | \$1,402,605 | (\$8,255) | \$0 | \$1,394,350 | \$1,077,416 |
| Germantown School District | \$2,869,806 | (\$2,568) | \$0 | \$2,867,238 | \$2,215,501 |
| MATC | \$353,156 | \$0 | \$0 | \$353,156 | \$272,882 |
| Total | \$5,378,244 | (\$15,330) | (\$375,000) | \$4,987,913 | \$3,797,978 |

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

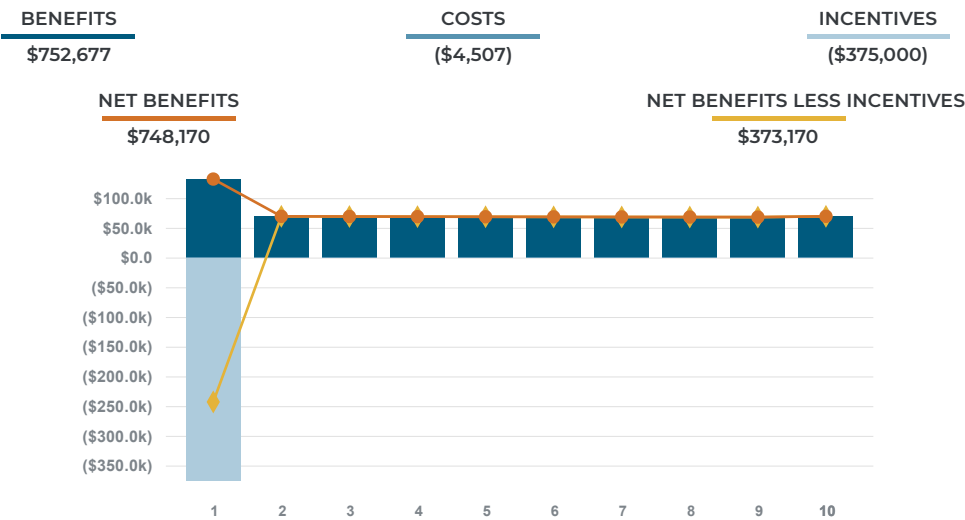
| VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION | | |
|---|-------------------|-----------|
| | NON-TAX INCENTIVE | TOTAL |
| Washington County | \$375,000 | \$375,000 |
| Village of Germantown | \$0 | \$0 |
| Germantown School District | \$0 | \$0 |
| MATC | \$0 | \$0 |
| Total | \$375,000 | \$375,000 |

Washington County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Washington County over the next 10 years of the Project.

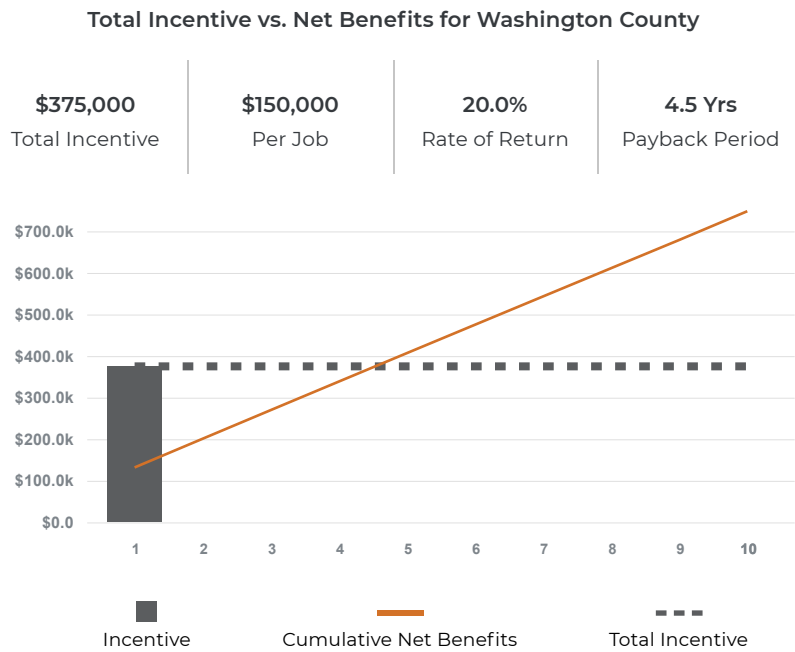
| NET BENEFITS OVER 10 YEARS: WASHINGTON COUNTY | | | |
|---|-------------|------------|-------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Sales Taxes | \$62,458 | \$1,451 | \$63,909 |
| Real Property Taxes | \$606,766 | \$0 | \$606,766 |
| FF&E Property Taxes | \$77,580 | \$0 | \$77,580 |
| New Residential Property Taxes | \$0 | \$422 | \$422 |
| Building Permits and Fees | \$0 | \$0 | \$0 |
| Miscellaneous Taxes and User Fees | \$2,601 | \$1,400 | \$4,000 |
| Benefits Subtotal | \$749,405 | \$3,272 | \$752,677 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$2,929) | (\$1,578) | (\$4,507) |
| Costs Subtotal | (\$2,929) | (\$1,578) | (\$4,507) |
| Net Benefits | \$746,476 | \$1,694 | \$748,170 |
| INCENTIVES | PROJECT | HOUSEHOLDS | TOTAL |
| Non-Tax Incentive | (\$375,000) | \$0 | (\$375,000) |
| Incentives Subtotal | (\$375,000) | \$0 | (\$375,000) |
| Net Benefits Less Incentives | \$371,476 | \$1,694 | \$373,170 |

Annual Fiscal Net Benefits for Washington County



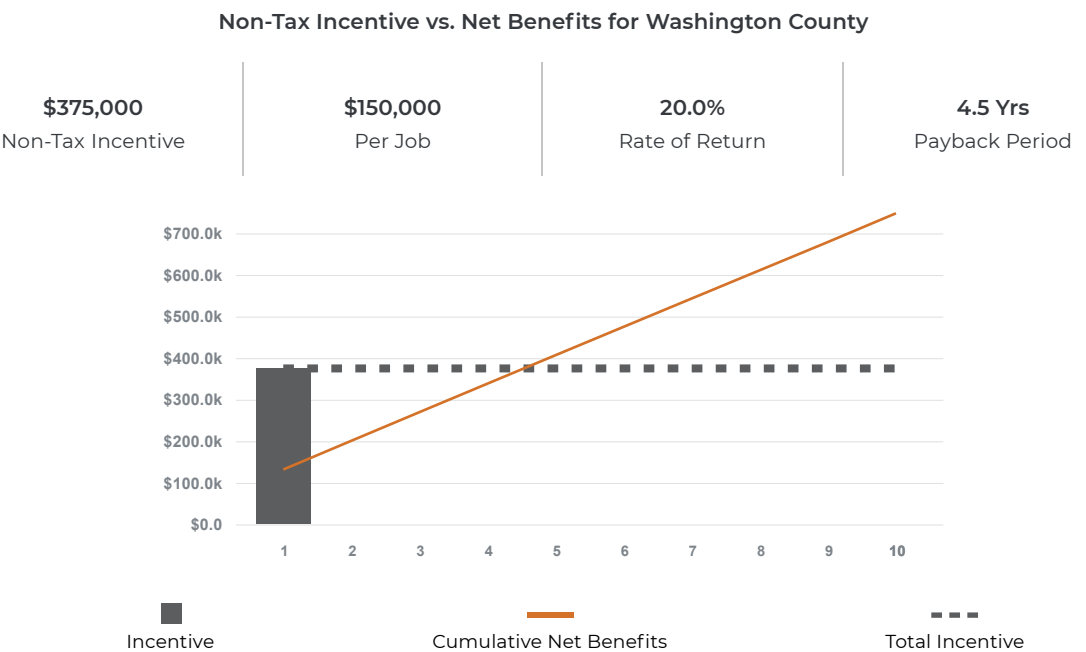
Total Incentives

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Washington County. The intersection indicates the length of time until the incentives are paid back.



Non-Tax Incentives

The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to Washington County. The intersection indicates the length of time until the incentives are paid back.



Village of Germantown Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Village of Germantown over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: VILLAGE OF GERMANTOWN | | | |
|---|-------------|------------|-------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$1,237,187 | \$0 | \$1,237,187 |
| FF&E Property Taxes | \$158,185 | \$0 | \$158,185 |
| New Residential Property Taxes | \$0 | \$197 | \$197 |
| Room Taxes | \$0 | \$0 | \$0 |
| Building Permits and Fees | \$0 | \$0 | \$0 |
| Utility Revenue | \$3,312 | \$372 | \$3,684 |
| Miscellaneous Taxes and User Fees | \$3,011 | \$341 | \$3,352 |
| Benefits Subtotal | \$1,401,695 | \$910 | \$1,402,605 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$4,079) | (\$463) | (\$4,541) |
| Cost of Utility Services | (\$3,340) | (\$374) | (\$3,714) |
| Costs Subtotal | (\$7,418) | (\$837) | (\$8,255) |
| Net Benefits | \$1,394,277 | \$73 | \$1,394,350 |

Annual Fiscal Net Benefits for Village of Germantown



Germantown School District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Germantown School District over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: GERMANTOWN SCHOOL DISTRICT | | | |
|--|-------------|------------|-------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$2,541,653 | \$0 | \$2,541,653 |
| FF&E Property Taxes | \$324,973 | \$0 | \$324,973 |
| New Residential Property Taxes | \$0 | \$382 | \$382 |
| Addtl. State & Federal School Funding | \$0 | \$2,797 | \$2,797 |
| Benefits Subtotal | \$2,866,626 | \$3,179 | \$2,869,806 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | (\$2,568) | (\$2,568) |
| Costs Subtotal | \$0 | (\$2,568) | (\$2,568) |
| Net Benefits | \$2,866,626 | \$611 | \$2,867,238 |

Annual Fiscal Net Benefits for Germantown School District



MATC Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by MATC over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: MATC | | | |
|----------------------------------|-----------|------------|-----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$313,092 | \$0 | \$313,092 |
| FF&E Property Taxes | \$40,032 | \$0 | \$40,032 |
| New Residential Property Taxes | \$0 | \$33 | \$33 |
| Benefits Subtotal | \$353,123 | \$33 | \$353,156 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$353,123 | \$33 | \$353,156 |

Annual Fiscal Net Benefits for MATC



Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 10-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

| 236116 NEW MULTIFAMILY HOUSING CONSTRUCTION (EXCEPT FOR-SALE BUILDERS) | | WASHINGTON COUNTY |
|--|-------------------------|-------------------|
| Employment Multiplier | (Type II Direct Effect) | 1.8131 |
| Earnings Multiplier | (Type II Direct Effect) | 1.488 |

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

- 1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
- 2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

- 1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
- 2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com



IMPACT REPORT
GREWOLF PARTNERS
Rincon-Hartford Apartment Complex

JOBS



2.7 Total
1.5 Direct
1.2 Spin-off

SALARIES

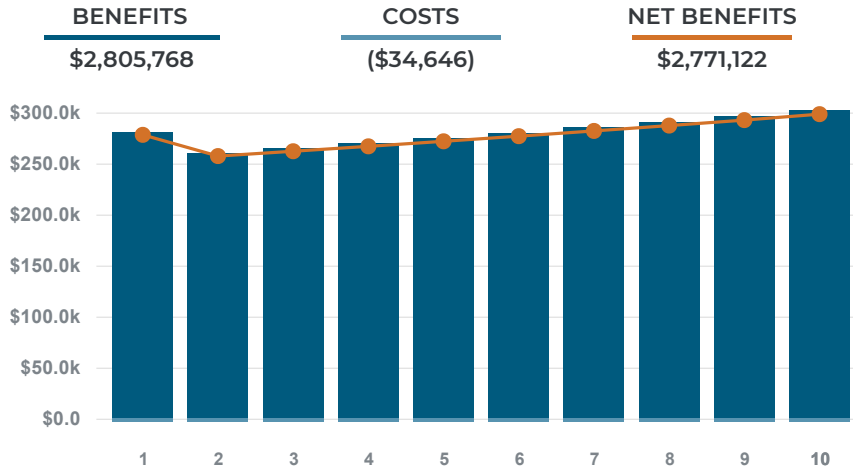


\$24,621 Avg
\$30,000 Direct
\$18,005 Spin-off

CAPITAL INVEST.



\$17.5M
Buildings + FF&E



| | Washington County | City of Hartford | Hartford J1 School District | Other Districts | Total |
|-----------------------------|----------------------|-------------------|--------------------------------|------------------|--------------------|
| NET BENEFITS | \$392,709 | \$905,022 | \$903,986 | \$569,404 | \$2,771,122 |
| Present Value | \$305,732 | \$693,687 | \$692,892 | \$436,440 | \$2,128,750 |
| BENEFITS | | | | | |
| Sales Taxes | \$25,882 | \$0 | \$0 | \$0 | \$25,882 |
| Real Property Taxes | \$364,164 | \$899,683 | \$897,267 | \$565,146 | \$2,726,261 |
| FF&E Property Taxes | \$2,685 | \$6,635 | \$6,617 | \$4,168 | \$20,105 |
| Other Benefits | \$2,682 | \$28,483 | \$1,564 | \$791 | \$33,521 |
| Benefits Subtotal | \$395,413 | \$934,801 | \$905,448 | \$570,105 | \$2,805,768 |
| COSTS | | | | | |
| Cost of Government Services | (\$2,704) | (\$2,894) | (\$1,462) | (\$701) | (\$7,762) |
| Other Costs | \$0 | (\$26,885) | \$0 | \$0 | (\$26,885) |
| Costs Subtotal | (\$2,704) | (\$29,779) | (\$1,462) | (\$701) | (\$34,646) |

Rincon-Hartford Apartment Complex

Prepared By: EDWC

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by EDWC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for EDWC.

This report, generated by the Impact DashBoard application, has been prepared by EDWC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. EDWC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

EDWC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Description of the Project

Site Overview Rincon 225, a six-story, 82 unit apartment building in downtown Hartford is under construction and slated to open for residence in mid-summer 2020. The Property consisted of eight parcels including residential, commercial and parking. An active railroad borders the property to the south. The property was used for grain distribution and storage, malt processing, creamery, meat processing, kilns, cobblers, oces and grocery stores. At the onset of the Rincon 225 project, the site contained six blighted residential and commercial buildings. Successful advancement of this project was made possible by Greywolf Partners Inc., in partnership with the City of Hartford, Washington County Site Redevelopment Program and the and the Wisconsin Economic Development Corporation.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 10 years in terms of job creation, salaries paid to workers, and taxable sales.

| SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|-------------|-----------|--------------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Jobs | 1.5 | 1.2 | 2.7 |
| Annual Salaries/Wages | \$45,000 | \$21,960 | \$66,960 |
| Salaries/Wages over 10 Years | \$492,737 | \$240,456 | \$733,193 |
| Taxable Sales/Purchases in Washington County | \$5,146,253 | \$30,057 | \$5,176,310 |

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

| SUMMARY OF POPULATION IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|--------|----------|------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Workers who will move to Washington County | 0.2 | 0.1 | 0.3 |
| New residents in Washington County | 0.5 | 0.4 | 0.8 |
| New residential properties constructed in Washington County | 0.0 | 0.0 | 0.0 |
| New students to attend local school district | 0.1 | 0.1 | 0.2 |

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 10 years is summarized in the following table.

| SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN WASHINGTON COUNTY | | | | | | |
|--|--------------------------|------|--------------|-----------|--------------------------|---------------------|
| YR. | NEW RESIDENTIAL PROPERTY | LAND | BUILDINGS... | FF&E | NON-RESIDENTIAL PROPERTY | TOTAL PROPERTY |
| 2020 | \$10,448 | \$0 | \$13,480,604 | \$194,380 | \$13,674,984 | \$13,685,432 |
| 2021 | \$10,657 | \$0 | \$13,750,216 | \$174,942 | \$13,925,158 | \$13,935,815 |
| 2022 | \$10,870 | \$0 | \$14,025,220 | \$155,504 | \$14,180,724 | \$14,191,594 |
| 2023 | \$11,088 | \$0 | \$14,305,724 | \$136,066 | \$14,441,790 | \$14,452,878 |
| 2024 | \$11,309 | \$0 | \$14,591,839 | \$116,628 | \$14,708,467 | \$14,719,776 |
| 2025 | \$11,536 | \$0 | \$14,883,676 | \$97,190 | \$14,980,866 | \$14,992,401 |
| 2026 | \$11,766 | \$0 | \$15,181,349 | \$77,752 | \$15,259,101 | \$15,270,868 |
| 2027 | \$12,002 | \$0 | \$15,484,976 | \$58,314 | \$15,543,290 | \$15,555,292 |
| 2028 | \$12,242 | \$0 | \$15,794,676 | \$38,876 | \$15,833,552 | \$15,845,793 |
| 2029 | \$12,487 | \$0 | \$16,110,569 | \$38,876 | \$16,149,445 | \$16,161,932 |

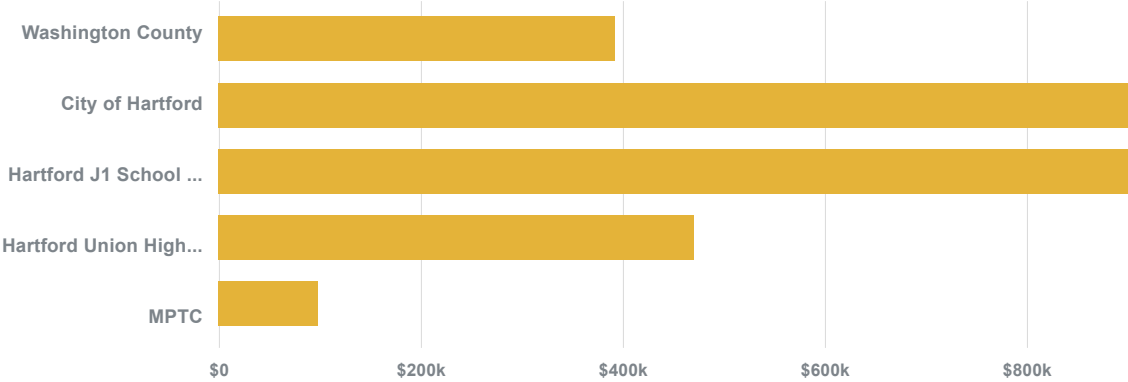
Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

| FISCAL NET BENEFITS OVER THE NEXT 10 YEARS | | | | |
|--|-------------|------------|--------------|----------------|
| | BENEFITS | COSTS | NET BENEFITS | PRESENT VALUE* |
| Washington County | \$395,413 | (\$2,704) | \$392,709 | \$305,732 |
| City of Hartford | \$934,801 | (\$29,779) | \$905,022 | \$693,687 |
| Hartford J1 School District | \$905,448 | (\$1,462) | \$903,986 | \$692,892 |
| Hartford Union High School District | \$471,397 | (\$701) | \$470,695 | \$360,781 |
| MPTC | \$98,709 | \$0 | \$98,709 | \$75,659 |
| Total | \$2,805,768 | (\$34,646) | \$2,771,122 | \$2,128,750 |

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.

Net Benefits Over the Next 10 Years

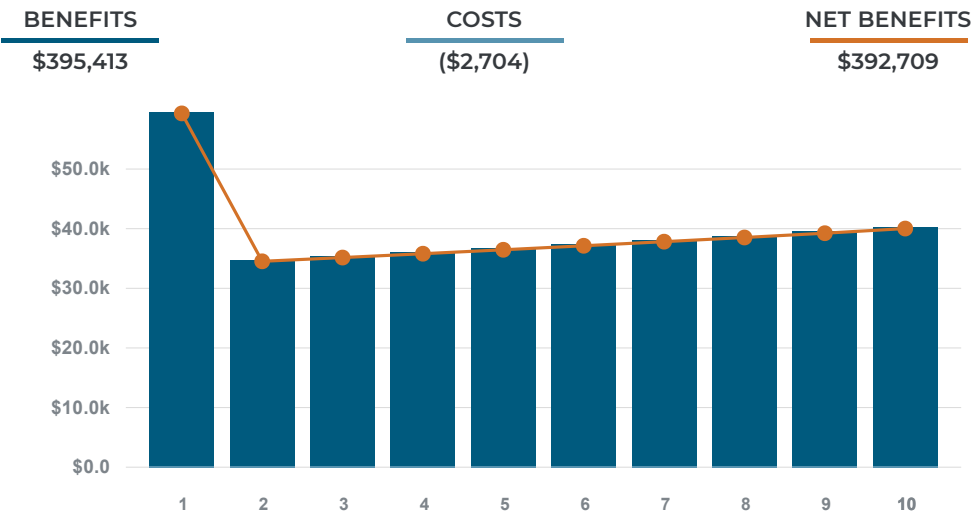


Washington County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Washington County over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: WASHINGTON COUNTY | | | |
|---|-----------|------------|-----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Sales Taxes | \$25,423 | \$458 | \$25,882 |
| Real Property Taxes | \$364,164 | \$0 | \$364,164 |
| FF&E Property Taxes | \$2,685 | \$0 | \$2,685 |
| New Residential Property Taxes | \$0 | \$282 | \$282 |
| Miscellaneous Taxes and User Fees | \$1,560 | \$840 | \$2,400 |
| Benefits Subtotal | \$393,833 | \$1,580 | \$395,413 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$1,757) | (\$947) | (\$2,704) |
| Costs Subtotal | (\$1,757) | (\$947) | (\$2,704) |
| Net Benefits | \$392,076 | \$633 | \$392,709 |

Annual Fiscal Net Benefits for Washington County



City of Hartford Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of Hartford over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: CITY OF HARTFORD | | | |
|--|------------|------------|------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$899,683 | \$0 | \$899,683 |
| FF&E Property Taxes | \$6,635 | \$0 | \$6,635 |
| New Residential Property Taxes | \$0 | \$224 | \$224 |
| Room Taxes | \$0 | \$0 | \$0 |
| Building Permits and Fees | \$0 | \$0 | \$0 |
| Utility Revenue | \$21,483 | \$4,721 | \$26,204 |
| Miscellaneous Taxes and User Fees | \$1,692 | \$364 | \$2,055 |
| Benefits Subtotal | \$929,493 | \$5,308 | \$934,801 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$2,382) | (\$513) | (\$2,894) |
| Cost of Utility Services | (\$22,042) | (\$4,843) | (\$26,885) |
| Costs Subtotal | (\$24,423) | (\$5,356) | (\$29,779) |
| Net Benefits | \$905,069 | (\$47) | \$905,022 |

Annual Fiscal Net Benefits for City of Hartford



Hartford J1 School District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Hartford J1 School District over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: HARTFORD J1 SCHOOL DISTRICT | | | |
|---|-----------|------------|-----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$897,267 | \$0 | \$897,267 |
| FF&E Property Taxes | \$6,617 | \$0 | \$6,617 |
| New Residential Property Taxes | \$0 | \$78 | \$78 |
| Addtl. State & Federal School Funding | \$0 | \$1,485 | \$1,485 |
| Benefits Subtotal | \$903,884 | \$1,564 | \$905,448 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | (\$1,462) | (\$1,462) |
| Costs Subtotal | \$0 | (\$1,462) | (\$1,462) |
| Net Benefits | \$903,884 | \$102 | \$903,986 |

Annual Fiscal Net Benefits for Hartford J1 School District



Hartford Union High School District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Hartford Union High School District over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: HARTFORD UNION HIGH SCHOOL DISTRICT | | | |
|---|-----------|------------|-----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$467,168 | \$0 | \$467,168 |
| FF&E Property Taxes | \$3,445 | \$0 | \$3,445 |
| New Residential Property Taxes | \$0 | \$31 | \$31 |
| Addtl. State & Federal School Funding | \$0 | \$753 | \$753 |
| Benefits Subtotal | \$470,613 | \$784 | \$471,397 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | (\$701) | (\$701) |
| Costs Subtotal | \$0 | (\$701) | (\$701) |
| Net Benefits | \$470,613 | \$82 | \$470,695 |

Annual Fiscal Net Benefits for Hartford Union High School District



MPTC Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by MPTC over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: MPTC | | | |
|----------------------------------|----------|------------|----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$97,978 | \$0 | \$97,978 |
| FF&E Property Taxes | \$723 | \$0 | \$723 |
| New Residential Property Taxes | \$0 | \$8 | \$8 |
| Benefits Subtotal | \$98,701 | \$8 | \$98,709 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$98,701 | \$8 | \$98,709 |

Annual Fiscal Net Benefits for MPTC



Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 10-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

| WASHINGTON COUNTY | | |
|-----------------------|-------------------------|--------|
| Employment Multiplier | (Type II Direct Effect) | 1.8131 |
| Earnings Multiplier | (Type II Direct Effect) | 1.488 |

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

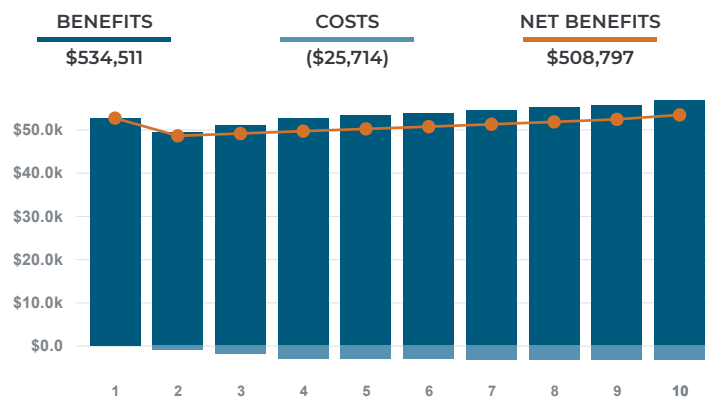
Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com

IMPACT REPORT

WEST BEND OFFICE ASSOCIATES

Office Development-West Bend



JOBS



5.2 Total
3.0 Direct
2.2 Spin-off

SALARIES



\$54,284 Avg
\$60,008 Direct
\$46,618 Spin-off

CAPITAL INVEST.



\$3.0M
Buildings + FF&E

| | Washington County | City of West Bend | West Bend School District | MPTC | Total |
|-----------------------------|----------------------|-------------------|------------------------------|-----------------|-------------------|
| NET BENEFITS | \$69,031 | \$203,088 | \$219,730 | \$16,948 | \$508,797 |
| Present Value | \$53,862 | \$156,170 | \$168,899 | \$13,029 | \$391,960 |
| BENEFITS | | | | | |
| Sales Taxes | \$6,163 | \$0 | \$0 | \$0 | \$6,163 |
| Real Property Taxes | \$59,924 | \$194,171 | \$208,373 | \$16,123 | \$478,591 |
| FF&E Property Taxes | \$2,986 | \$9,675 | \$10,382 | \$803 | \$23,846 |
| Other Benefits | \$4,309 | \$13,820 | \$7,760 | \$22 | \$25,911 |
| Benefits Subtotal | \$73,382 | \$217,666 | \$226,515 | \$16,948 | \$534,511 |
| COSTS | | | | | |
| Cost of Government Services | (\$4,351) | (\$5,804) | (\$6,785) | \$0 | (\$16,940) |
| Other Costs | \$0 | (\$8,774) | \$0 | \$0 | (\$8,774) |
| Costs Subtotal | (\$4,351) | (\$14,579) | (\$6,785) | \$0 | (\$25,714) |

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by EDWC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for EDWC.

This report, generated by the Impact DashBoard application, has been prepared by EDWC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. EDWC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

EDWC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Description of the Project

The 16,000sf office building will be constructed in downtown West Bend, Wisconsin at the Southwest Quadrant of the intersection of Water Street and South Forest Avenue. The proposed office project will be adjacent to the TownePlace Suites extended stay hotel. The project takes advantage of a brownfield development site, the retention of 20 professional positions and potential payroll growth

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 10 years in terms of job creation, salaries paid to workers, and taxable sales.

| SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|-------------|-----------|-------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Jobs | 3.0 | 2.2 | 5.2 |
| Annual Salaries/Wages at Full Ops (Yr 4) | \$187,297 | \$108,632 | \$295,929 |
| Salaries/Wages over 10 Years | \$1,574,843 | \$913,409 | \$2,488,252 |
| Taxable Sales/Purchases in Washington County | \$1,118,388 | \$114,176 | \$1,232,564 |

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

| SUMMARY OF POPULATION IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|--------|----------|-------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Workers who will move to Washington County | 0.4 | 0.3 | 0.6 |
| New residents in Washington County | 0.9 | 0.7 | 1.6 |
| New residential properties constructed in Washington County | 0.1 | 0.0 | 0.1 |
| New students to attend local school district | 0.2 | 0.1 | 0.3 |

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 10 years is summarized in the following table.

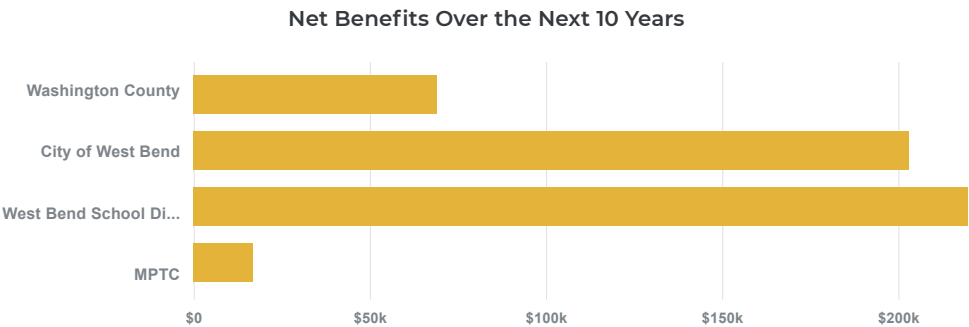
| SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN WASHINGTON COUNTY | | | | | | |
|--|-----------------------------|------|--------------|-----------|-----------------------------|----------------|
| YR. | NEW RESIDENTIAL PROPERTY | LAND | BUILDINGS... | FF&E | NON-RESIDENTIAL PROPERTY | TOTAL PROPERTY |
| 2020 | \$0 | \$0 | \$2,258,856 | \$220,066 | \$2,478,922 | \$2,478,922 |
| 2021 | \$7,044 | \$0 | \$2,304,033 | \$198,059 | \$2,502,092 | \$2,509,137 |
| 2022 | \$14,370 | \$0 | \$2,350,114 | \$176,053 | \$2,526,166 | \$2,540,537 |
| 2023 | \$21,986 | \$0 | \$2,397,116 | \$154,046 | \$2,551,162 | \$2,573,148 |
| 2024 | \$22,426 | \$0 | \$2,445,058 | \$132,040 | \$2,577,098 | \$2,599,524 |
| 2025 | \$22,874 | \$0 | \$2,493,959 | \$110,033 | \$2,603,992 | \$2,626,867 |
| 2026 | \$23,332 | \$0 | \$2,543,839 | \$88,026 | \$2,631,865 | \$2,655,197 |
| 2027 | \$23,799 | \$0 | \$2,594,715 | \$66,020 | \$2,660,735 | \$2,684,534 |
| 2028 | \$24,275 | \$0 | \$2,646,610 | \$44,013 | \$2,690,623 | \$2,714,897 |
| 2029 | \$24,760 | \$0 | \$2,699,542 | \$44,013 | \$2,743,555 | \$2,768,315 |

Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

| FISCAL NET BENEFITS OVER THE NEXT 10 YEARS | | | | |
|--|-----------|------------|--------------|----------------|
| | BENEFITS | COSTS | NET BENEFITS | PRESENT VALUE* |
| Washington County | \$73,382 | (\$4,351) | \$69,031 | \$53,862 |
| City of West Bend | \$217,666 | (\$14,579) | \$203,088 | \$156,170 |
| West Bend School District | \$226,515 | (\$6,785) | \$219,730 | \$168,899 |
| MPTC | \$16,948 | \$0 | \$16,948 | \$13,029 |
| Total | \$534,511 | (\$25,714) | \$508,797 | \$391,960 |

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.

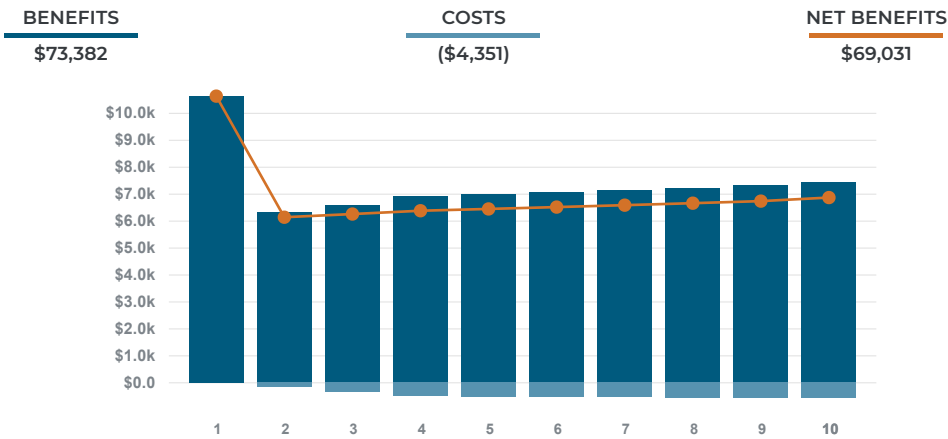


Washington County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Washington County over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: WASHINGTON COUNTY | | | |
|---|-----------|------------|-----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Sales Taxes | \$4,608 | \$1,555 | \$6,163 |
| Real Property Taxes | \$59,924 | \$0 | \$59,924 |
| FF&E Property Taxes | \$2,986 | \$0 | \$2,986 |
| New Residential Property Taxes | \$0 | \$448 | \$448 |
| Miscellaneous Taxes and User Fees | \$2,543 | \$1,318 | \$3,862 |
| Benefits Subtotal | \$70,061 | \$3,322 | \$73,382 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$2,864) | (\$1,487) | (\$4,351) |
| Costs Subtotal | (\$2,864) | (\$1,487) | (\$4,351) |
| Net Benefits | \$67,197 | \$1,835 | \$69,031 |

Annual Fiscal Net Benefits for Washington County



City of West Bend Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of West Bend over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: CITY OF WEST BEND | | | |
|---|------------|------------|------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$194,171 | \$0 | \$194,171 |
| FF&E Property Taxes | \$9,675 | \$0 | \$9,675 |
| New Residential Property Taxes | \$0 | \$576 | \$576 |
| Room Taxes | \$0 | \$0 | \$0 |
| Building Permits and Fees | \$0 | \$0 | \$0 |
| Utility Revenue | \$6,987 | \$1,927 | \$8,914 |
| Miscellaneous Taxes and User Fees | \$3,453 | \$878 | \$4,331 |
| Benefits Subtotal | \$214,286 | \$3,380 | \$217,666 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$4,631) | (\$1,173) | (\$5,804) |
| Cost of Utility Services | (\$6,880) | (\$1,895) | (\$8,774) |
| Costs Subtotal | (\$11,511) | (\$3,068) | (\$14,579) |
| Net Benefits | \$202,775 | \$312 | \$203,088 |

Annual Fiscal Net Benefits for City of West Bend



West Bend School District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by West Bend School District over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: WEST BEND SCHOOL DISTRICT | | | |
|---|-----------|------------|-----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$208,373 | \$0 | \$208,373 |
| FF&E Property Taxes | \$10,382 | \$0 | \$10,382 |
| New Residential Property Taxes | \$0 | \$638 | \$638 |
| Addtl. State & Federal School Funding | \$0 | \$7,121 | \$7,121 |
| Benefits Subtotal | \$218,755 | \$7,760 | \$226,515 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | (\$6,785) | (\$6,785) |
| Costs Subtotal | \$0 | (\$6,785) | (\$6,785) |
| Net Benefits | \$218,755 | \$975 | \$219,730 |

Annual Fiscal Net Benefits for West Bend School District



MPTC Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by MPTC over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: MPTC | | | |
|----------------------------------|----------|------------|----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$16,123 | \$0 | \$16,123 |
| FF&E Property Taxes | \$803 | \$0 | \$803 |
| New Residential Property Taxes | \$0 | \$22 | \$22 |
| Benefits Subtotal | \$16,926 | \$22 | \$16,948 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$16,926 | \$22 | \$16,948 |

Annual Fiscal Net Benefits for MPTC



Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 10-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

| MULTIPLIER | | WASHINGTON COUNTY |
|-----------------------|-------------------------|-------------------|
| Employment Multiplier | (Type II Direct Effect) | 1.7466 |
| Earnings Multiplier | (Type II Direct Effect) | 1.58 |

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

- 1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
- 2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

- 1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
- 2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

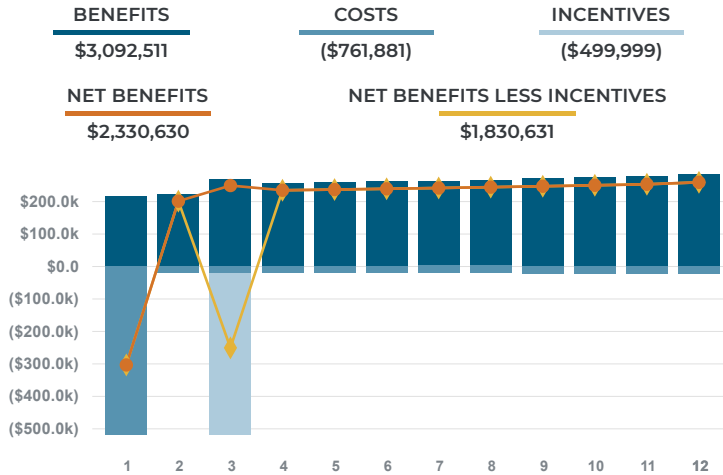
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Office Development-West Bend

IMPACT REPORT
KINSETH HOSPITALITY HOTEL
Downtown West Bend extended stay hotel



JOBS



29.0 Total
24.0 Direct
5.0 Spin-off

SALARIES



\$29,386 Avg
\$26,922 Direct
\$41,203 Spin-off

CAPITAL INVEST.



\$10.4M
Buildings + FF&E

| | Washington County | City of West Bend | West Bend School District | MPTC | Total |
|---|----------------------|--------------------|------------------------------|----------------|--------------------|
| NET BENEFITS LESS INCENTIVES | \$146,306 | \$1,613,996 | \$64,417 | \$5,912 | \$1,830,631 |
| Present Value | \$2,784 | \$1,104,367 | \$48,050 | \$4,415 | \$0 |
| NET BENEFITS | \$146,306 | \$2,113,995 | \$64,417 | \$5,912 | \$2,330,630 |
| Present Value | \$2,784 | \$1,536,284 | \$48,050 | \$4,415 | \$1,591,534 |
| BENEFITS | | | | | |
| Sales Taxes | \$94,646 | \$0 | \$0 | \$0 | \$94,646 |
| FF&E Property Taxes | \$20,733 | \$67,638 | \$57,035 | \$5,508 | \$150,913 |
| Other Benefits | \$574,279 | \$2,203,656 | \$68,613 | \$404 | \$2,846,952 |
| Benefits Subtotal | \$689,657 | \$2,271,294 | \$125,648 | \$5,912 | \$3,092,511 |
| COSTS | | | | | |
| Cost of Government Services | (\$43,351) | (\$64,474) | (\$61,232) | \$0 | (\$169,056) |
| Other Costs | (\$500,000) | (\$92,824) | \$0 | \$0 | (\$592,824) |
| Costs Subtotal | (\$543,351) | (\$157,298) | (\$61,232) | \$0 | (\$761,881) |
| INCENTIVES | | | | | |
| Non-Tax Incentive | \$0 | (\$499,999) | \$0 | \$0 | (\$499,999) |
| Incentives Subtotal | \$0 | (\$499,999) | \$0 | \$0 | (\$499,999) |
| <i>Payback Period</i> | | <i>3.3 Years</i> | | | <i>4.5 Years</i> |
| *Above values exclude TID #12 Contributions | | | | | |
| | \$168,476 | \$549,630 | \$463,471 | \$44,756 | \$1,226,333 |

Kinseth Hospitality Hotel - Impact Report

Downtown West Bend extended stay hotel

Prepared By: EDWC

Purpose & Limitations

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Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 12-year period.

Description of the Project

This project is the construction of a 3 story, 68 room downtown west bend extended stay hotel complex located in West Bend Wisconsin with 50% of the rooms targeted for extended stay. Site preparation is targeted for January for 2020. Engineering plans are scheduled to be submitted to the city in early September with city council approval by end of October.

Construction will begin spring 2020 with a total of 24 direct jobs created.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 12 years in terms of job creation, salaries paid to workers, and taxable sales.

| SUMMARY OF ECONOMIC IMPACT OVER 12 YEARS IN WASHINGTON COUNTY | | | |
|---|--------------|-------------|---------------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Jobs | 24.0 | 5.0 | 29.0 |
| Annual Salaries/Wages | \$646,128 | \$206,179 | \$852,307 |
| Salaries/Wages over 12 Years | \$8,665,927 | \$2,765,297 | \$11,431,224 |
| Taxable Sales/Purchases in Washington County | \$18,583,468 | \$345,662 | \$18,929,130 |

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

| SUMMARY OF POPULATION IMPACT OVER 12 YEARS IN WASHINGTON COUNTY | | | |
|---|--------|----------|------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Workers who will move to Washington County | 2.9 | 0.6 | 3.5 |
| New residents in Washington County | 7.5 | 1.6 | 9.0 |
| New residential properties constructed in Washington County | 0.4 | 0.1 | 0.5 |
| New students to attend local school district | 1.4 | 0.3 | 1.7 |

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 12 years is summarized in the following table.

| SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 12 YEARS IN WASHINGTON COUNTY | | | | | | |
|--|-----------------------------|-----------|--------------|-------------|-----------------------------|----------------|
| YR. | NEW RESIDENTIAL PROPERTY | LAND | BUILDINGS... | FF&E | NON-RESIDENTIAL PROPERTY | TOTAL PROPERTY |
| 1 | \$112,645 | \$0 | \$0 | \$0 | \$0 | \$112,645 |
| 2 | \$114,898 | \$0 | \$0 | \$0 | \$0 | \$114,898 |
| 3 | \$117,196 | \$500,150 | \$5,651,099 | \$1,549,621 | \$7,700,870 | \$7,818,066 |
| 4 | \$119,539 | \$515,155 | \$5,820,632 | \$1,394,659 | \$7,730,446 | \$7,849,985 |
| 5 | \$121,930 | \$530,609 | \$5,995,251 | \$1,239,697 | \$7,765,557 | \$7,887,487 |
| 6 | \$124,369 | \$546,527 | \$6,175,109 | \$1,084,735 | \$7,806,371 | \$7,930,740 |
| 7 | \$126,856 | \$562,923 | \$6,360,362 | \$929,772 | \$7,853,058 | \$7,979,914 |
| 8 | \$129,393 | \$579,811 | \$6,551,173 | \$774,810 | \$7,905,794 | \$8,035,188 |
| 9 | \$131,981 | \$597,205 | \$6,747,708 | \$619,848 | \$7,964,762 | \$8,096,743 |
| 10 | \$134,621 | \$615,121 | \$6,950,139 | \$464,886 | \$8,030,147 | \$8,164,768 |
| 11 | \$137,313 | \$633,575 | \$7,158,644 | \$309,924 | \$8,102,143 | \$8,239,456 |
| 12 | \$140,060 | \$652,582 | \$7,373,403 | \$309,924 | \$8,335,909 | \$8,475,969 |

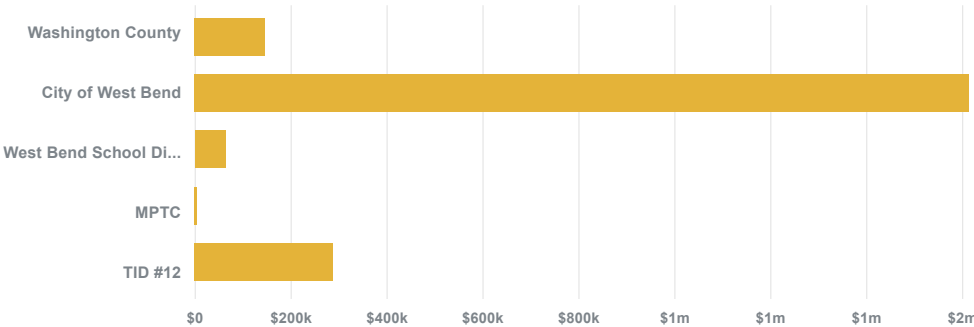
Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

| FISCAL NET BENEFITS OVER THE NEXT 12 YEARS | | | | | |
|--|-------------|-------------|---------------|---------------------------------|----------------|
| | BENEFITS | COSTS | INCENTIVES | NET BENEFITS LESS INCENTIVES | PRESENT VALUE* |
| Washington County | \$689,657 | (\$543,351) | \$0 | \$146,306 | \$2,784 |
| City of West Bend | \$2,271,294 | (\$157,298) | (\$499,999) | \$1,613,996 | \$1,104,367 |
| West Bend School District | \$125,648 | (\$61,232) | \$0 | \$64,417 | \$48,050 |
| MPTC | \$5,912 | \$0 | \$0 | \$5,912 | \$4,415 |
| TID #12 | \$1,226,333 | \$0 | (\$938,387) | \$287,946 | \$143,820 |
| Total | \$4,318,844 | (\$761,881) | (\$1,438,386) | \$2,118,577 | \$1,303,436 |

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.

Net Benefits Less Incentives Over the Next 12 Years



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

| VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION | | |
|---|-------------------|-------------|
| | NON-TAX INCENTIVE | TOTAL |
| Washington County | \$0 | \$0 |
| City of West Bend | \$499,999 | \$499,999 |
| West Bend School District | \$0 | \$0 |
| MPTC | \$0 | \$0 |
| TID #12 | \$938,387 | \$938,387 |
| Total | \$1,438,386 | \$1,438,386 |

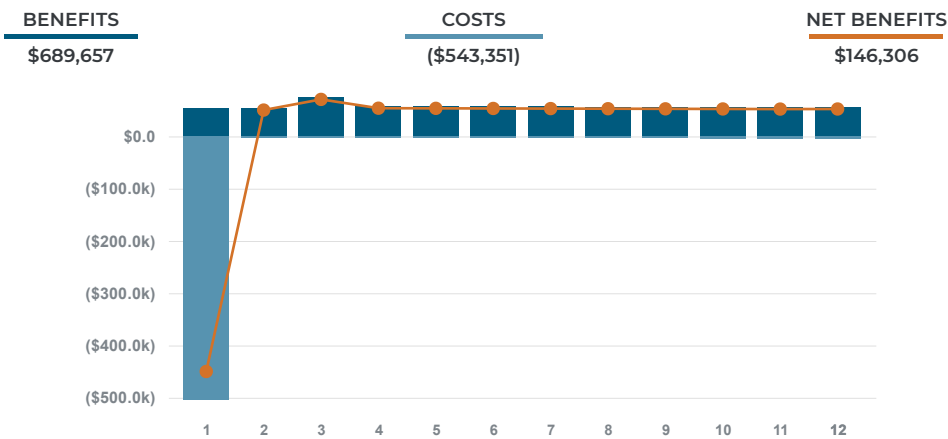
Washington County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Washington County over the next 12 years of the Project.

| NET BENEFITS OVER 12 YEARS: WASHINGTON COUNTY | | | |
|---|-------------|------------|-------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Sales Taxes | \$87,501 | \$7,145 | \$94,646 |
| Real Property Taxes* | \$0 | \$0 | \$0 |
| FF&E Property Taxes | \$20,733 | \$0 | \$20,733 |
| New Residential Property Taxes | \$0 | \$3,610 | \$3,610 |
| Impact Incentive Loan Payments | \$530,412 | \$0 | \$530,412 |
| Miscellaneous Taxes and User Fees | \$29,614 | \$10,643 | \$40,257 |
| Benefits Subtotal | \$668,260 | \$21,397 | \$689,657 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Impact Incentive Loan Disbursement | (\$500,000) | \$0 | (\$500,000) |
| Cost of Government Services | (\$31,867) | (\$11,483) | (\$43,351) |
| Costs Subtotal | (\$531,867) | (\$11,483) | (\$543,351) |
| Net Benefits | \$136,393 | \$9,914 | \$146,306 |

*Excludes taxes contributed to the TIF District valued at \$168,476

Annual Fiscal Net Benefits for Washington County



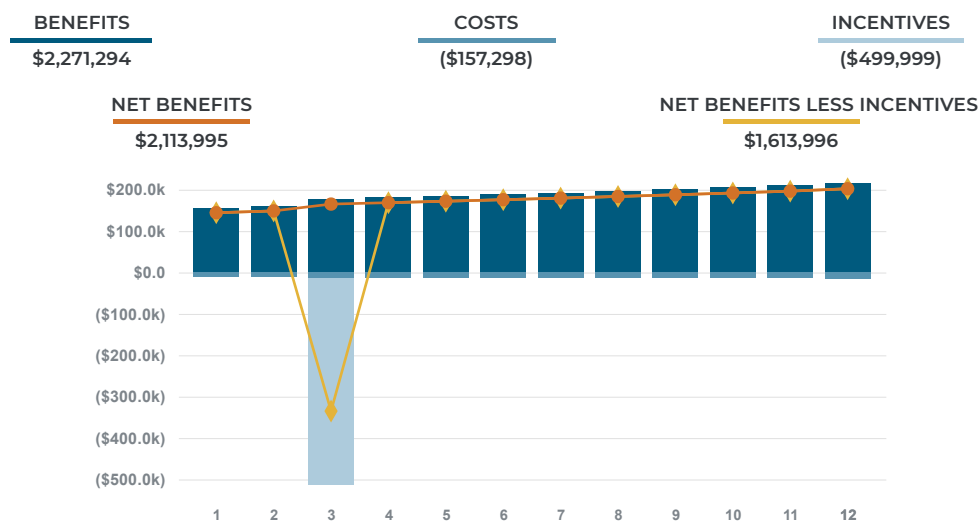
City of West Bend Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of West Bend over the next 12 years of the Project.

| NET BENEFITS OVER 12 YEARS: CITY OF WEST BEND | | | |
|---|-------------|------------|-------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes* | \$0 | \$0 | \$0 |
| FF&E Property Taxes | \$67,638 | \$0 | \$67,638 |
| New Residential Property Taxes | \$0 | \$5,238 | \$5,238 |
| Building Permits and Fees | \$0 | \$0 | \$0 |
| Room Tax | \$2,062,755 | \$0 | \$2,062,755 |
| Utility Revenue | \$76,288 | \$16,132 | \$92,420 |
| Miscellaneous Taxes and User Fees | \$36,052 | \$7,191 | \$43,243 |
| Benefits Subtotal | \$2,242,732 | \$28,562 | \$2,271,294 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$53,756) | (\$10,718) | (\$64,474) |
| Cost of Utility Services | (\$76,610) | (\$16,214) | (\$92,824) |
| Costs Subtotal | (\$130,366) | (\$26,933) | (\$157,298) |
| Net Benefits | \$2,112,367 | \$1,629 | \$2,113,995 |
| INCENTIVES | PROJECT | HOUSEHOLDS | TOTAL |
| Non-Tax Incentive | (\$499,999) | \$0 | (\$499,999) |
| Incentives Subtotal | (\$499,999) | \$0 | (\$499,999) |
| Net Benefits Less Incentives | \$1,612,368 | \$1,629 | \$1,613,996 |

*Excludes taxes contributed to the TIF District valued at \$549,630

Annual Fiscal Net Benefits for City of West Bend

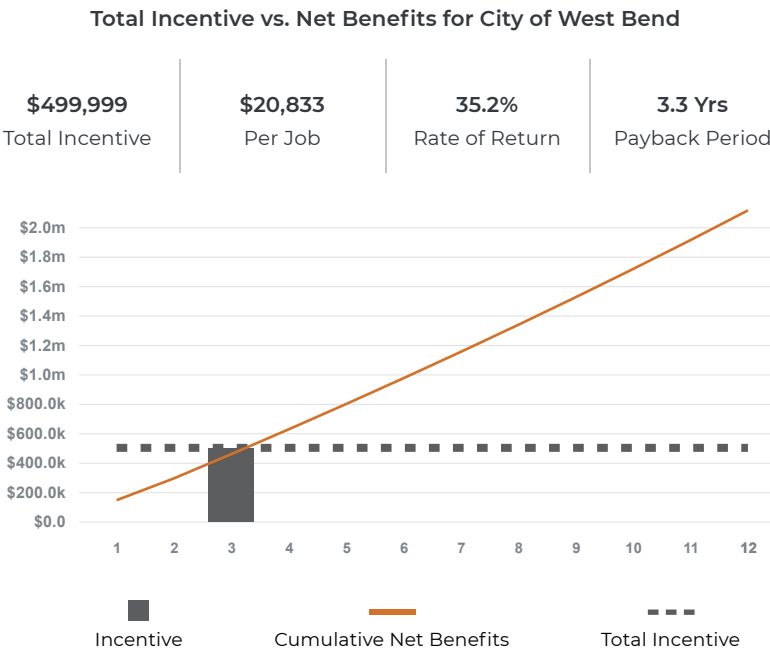


Total Incentives

City of West Bend is considering the following incentives for the Project.

| INCENTIVES UNDER CONSIDERATION | | |
|--------------------------------|-------------------|-----------|
| YEAR | NON-TAX INCENTIVE | TOTAL |
| 1 | \$0 | \$0 |
| 2 | \$0 | \$0 |
| 3 | \$499,999 | \$499,999 |
| Total | \$499,999 | \$499,999 |

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to City of West Bend. The intersection indicates the length of time until the incentives are paid back.

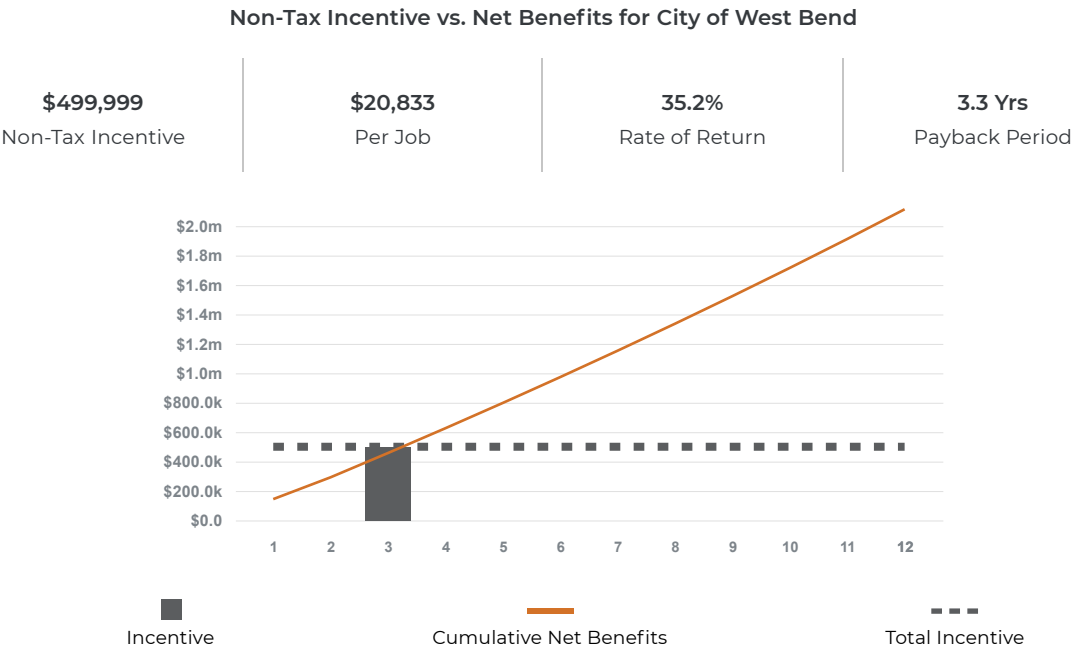


Non-Tax Incentives

City of West Bend is considering the following non-tax incentives for the Project.

| NON-TAX INCENTIVES UNDER CONSIDERATION | |
|--|-------------------|
| YEAR | NON-TAX INCENTIVE |
| 1 | \$0 |
| 2 | \$0 |
| 3 | \$499,999 |
| Total | \$499,999 |

The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to City of West Bend. The intersection indicates the length of time until the incentives are paid back.



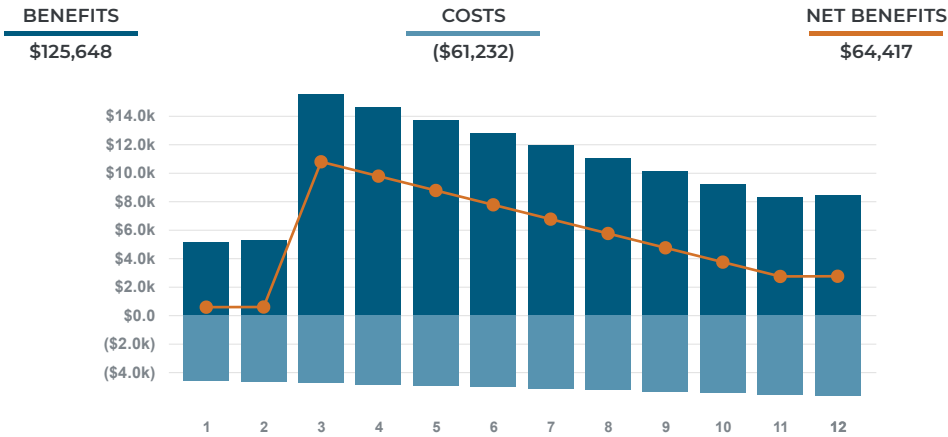
West Bend School District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by West Bend School District over the next 12 years of the Project.

| NET BENEFITS OVER 12 YEARS: WEST BEND SCHOOL DISTRICT | | | |
|---|----------|------------|------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes* | \$0 | \$0 | \$0 |
| FF&E Property Taxes | \$57,035 | \$0 | \$57,035 |
| New Residential Property Taxes | \$0 | \$5,454 | \$5,454 |
| Addtl. State & Federal School Funding | \$0 | \$63,159 | \$63,159 |
| Benefits Subtotal | \$57,035 | \$68,613 | \$125,648 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | (\$61,232) | (\$61,232) |
| Costs Subtotal | \$0 | (\$61,232) | (\$61,232) |
| Net Benefits | \$57,035 | \$7,382 | \$64,417 |

*Excludes taxes contributed to the TIF District valued at \$463,471

Annual Fiscal Net Benefits for West Bend School District



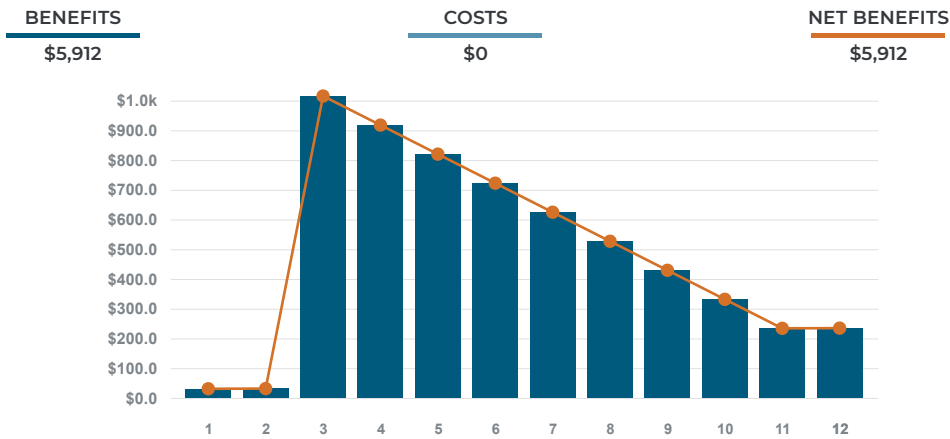
MPTC Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by MPTC over the next 12 years of the Project.

| NET BENEFITS OVER 12 YEARS: MPTC | | | |
|----------------------------------|---------|------------|---------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes* | \$0 | \$0 | \$0 |
| FF&E Property Taxes | \$5,508 | \$0 | \$5,508 |
| New Residential Property Taxes | \$0 | \$404 | \$404 |
| Benefits Subtotal | \$5,508 | \$404 | \$5,912 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$5,508 | \$404 | \$5,912 |

*Excludes taxes contributed to the TIF District valued at \$44,756

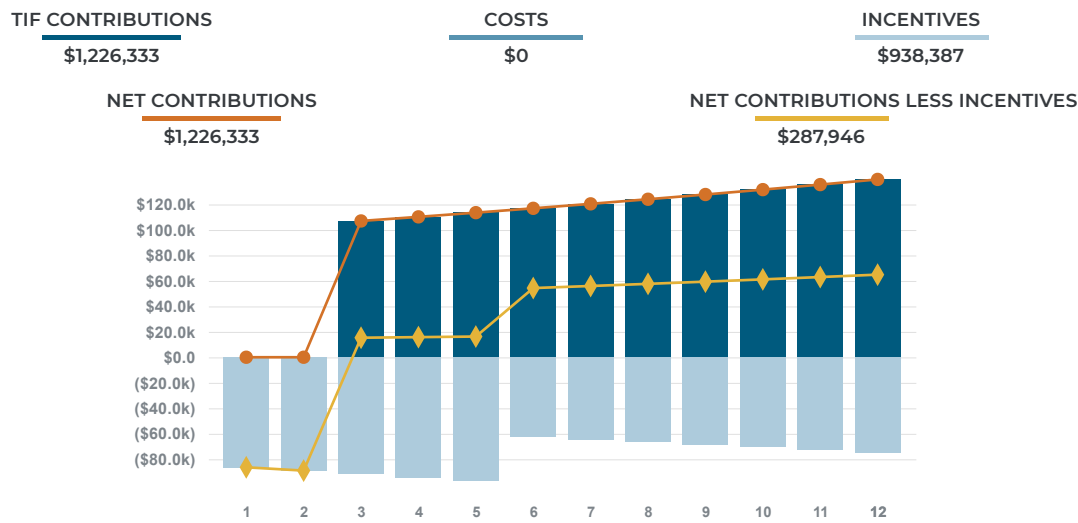
Annual Fiscal Net Benefits for MPTC



The table below displays the estimated tax revenues to be received by the tax increment financing district over the next 12 years of the Project.

| PROPERTY TAXES DIRECTED TO THE TIF DISTRICT | | | |
|---|--------------------|------------|--------------------|
| BENEFITS | PROJECT | WORKERS | TOTAL |
| Washington County Tax Revenue | \$168,476 | \$0 | \$168,476 |
| City of West Bend Tax Revenue | \$549,630 | \$0 | \$549,630 |
| West Bend School District Tax Revenue | \$463,471 | \$0 | \$463,471 |
| MPTC Tax Revenue | \$44,756 | \$0 | \$44,756 |
| Total Benefits | \$1,226,333 | \$0 | \$1,226,333 |
| COSTS | PROJECT | WORKERS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Total Costs | \$0 | \$0 | \$0 |
| TIF Contributions | \$1,226,333 | \$0 | \$1,226,333 |
| INCENTIVES | PROJECT | WORKERS | TOTAL |
| Non-Tax Incentives | (\$938,387) | \$0 | (\$938,387) |
| Total Incentives | (\$938,387) | \$0 | (\$938,387) |
| TIF Contributions Less Incentives | \$287,946 | \$0 | \$287,946 |

Annual TIF Contributions for TID #12

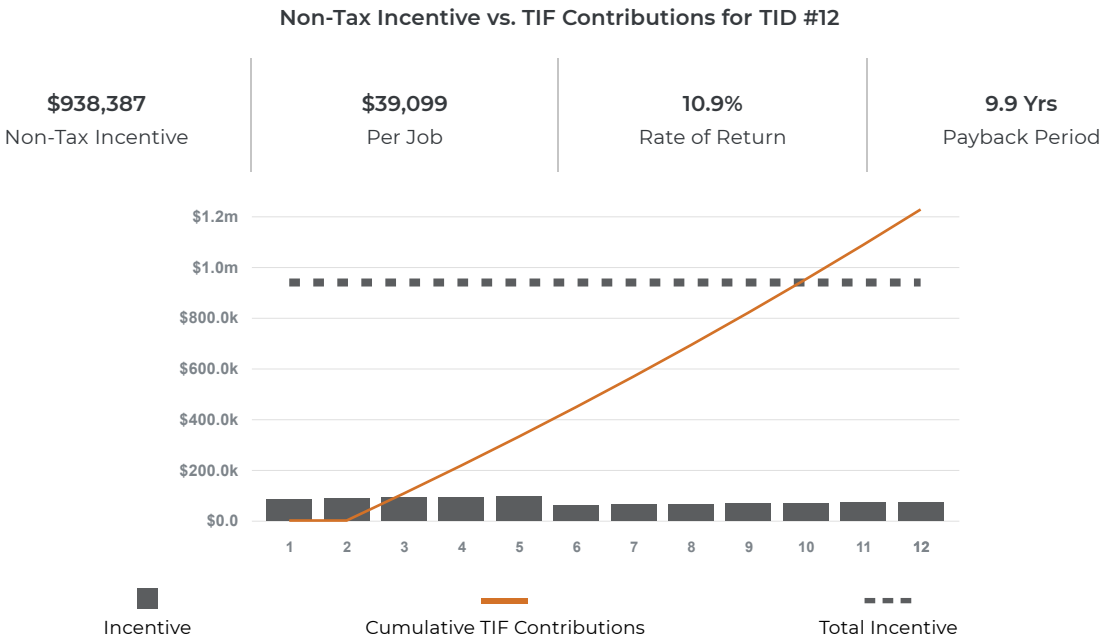


Non-Tax Incentives

TID #12 is considering the following non-tax incentives for the Project.

| NON-TAX INCENTIVES UNDER CONSIDERATION | |
|--|-------------------|
| YEAR | NON-TAX INCENTIVE |
| 1 | \$86,400 |
| 2 | \$88,992 |
| 3 | \$91,662 |
| 4 | \$94,412 |
| 5 | \$97,244 |
| 6 | \$62,601 |
| 7 | \$64,479 |
| 8 | \$66,413 |
| 9 | \$68,406 |
| 10 | \$70,458 |
| 11 | \$72,571 |
| 12 | \$74,749 |
| Total | \$938,387 |

The graph below depicts the non-tax incentives currently under consideration versus the cumulative net benefits to TID #12. The intersection indicates the length of time until the incentives are paid back.



Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 12-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

| MULTIPLIER | | WASHINGTON COUNTY |
|-----------------------|-------------------------|-------------------|
| Employment Multiplier | (Type II Direct Effect) | 1.2085 |
| Earnings Multiplier | (Type II Direct Effect) | 1.3191 |

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

The Impact Loan Program incentive provided by Washington County assumes the following terms: \$500,000 note, 15 year term and amortization, and a 3.94% fixed for the life of the note.

About Impact DataSource

Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com

| WASHINGTON COUNTY TAXES CONTRIBUTED TO TIF | | | | | |
|--|----------|--------------|------|---------------|-----------|
| YR. | LAND | BUILDINGS... | FF&E | TAXABLE SALES | TOTAL |
| 1 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 3 | \$1,195 | \$13,501 | \$0 | \$0 | \$14,696 |
| 4 | \$1,231 | \$13,906 | \$0 | \$0 | \$15,137 |
| 5 | \$1,268 | \$14,324 | \$0 | \$0 | \$15,591 |
| 6 | \$1,306 | \$14,753 | \$0 | \$0 | \$16,059 |
| 7 | \$1,345 | \$15,196 | \$0 | \$0 | \$16,541 |
| 8 | \$1,385 | \$15,652 | \$0 | \$0 | \$17,037 |
| 9 | \$1,427 | \$16,121 | \$0 | \$0 | \$17,548 |
| 10 | \$1,470 | \$16,605 | \$0 | \$0 | \$18,075 |
| 11 | \$1,514 | \$17,103 | \$0 | \$0 | \$18,617 |
| 12 | \$1,559 | \$17,616 | \$0 | \$0 | \$19,175 |
| Total | \$13,699 | \$154,778 | \$0 | \$0 | \$168,476 |

| WASHINGTON COUNTY PERCENT OF TAX RATE CONTRIBUTED TO TIF | | | | |
|--|--------|--------------|------|---------------|
| YR. | LAND | BUILDINGS... | FF&E | TAXABLE SALES |
| 1 | 100.0% | 100.0% | 0.0% | 0.0% |
| 2 | 100.0% | 100.0% | 0.0% | 0.0% |
| 3 | 100.0% | 100.0% | 0.0% | 0.0% |
| 4 | 100.0% | 100.0% | 0.0% | 0.0% |
| 5 | 100.0% | 100.0% | 0.0% | 0.0% |
| 6 | 100.0% | 100.0% | 0.0% | 0.0% |
| 7 | 100.0% | 100.0% | 0.0% | 0.0% |
| 8 | 100.0% | 100.0% | 0.0% | 0.0% |
| 9 | 100.0% | 100.0% | 0.0% | 0.0% |
| 10 | 100.0% | 100.0% | 0.0% | 0.0% |
| 11 | 100.0% | 100.0% | 0.0% | 0.0% |
| 12 | 100.0% | 100.0% | 0.0% | 0.0% |

| CITY OF WEST BEND TAXES CONTRIBUTED TO TIF | | | | |
|--|-----------------|------------------|------------|------------------|
| YR. | LAND | BUILDINGS... | FF&E | TOTAL |
| 1 | \$0 | \$0 | \$0 | \$0 |
| 2 | \$0 | \$0 | \$0 | \$0 |
| 3 | \$3,898 | \$44,046 | \$0 | \$47,944 |
| 4 | \$4,015 | \$45,368 | \$0 | \$49,383 |
| 5 | \$4,136 | \$46,729 | \$0 | \$50,864 |
| 6 | \$4,260 | \$48,130 | \$0 | \$52,390 |
| 7 | \$4,388 | \$49,574 | \$0 | \$53,962 |
| 8 | \$4,519 | \$51,062 | \$0 | \$55,581 |
| 9 | \$4,655 | \$52,593 | \$0 | \$57,248 |
| 10 | \$4,794 | \$54,171 | \$0 | \$58,966 |
| 11 | \$4,938 | \$55,796 | \$0 | \$60,735 |
| 12 | \$5,086 | \$57,470 | \$0 | \$62,557 |
| Total | \$44,690 | \$504,940 | \$0 | \$549,630 |

| CITY OF WEST BEND PERCENT OF TAX RATE CONTRIBUTED TO TIF | | | |
|--|--------|--------------|------|
| YR. | LAND | BUILDINGS... | FF&E |
| 1 | 100.0% | 100.0% | 0.0% |
| 2 | 100.0% | 100.0% | 0.0% |
| 3 | 100.0% | 100.0% | 0.0% |
| 4 | 100.0% | 100.0% | 0.0% |
| 5 | 100.0% | 100.0% | 0.0% |
| 6 | 100.0% | 100.0% | 0.0% |
| 7 | 100.0% | 100.0% | 0.0% |
| 8 | 100.0% | 100.0% | 0.0% |
| 9 | 100.0% | 100.0% | 0.0% |
| 10 | 100.0% | 100.0% | 0.0% |
| 11 | 100.0% | 100.0% | 0.0% |
| 12 | 100.0% | 100.0% | 0.0% |

| WEST BEND SCHOOL DISTRICT TAXES CONTRIBUTED TO TIF | | | | |
|--|-----------------|------------------|------------|------------------|
| YR. | LAND | BUILDINGS... | FF&E | TOTAL |
| 1 | \$0 | \$0 | \$0 | \$0 |
| 2 | \$0 | \$0 | \$0 | \$0 |
| 3 | \$3,287 | \$37,142 | \$0 | \$40,429 |
| 4 | \$3,386 | \$38,256 | \$0 | \$41,642 |
| 5 | \$3,487 | \$39,404 | \$0 | \$42,891 |
| 6 | \$3,592 | \$40,586 | \$0 | \$44,178 |
| 7 | \$3,700 | \$41,803 | \$0 | \$45,503 |
| 8 | \$3,811 | \$43,057 | \$0 | \$46,868 |
| 9 | \$3,925 | \$44,349 | \$0 | \$48,274 |
| 10 | \$4,043 | \$45,679 | \$0 | \$49,722 |
| 11 | \$4,164 | \$47,050 | \$0 | \$51,214 |
| 12 | \$4,289 | \$48,461 | \$0 | \$52,750 |
| Total | \$37,684 | \$425,787 | \$0 | \$463,471 |

| WEST BEND SCHOOL DISTRICT PERCENT OF TAX RATE CONTRIBUTED TO TIF | | | |
|--|--------|--------------|------|
| YR. | LAND | BUILDINGS... | FF&E |
| 1 | 100.0% | 100.0% | 0.0% |
| 2 | 100.0% | 100.0% | 0.0% |
| 3 | 100.0% | 100.0% | 0.0% |
| 4 | 100.0% | 100.0% | 0.0% |
| 5 | 100.0% | 100.0% | 0.0% |
| 6 | 100.0% | 100.0% | 0.0% |
| 7 | 100.0% | 100.0% | 0.0% |
| 8 | 100.0% | 100.0% | 0.0% |
| 9 | 100.0% | 100.0% | 0.0% |
| 10 | 100.0% | 100.0% | 0.0% |
| 11 | 100.0% | 100.0% | 0.0% |
| 12 | 100.0% | 100.0% | 0.0% |

| MPTC TAXES CONTRIBUTED TO TIF | | | | |
|-------------------------------|----------------|-----------------|------------|-----------------|
| YR. | LAND | BUILDINGS... | FF&E | TOTAL |
| 1 | \$0 | \$0 | \$0 | \$0 |
| 2 | \$0 | \$0 | \$0 | \$0 |
| 3 | \$317 | \$3,587 | \$0 | \$3,904 |
| 4 | \$327 | \$3,694 | \$0 | \$4,021 |
| 5 | \$337 | \$3,805 | \$0 | \$4,142 |
| 6 | \$347 | \$3,919 | \$0 | \$4,266 |
| 7 | \$357 | \$4,037 | \$0 | \$4,394 |
| 8 | \$368 | \$4,158 | \$0 | \$4,526 |
| 9 | \$379 | \$4,283 | \$0 | \$4,662 |
| 10 | \$390 | \$4,411 | \$0 | \$4,802 |
| 11 | \$402 | \$4,543 | \$0 | \$4,946 |
| 12 | \$414 | \$4,680 | \$0 | \$5,094 |
| Total | \$3,639 | \$41,117 | \$0 | \$44,756 |

| MPTC PERCENT OF TAX RATE CONTRIBUTED TO TIF | | | |
|---|--------|--------------|------|
| YR. | LAND | BUILDINGS... | FF&E |
| 1 | 100.0% | 100.0% | 0.0% |
| 2 | 100.0% | 100.0% | 0.0% |
| 3 | 100.0% | 100.0% | 0.0% |
| 4 | 100.0% | 100.0% | 0.0% |
| 5 | 100.0% | 100.0% | 0.0% |
| 6 | 100.0% | 100.0% | 0.0% |
| 7 | 100.0% | 100.0% | 0.0% |
| 8 | 100.0% | 100.0% | 0.0% |
| 9 | 100.0% | 100.0% | 0.0% |
| 10 | 100.0% | 100.0% | 0.0% |
| 11 | 100.0% | 100.0% | 0.0% |
| 12 | 100.0% | 100.0% | 0.0% |

| TAXES CONTRIBUTED TO TID #12 | | | | | |
|------------------------------|-------------------|-------------------|---------------------------|-----------------|--------------------|
| YR. | WASHINGTON COUNTY | CITY OF WEST BEND | WEST BEND SCHOOL DISTRICT | MPTC | TOTAL |
| 1 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 3 | \$14,696 | \$47,944 | \$40,429 | \$3,904 | \$106,974 |
| 4 | \$15,137 | \$49,383 | \$41,642 | \$4,021 | \$110,183 |
| 5 | \$15,591 | \$50,864 | \$42,891 | \$4,142 | \$113,488 |
| 6 | \$16,059 | \$52,390 | \$44,178 | \$4,266 | \$116,893 |
| 7 | \$16,541 | \$53,962 | \$45,503 | \$4,394 | \$120,400 |
| 8 | \$17,037 | \$55,581 | \$46,868 | \$4,526 | \$124,012 |
| 9 | \$17,548 | \$57,248 | \$48,274 | \$4,662 | \$127,732 |
| 10 | \$18,075 | \$58,966 | \$49,722 | \$4,802 | \$131,564 |
| 11 | \$18,617 | \$60,735 | \$51,214 | \$4,946 | \$135,511 |
| 12 | \$19,175 | \$62,557 | \$52,750 | \$5,094 | \$139,576 |
| Total | \$168,476 | \$549,630 | \$463,471 | \$44,756 | \$1,226,333 |

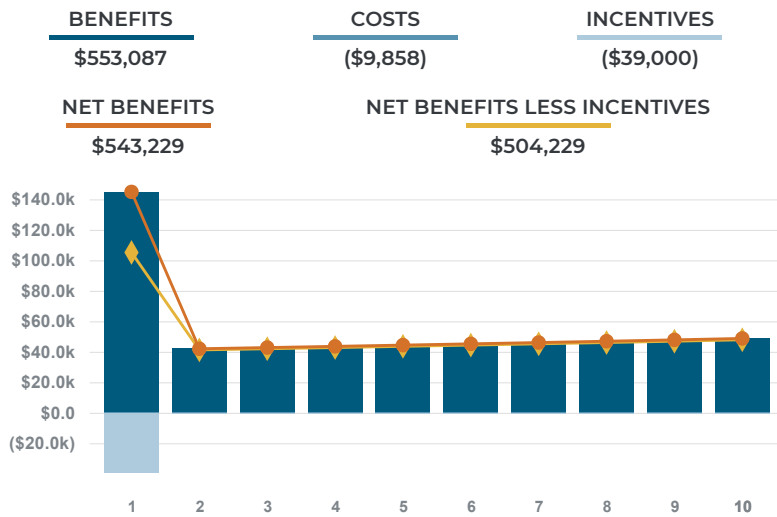


Downtown West Bend extended stay hotel



IMPACT REPORT COMMONWEALTH

Barton School Apartments-Draft



JOBS

**2.4 Total**1.3 Direct
1.1 Spin-off

SALARIES

**\$46,780 Avg**\$57,000 Direct
\$34,210 Spin-off

CAPITAL INVEST.

**\$9,560,639**

Buildings + FF&E

| | Washington County | City of West Bend | West Bend School District | MPTC | Total |
|-------------------------------------|----------------------|-------------------|------------------------------|-----------------|-------------------|
| NET BENEFITS LESS INCENTIVES | \$30,420 | \$267,588 | \$191,421 | \$14,801 | \$504,229 |
| Present Value | \$18,622 | \$221,801 | \$146,709 | \$11,343 | \$398,476 |
| NET BENEFITS | \$69,420 | \$267,588 | \$191,421 | \$14,801 | \$543,229 |
| Present Value | \$55,765 | \$221,801 | \$146,709 | \$11,343 | \$435,619 |
| BENEFITS | | | | | |
| Sales Taxes | \$14,525 | \$0 | \$0 | \$0 | \$14,525 |
| Real Property Taxes | \$54,657 | \$177,105 | \$190,058 | \$14,706 | \$436,526 |
| FF&E Property Taxes | \$339 | \$1,099 | \$1,180 | \$91 | \$2,710 |
| Other Benefits | \$1,790 | \$96,074 | \$1,459 | \$4 | \$99,327 |
| Benefits Subtotal | \$71,311 | \$274,279 | \$192,697 | \$14,801 | \$553,087 |
| COSTS | | | | | |
| Cost of Government Services | (\$1,891) | (\$2,681) | (\$1,276) | \$0 | (\$5,848) |
| Other Costs | \$0 | (\$4,010) | \$0 | \$0 | (\$4,010) |
| Costs Subtotal | (\$1,891) | (\$6,691) | (\$1,276) | \$0 | (\$9,858) |
| INCENTIVES | | | | | |
| Non-Tax Incentive | (\$39,000) | \$0 | \$0 | \$0 | (\$39,000) |
| Incentives Subtotal | (\$39,000) | \$0 | \$0 | \$0 | (\$39,000) |
| <i>Payback Period</i> | <i>4.8 Years</i> | | | | <i>0.3 Years</i> |

Commonwealth - Impact Report



Barton School Apartments-Draft

Prepared By: EDWC

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by EDWC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for EDWC.

This report, generated by the Impact DashBoard application, has been prepared by EDWC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. EDWC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

EDWC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Description of the Project

The Commonwealth Companies transformed the historic Barton Elementary School, a brownfield site, into a 40-unit work force housing redevelopment with the help of the Washington County Site Redevelopment Program, City of West Bend WI, Washington County Planning & Parks Dept., Economic Development Washington County (EDWC), Stantec Consulting Services, and Vandewalle & Associates, Inc. and a brownfield assessment grant from the U.S EPA.

Support included both local phase one and phase two study support via the Brownfield program as well as tax incentives, low interest loans and grants from the following: Home Consortium, WHEDA, NPS, FHLB-Chicago and US Department of the Treasury.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 10 years in terms of job creation, salaries paid to workers, and taxable sales.

| SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|-------------|-----------|-------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Permanent jobs created | 1.3 | 1.1 | 2.4 |
| Salaries or wages paid to workers | \$811,374 | \$395,951 | \$1,207,325 |
| Taxable sales and purchases expected in Washington County | \$2,855,418 | \$49,494 | \$2,904,912 |

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

| SUMMARY OF POPULATION IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|--------|----------|------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Workers who will move to Washington County | 0 | 0.1 | 0.1 |
| New residents in Washington County | 0 | 0.3 | 0.3 |
| New residential properties constructed in Washington County | 0 | 0.0 | 0.0 |
| New students to attend local school district | 0 | 0.1 | 0.1 |

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 10 years is summarized in the following table.

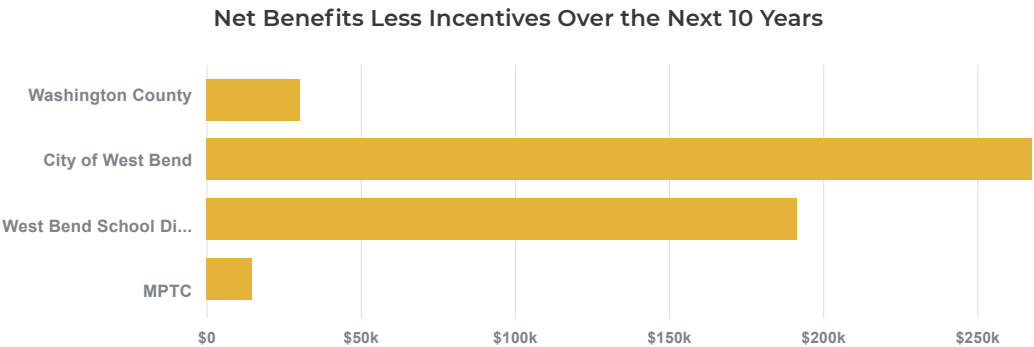
| SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN WASHINGTON COUNTY | | | | | | |
|--|--------------------------|------|--------------|----------|--------------------------|--------------------|
| YR. | NEW RESIDENTIAL PROPERTY | LAND | BUILDINGS... | FF&E | NON-RESIDENTIAL PROPERTY | TOTAL PROPERTY |
| 2020 | \$4,179 | \$0 | \$2,060,316 | \$25,008 | \$2,085,323 | \$2,089,503 |
| 2021 | \$4,263 | \$0 | \$2,101,522 | \$22,507 | \$2,124,029 | \$2,128,292 |
| 2022 | \$4,348 | \$0 | \$2,143,553 | \$20,006 | \$2,163,559 | \$2,167,907 |
| 2023 | \$4,435 | \$0 | \$2,186,424 | \$17,505 | \$2,203,929 | \$2,208,364 |
| 2024 | \$4,524 | \$0 | \$2,230,152 | \$15,005 | \$2,245,157 | \$2,249,681 |
| 2025 | \$4,614 | \$0 | \$2,274,755 | \$12,504 | \$2,287,259 | \$2,291,874 |
| 2026 | \$4,707 | \$0 | \$2,320,250 | \$10,003 | \$2,330,253 | \$2,334,960 |
| 2027 | \$4,801 | \$0 | \$2,366,655 | \$7,502 | \$2,374,158 | \$2,378,959 |
| 2028 | \$4,897 | \$0 | \$2,413,988 | \$5,002 | \$2,418,990 | \$2,423,887 |
| 2029 | \$4,995 | \$0 | \$2,462,268 | \$5,002 | \$2,467,270 | \$2,472,265 |

Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

| FISCAL NET BENEFITS OVER THE NEXT 10 YEARS | | | | | |
|--|-----------|-----------|------------|---------------------------------|----------------|
| | BENEFITS | COSTS | INCENTIVES | NET BENEFITS LESS INCENTIVES | PRESENT VALUE* |
| Washington County | \$71,311 | (\$1,891) | (\$39,000) | \$30,420 | \$18,622 |
| City of West Bend | \$274,279 | (\$6,691) | \$0 | \$267,588 | \$221,801 |
| West Bend School District | \$192,697 | (\$1,276) | \$0 | \$191,421 | \$146,709 |
| MPTC | \$14,801 | \$0 | \$0 | \$14,801 | \$11,343 |
| Total | \$553,087 | (\$9,858) | (\$39,000) | \$504,229 | \$398,476 |

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

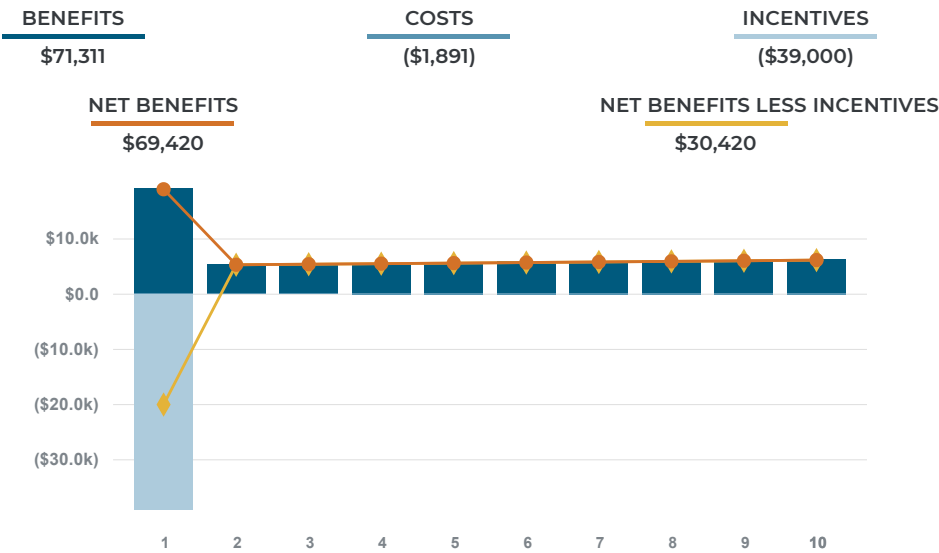
| VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION | | |
|---|-------------------|----------|
| | NON-TAX INCENTIVE | TOTAL |
| Washington County | \$39,000 | \$39,000 |
| City of West Bend | \$0 | \$0 |
| West Bend School District | \$0 | \$0 |
| MPTC | \$0 | \$0 |
| Total | \$39,000 | \$39,000 |

Washington County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Washington County over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: WASHINGTON COUNTY | | | |
|---|------------|------------|------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Sales Taxes | \$13,770 | \$755 | \$14,525 |
| Real Property Taxes | \$54,657 | \$0 | \$54,657 |
| FF&E Property Taxes | \$339 | \$0 | \$339 |
| New Residential Property Taxes | \$0 | \$111 | \$111 |
| Miscellaneous Taxes and User Fees | \$1,352 | \$326 | \$1,679 |
| Benefits Subtotal | \$70,119 | \$1,192 | \$71,311 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$1,523) | (\$368) | (\$1,891) |
| Costs Subtotal | (\$1,523) | (\$368) | (\$1,891) |
| Net Benefits | \$68,596 | \$824 | \$69,420 |
| INCENTIVES | PROJECT | HOUSEHOLDS | TOTAL |
| Non-Tax Incentive | (\$39,000) | \$0 | (\$39,000) |
| Incentives Subtotal | (\$39,000) | \$0 | (\$39,000) |
| Net Benefits Less Incentives | \$29,596 | \$824 | \$30,420 |

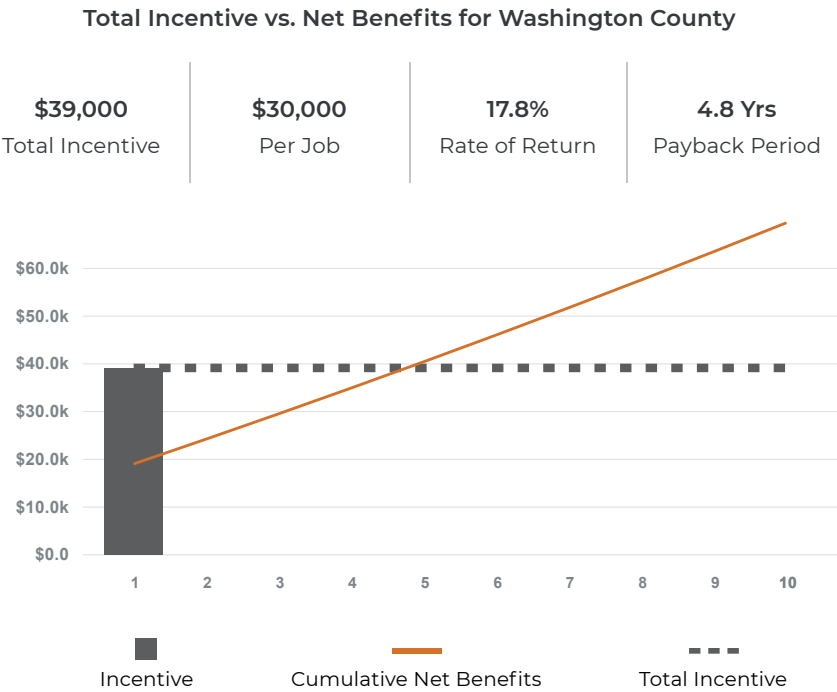
Annual Fiscal Net Benefits for Washington County



Washington County Public Support

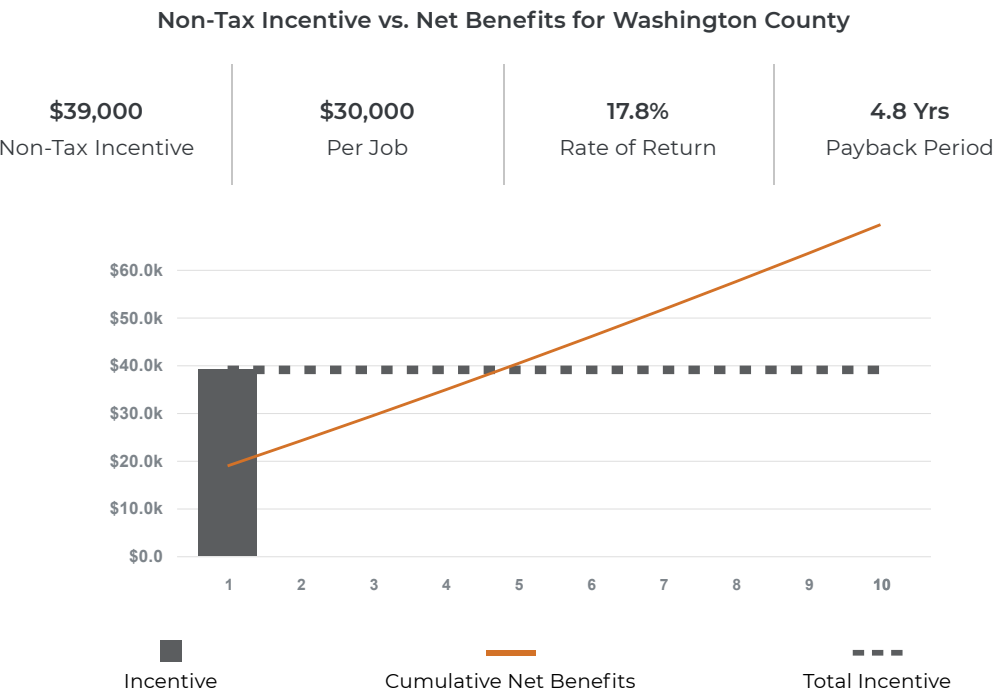
Total Incentives

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Washington County. The intersection indicates the length of time until the incentives are paid back.



Non-Tax Incentives

The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to Washington County. The intersection indicates the length of time until the incentives are paid back.

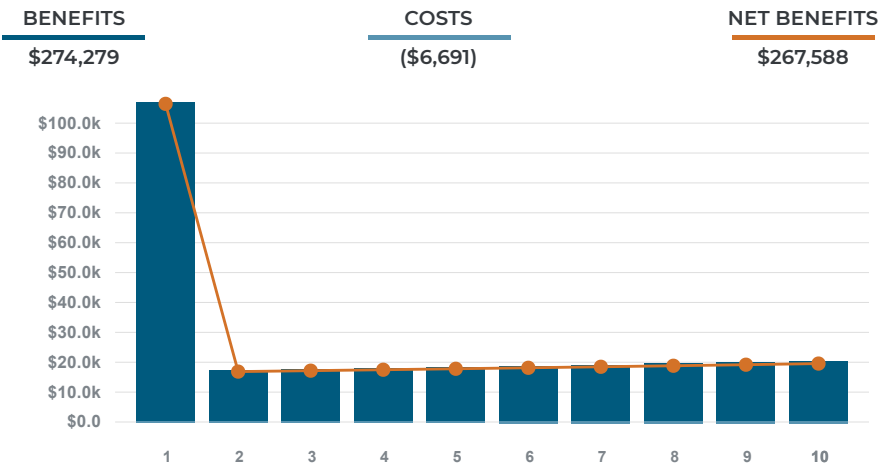


City of West Bend Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of West Bend over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: CITY OF WEST BEND | | | |
|---|-----------|------------|-----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$177,105 | \$0 | \$177,105 |
| FF&E Property Taxes | \$1,099 | \$0 | \$1,099 |
| New Residential Property Taxes | \$0 | \$107 | \$107 |
| Building Permits and Fees | \$89,895 | \$0 | \$89,895 |
| Utility Revenue | \$3,715 | \$358 | \$4,073 |
| Miscellaneous Taxes and User Fees | \$1,836 | \$163 | \$1,999 |
| Benefits Subtotal | \$273,651 | \$628 | \$274,279 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Utility Services | (\$3,658) | (\$352) | (\$4,010) |
| Cost of Government Services | (\$2,463) | (\$218) | (\$2,681) |
| Costs Subtotal | (\$6,121) | (\$570) | (\$6,691) |
| Net Benefits | \$267,530 | \$58 | \$267,588 |

Annual Fiscal Net Benefits for City of West Bend

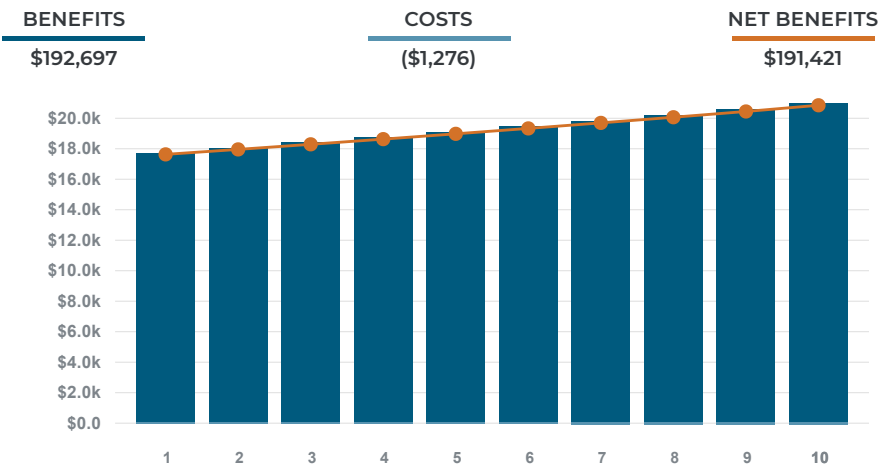


West Bend School District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by West Bend School District over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: WEST BEND SCHOOL DISTRICT | | | |
|---|-----------|------------|-----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$190,058 | \$0 | \$190,058 |
| FF&E Property Taxes | \$1,180 | \$0 | \$1,180 |
| New Residential Property Taxes | \$0 | \$120 | \$120 |
| Addtl. State & Federal School Funding | \$0 | \$1,339 | \$1,339 |
| Benefits Subtotal | \$191,238 | \$1,459 | \$192,697 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | (\$1,276) | (\$1,276) |
| Costs Subtotal | \$0 | (\$1,276) | (\$1,276) |
| Net Benefits | \$191,238 | \$183 | \$191,421 |

Annual Fiscal Net Benefits for West Bend School District

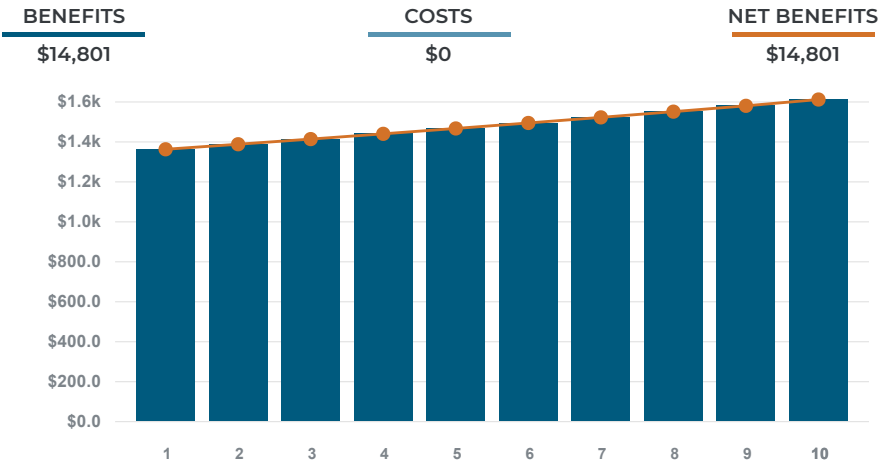


MPTC Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by MPTC over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: MPTC | | | |
|----------------------------------|----------|------------|----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$14,706 | \$0 | \$14,706 |
| FF&E Property Taxes | \$91 | \$0 | \$91 |
| New Residential Property Taxes | \$0 | \$4 | \$4 |
| Benefits Subtotal | \$14,797 | \$4 | \$14,801 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$14,797 | \$4 | \$14,801 |

Annual Fiscal Net Benefits for MPTC



Methodology

Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 10-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

| 236116 NEW MULTIFAMILY HOUSING CONSTRUCTION (EXCEPT FOR-SALE BUILDERS) | | WASHINGTON COUNTY |
|--|-------------------------|-------------------|
| Employment Multiplier | (Type II Direct Effect) | 1.8131 |
| Earnings Multiplier | (Type II Direct Effect) | 1.488 |

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

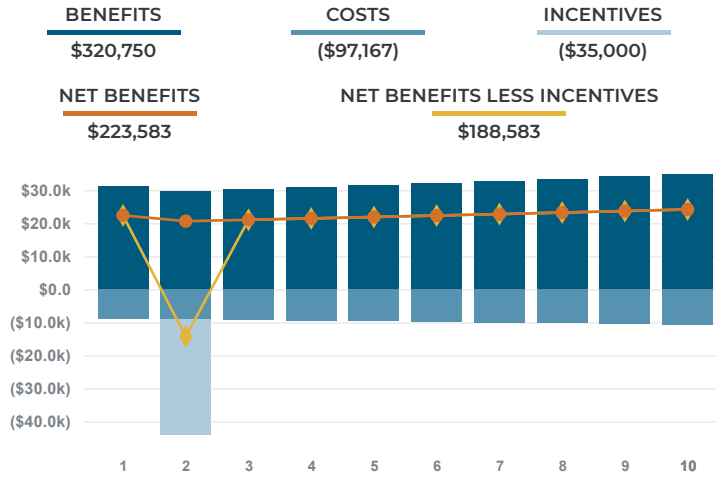
Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com



IMPACT REPORT ECONOMIC IMPACT MODEL

Scenario 2



JOBS



27.9 Total

16.0 Direct

11.9 Spin-off

SALARIES



\$31,020 Avg

\$34,291 Direct

\$26,639 Spin-off

CAPITAL INVEST.



\$1.5M

Buildings + FF&E

| | Washington County | Village of Germantown | Germantown School District | MATC | Total |
|-------------------------------------|----------------------|--------------------------|-------------------------------|-----------------|-------------------|
| NET BENEFITS LESS INCENTIVES | \$718 | \$51,015 | \$122,077 | \$14,773 | \$188,583 |
| Present Value | (\$3,983) | \$39,080 | \$93,518 | \$11,317 | \$0 |
| NET BENEFITS | \$35,718 | \$51,015 | \$122,077 | \$14,773 | \$223,583 |
| Present Value | \$27,763 | \$39,080 | \$93,518 | \$11,317 | \$171,679 |
| BENEFITS | | | | | |
| Sales Taxes | \$8,089 | \$0 | \$0 | \$0 | \$8,089 |
| Real Property Taxes | \$28,234 | \$57,568 | \$118,267 | \$14,569 | \$218,638 |
| Other Benefits | \$27,872 | \$46,133 | \$19,814 | \$205 | \$94,023 |
| Benefits Subtotal | \$64,194 | \$103,701 | \$138,081 | \$14,773 | \$320,750 |
| COSTS | | | | | |
| Cost of Government Services | (\$28,477) | (\$28,984) | (\$16,004) | \$0 | (\$73,465) |
| Other Costs | \$0 | (\$23,702) | \$0 | \$0 | (\$23,702) |
| Costs Subtotal | (\$28,477) | (\$52,686) | (\$16,004) | \$0 | (\$97,167) |
| INCENTIVES | | | | | |
| Non-Tax Incentive | (\$35,000) | \$0 | \$0 | \$0 | (\$35,000) |
| Incentives Subtotal | (\$35,000) | \$0 | \$0 | \$0 | (\$35,000) |
| <i>Payback Period</i> | <i>9.8 Years</i> | | | | <i>1.6 Years</i> |

Project Type: New/Startup
Industry: Light Manufacturing
Prepared By: EDWC

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by EDWC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for EDWC.

This report, generated by the Impact DashBoard application, has been prepared by EDWC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. EDWC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

EDWC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Description of the Project

This economic impact model estimates the economic and fiscal impact for the construction and new hiring for a mixed-use office/retail organization in Washington County. The office is predominantly a claims processing office but has a small retail clothing store within the building as well. The assumptions are as follows:

- The land upon which the facility is being built is a brownfield site that has been remediated and has been at least partially financially supported by the County Brownfield fund
- Public Support for the project has occurred in the amount of \$35,000 for assessment costs
- The land is owned by a municipality that will charge a negligible amount for the land and therefore does not have an immediate economic impact. It may have a positive impact for the new owner if they sell the property in the future
- The facility is assumed to be 12,000sf in size on approximately ¾ of an acre of remediated land

Average cost per square foot of \$125/sf is utilized (average Midwest cost per <https://proest.com/office-building-construction-costs-per-square-foot/>. Recent impact studies for office space have shown a square foot cost in West Bend of \$163.36/sf without FF&E costs. For this type of construction FF&E is typically either a tenant buildout cost or is developer paid and built into the lease rate.

- CapX of \$1,500,000
- A trend is that the developer does not control the job/payroll growth, but it is assumed that the space is occupied by both retail and insurance claims processing office space. In this example wages are Washington County based via EMSI data and.
 - o 3 Retail Clerks at \$22,762/year
 - o 1 retail store supervisor at \$37,937/year
 - o 10 claims processors at \$35,512/year
 - o 1 office supervisor at \$55,089/year
 - o 1` receptionist assistant \$32,311

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 10 years in terms of job creation, salaries paid to workers, and taxable sales.

| SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|-------------|-------------|-------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Jobs | 16.0 | 11.9 | 27.9 |
| Annual Salaries/Wages | \$548,656 | \$318,220 | \$866,876 |
| Salaries/Wages over 10 Years | \$6,007,630 | \$3,484,425 | \$9,492,056 |
| Taxable Sales/Purchases in Washington County | \$1,182,204 | \$435,553 | \$1,617,757 |

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

| SUMMARY OF POPULATION IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|--------|----------|-------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Workers who will move to Washington County | 1.9 | 1.4 | 3.4 |
| New residents in Washington County | 5.0 | 3.7 | 8.7 |
| New residential properties constructed in Washington County | 0.3 | 0.2 | 0.5 |
| New students to attend local school district | 1.0 | 0.7 | 1.7 |

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 10 years is summarized in the following table.

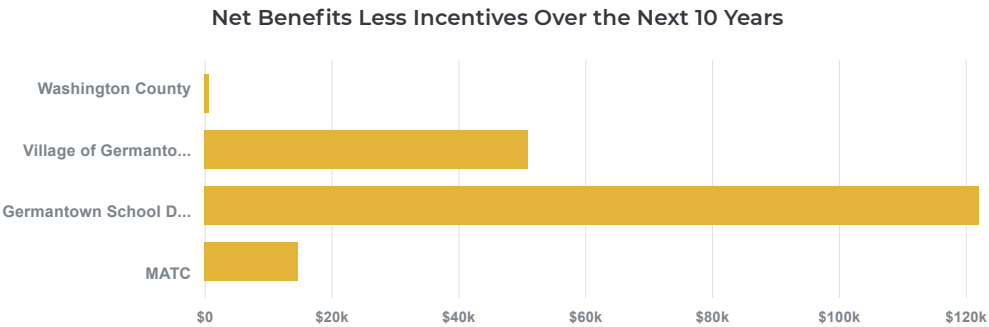
| SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN WASHINGTON COUNTY | | | | | | |
|--|--------------------------|------|--------------|------|--------------------------|----------------|
| YR. | NEW RESIDENTIAL PROPERTY | LAND | BUILDINGS... | FF&E | NON-RESIDENTIAL PROPERTY | TOTAL PROPERTY |
| 2020 | \$103,361 | \$0 | \$1,122,840 | \$0 | \$1,122,840 | \$1,226,201 |
| 2021 | \$105,428 | \$0 | \$1,145,297 | \$0 | \$1,145,297 | \$1,250,725 |
| 2022 | \$107,536 | \$0 | \$1,168,203 | \$0 | \$1,168,203 | \$1,275,739 |
| 2023 | \$109,687 | \$0 | \$1,191,567 | \$0 | \$1,191,567 | \$1,301,254 |
| 2024 | \$111,881 | \$0 | \$1,215,398 | \$0 | \$1,215,398 | \$1,327,279 |
| 2025 | \$114,118 | \$0 | \$1,239,706 | \$0 | \$1,239,706 | \$1,353,825 |
| 2026 | \$116,401 | \$0 | \$1,264,500 | \$0 | \$1,264,500 | \$1,380,901 |
| 2027 | \$118,729 | \$0 | \$1,289,790 | \$0 | \$1,289,790 | \$1,408,519 |
| 2028 | \$121,103 | \$0 | \$1,315,586 | \$0 | \$1,315,586 | \$1,436,689 |
| 2029 | \$123,525 | \$0 | \$1,341,898 | \$0 | \$1,341,898 | \$1,465,423 |

Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

| FISCAL NET BENEFITS OVER THE NEXT 10 YEARS | | | | | |
|--|-----------|------------|------------|------------------------------|----------------|
| | BENEFITS | COSTS | INCENTIVES | NET BENEFITS LESS INCENTIVES | PRESENT VALUE* |
| Washington County | \$64,194 | (\$28,477) | (\$35,000) | \$718 | (\$3,983) |
| Village of Germantown | \$103,701 | (\$52,686) | \$0 | \$51,015 | \$39,080 |
| Germantown School District | \$138,081 | (\$16,004) | \$0 | \$122,077 | \$93,518 |
| MATC | \$14,773 | \$0 | \$0 | \$14,773 | \$11,317 |
| Total | \$320,750 | (\$97,167) | (\$35,000) | \$188,583 | \$139,933 |

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

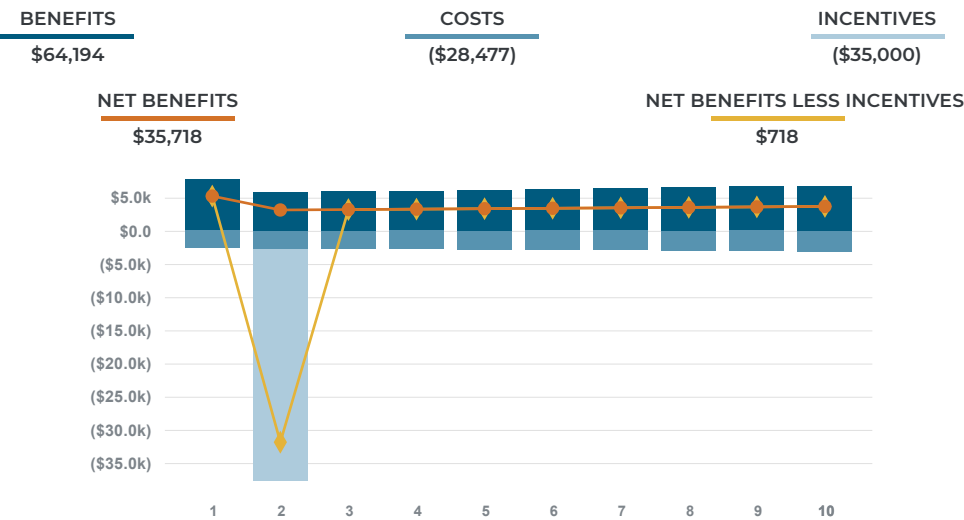
| VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION | | |
|---|-------------------|----------|
| | NON-TAX INCENTIVE | TOTAL |
| Washington County | \$35,000 | \$35,000 |
| Village of Germantown | \$0 | \$0 |
| Germantown School District | \$0 | \$0 |
| MATC | \$0 | \$0 |
| Total | \$35,000 | \$35,000 |

Washington County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Washington County over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: WASHINGTON COUNTY | | | |
|---|------------|------------|------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Sales Taxes | \$2,156 | \$5,933 | \$8,089 |
| Real Property Taxes | \$28,234 | \$0 | \$28,234 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$2,599 | \$2,599 |
| Building Permits and Fees | \$0 | \$0 | \$0 |
| Miscellaneous Taxes and User Fees | \$16,644 | \$8,629 | \$25,273 |
| Benefits Subtotal | \$47,034 | \$17,161 | \$64,194 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$18,746) | (\$9,731) | (\$28,477) |
| Costs Subtotal | (\$18,746) | (\$9,731) | (\$28,477) |
| Net Benefits | \$28,288 | \$7,430 | \$35,718 |
| INCENTIVES | PROJECT | HOUSEHOLDS | TOTAL |
| Non-Tax Incentive | (\$35,000) | \$0 | (\$35,000) |
| Incentives Subtotal | (\$35,000) | \$0 | (\$35,000) |
| Net Benefits Less Incentives | (\$6,712) | \$7,430 | \$718 |

Annual Fiscal Net Benefits for Washington County

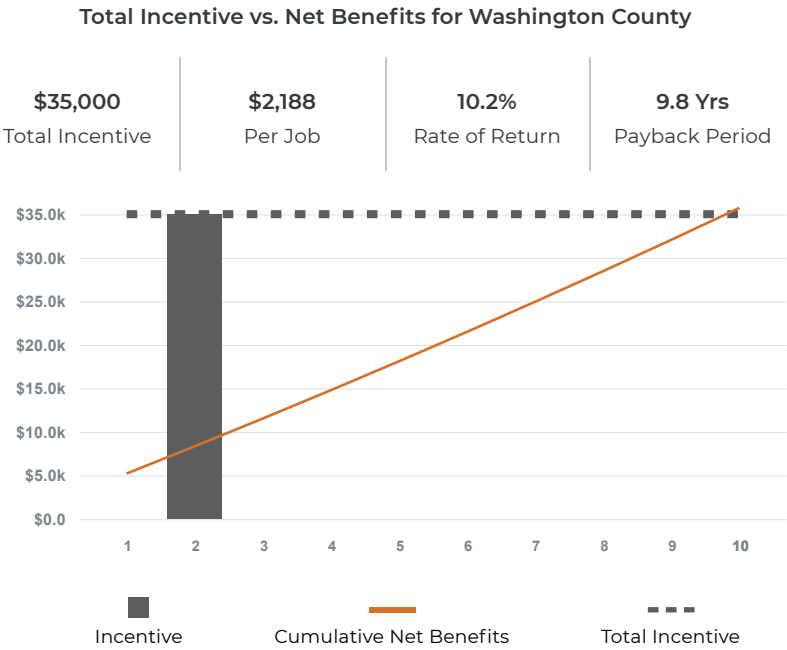


Total Incentives

Washington County is considering the following incentives for the Project.

| INCENTIVES UNDER CONSIDERATION | | |
|--------------------------------|-------------------|----------|
| YEAR | NON-TAX INCENTIVE | TOTAL |
| 1 | \$0 | \$0 |
| 2 | \$35,000 | \$35,000 |
| Total | \$35,000 | \$35,000 |

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Washington County. The intersection indicates the length of time until the incentives are paid back.

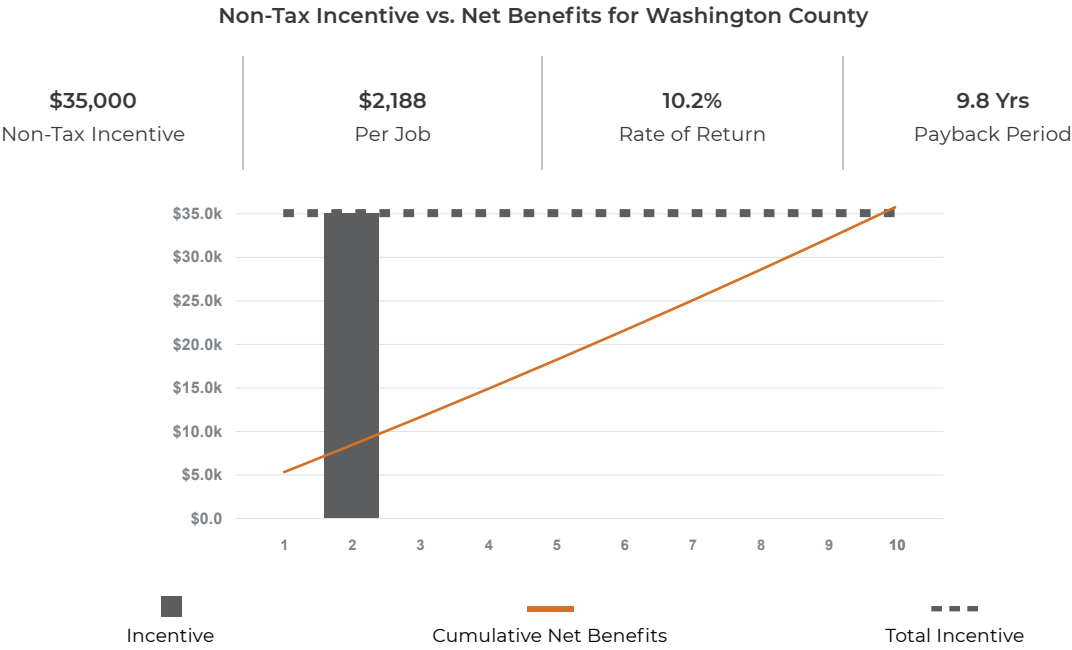


Non-Tax Incentives

Washington County is considering the following non-tax incentives for the Project.

| NON-TAX INCENTIVES UNDER CONSIDERATION | |
|--|-------------------|
| YEAR | NON-TAX INCENTIVE |
| 1 | \$0 |
| 2 | \$35,000 |
| Total | \$35,000 |

The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to Washington County. The intersection indicates the length of time until the incentives are paid back.

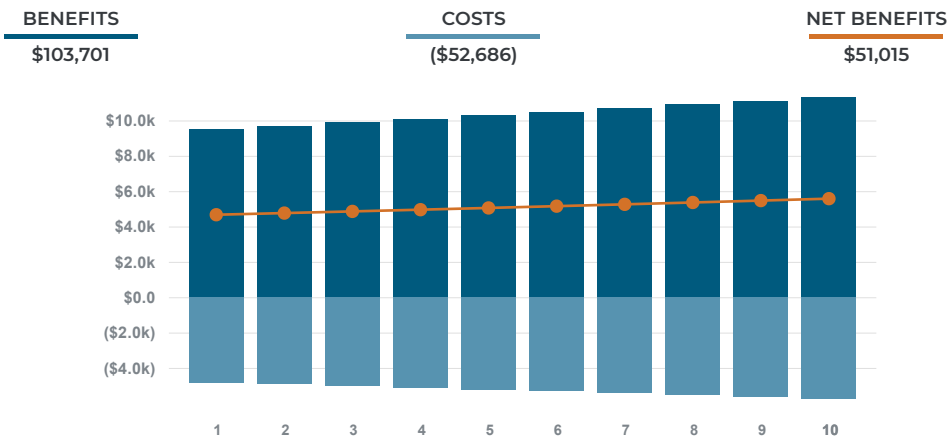


Village of Germantown Fiscal Impact

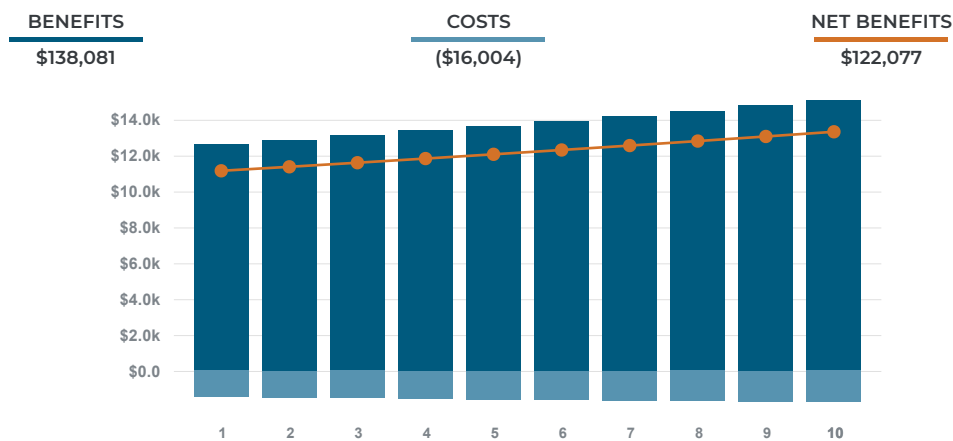
The table below displays the estimated additional benefits, costs, and net benefits to be received by Village of Germantown over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: VILLAGE OF GERMANTOWN | | | |
|---|------------|------------|------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$57,568 | \$0 | \$57,568 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$1,228 | \$1,228 |
| Room Taxes | \$0 | \$0 | \$0 |
| Building Permits and Fees | \$0 | \$0 | \$0 |
| Utility Revenue | \$21,199 | \$2,313 | \$23,512 |
| Miscellaneous Taxes and User Fees | \$19,272 | \$2,122 | \$21,393 |
| Benefits Subtotal | \$98,038 | \$5,663 | \$103,701 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$26,104) | (\$2,880) | (\$28,984) |
| Cost of Utility Services | (\$21,374) | (\$2,328) | (\$23,702) |
| Costs Subtotal | (\$47,478) | (\$5,208) | (\$52,686) |
| Net Benefits | \$50,560 | \$455 | \$51,015 |

Annual Fiscal Net Benefits for Village of Germantown



| NET BENEFITS OVER 10 YEARS: GERMANTOWN SCHOOL DISTRICT | | | |
|--|-----------|------------|------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$118,267 | \$0 | \$118,267 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$2,383 | \$2,383 |
| Addtl. State & Federal School Funding | \$0 | \$17,431 | \$17,431 |
| Benefits Subtotal | \$118,267 | \$19,814 | \$138,081 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | (\$16,004) | (\$16,004) |
| Costs Subtotal | \$0 | (\$16,004) | (\$16,004) |
| Net Benefits | \$118,267 | \$3,810 | \$122,077 |



MATC Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by MATC over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: MATC | | | |
|----------------------------------|----------|------------|----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$14,569 | \$0 | \$14,569 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$205 | \$205 |
| Benefits Subtotal | \$14,569 | \$205 | \$14,773 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$14,569 | \$205 | \$14,773 |

Annual Fiscal Net Benefits for MATC



Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 10-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

| 524291 CLAIMS ADJUSTING | | WASHINGTON COUNTY |
|-------------------------|-------------------------|-------------------|
| Employment Multiplier | (Type II Direct Effect) | 1.7466 |
| Earnings Multiplier | (Type II Direct Effect) | 1.58 |

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

- 1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
- 2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

- 1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
- 2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

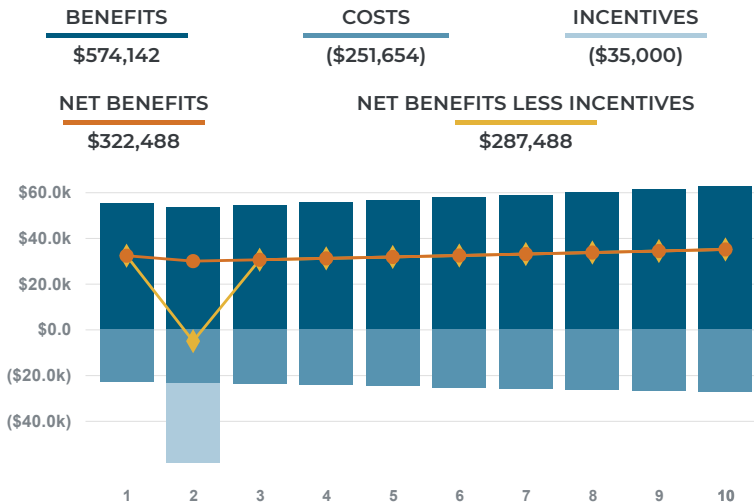
Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com



IMPACT REPORT ECONOMIC IMPACT MODEL

Machine Tool Model



JOBS



18.9 Total

11.0 Direct
7.9 Spin-off

SALARIES



\$40,121 Avg

\$46,174 Direct
\$31,682 Spin-off

CAPITAL INVEST.



\$2.1M

Buildings + FF&E

| | Washington County | City of Hartford | Hartford J1 School District | Other Districts | Total |
|-------------------------------------|----------------------|--------------------|--------------------------------|------------------|--------------------|
| NET BENEFITS LESS INCENTIVES | \$16,013 | \$97,009 | \$106,931 | \$67,535 | \$287,488 |
| Present Value | \$7,883 | \$74,314 | \$81,915 | \$51,735 | \$0 |
| NET BENEFITS | \$51,013 | \$97,009 | \$106,931 | \$67,535 | \$322,488 |
| Present Value | \$39,629 | \$74,314 | \$81,915 | \$51,735 | \$247,594 |
| BENEFITS | | | | | |
| Sales Taxes | \$8,137 | \$0 | \$0 | \$0 | \$8,137 |
| Real Property Taxes | \$43,106 | \$106,496 | \$106,210 | \$66,897 | \$322,709 |
| Other Benefits | \$19,235 | \$207,411 | \$11,053 | \$5,597 | \$243,297 |
| Benefits Subtotal | \$70,478 | \$313,907 | \$117,263 | \$72,494 | \$574,142 |
| COSTS | | | | | |
| Cost of Government Services | (\$19,465) | (\$21,084) | (\$10,332) | (\$4,959) | (\$55,840) |
| Other Costs | \$0 | (\$195,814) | \$0 | \$0 | (\$195,814) |
| Costs Subtotal | (\$19,465) | (\$216,898) | (\$10,332) | (\$4,959) | (\$251,654) |
| INCENTIVES | | | | | |
| Non-Tax Incentive | (\$35,000) | \$0 | \$0 | \$0 | (\$35,000) |
| Incentives Subtotal | (\$35,000) | \$0 | \$0 | \$0 | (\$35,000) |
| <i>Payback Period</i> | <i>6.9 Years</i> | | | | <i>1.1 Years</i> |

Machine Tool Model

Project Type: New/Startup

Industry: Light Manufacturing

Prepared By: EDWC

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by EDWC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for EDWC.

This report, generated by the Impact DashBoard application, has been prepared by EDWC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. EDWC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

EDWC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Description of the Project

This economic impact model estimates the economic and fiscal impact for the construction and new hiring for a fictional machine tool manufacturing organization in Washington County. The assumptions are as follows:

- The land upon which the facility is being built is a brownfield site that has been remediated and has been at least partially financially supported by the County Brownfield fund. The site is under public ownership
- Public Support for the project has occurred in the amount of \$35,000 for assessment costs
- The land is owned by a municipality that will charge a negligible amount for the land and therefore does not have an immediate economic impact. It may have a positive impact for the new owner if they sell the property in the future
- The facility is assumed to be 30,000sf in size on approximately two acre of remediated land from a Wisconsin Public Service study in 2017
- Average cost per square foot of \$68.41 is utilized
 - o CapX of \$2,052,300. FF&E costs are not included
- Wages are based on EMSI data for Washington County, WI 2019
- Positions hired include
 - o CNC machine operators \$44,554/year
 - o Tool and Die Makers \$52,874/year
 - o Machinist \$41,413/year
 - o Maintenance Mechanic \$54,691/year
 - o Production Supervisor \$60,297/year
 - o Delivery Driver \$28,832/year

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 10 years in terms of job creation, salaries paid to workers, and taxable sales.

| SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|-------------|-------------|-------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Jobs | 11.0 | 7.9 | 18.9 |
| Annual Salaries/Wages | \$507,914 | \$249,944 | \$757,858 |
| Salaries/Wages over 10 Years | \$5,561,517 | \$2,736,822 | \$8,298,339 |
| Taxable Sales/Purchases in Washington County | \$1,285,226 | \$342,103 | \$1,627,329 |

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

| SUMMARY OF POPULATION IMPACT OVER 10 YEARS IN WASHINGTON COUNTY | | | |
|---|--------|----------|-------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Workers who will move to Washington County | 1.3 | 0.9 | 2.3 |
| New residents in Washington County | 3.4 | 2.5 | 5.9 |
| New residential properties constructed in Washington County | 0.2 | 0.1 | 0.3 |
| New students to attend local school district | 0.7 | 0.5 | 1.1 |

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 10 years is summarized in the following table.

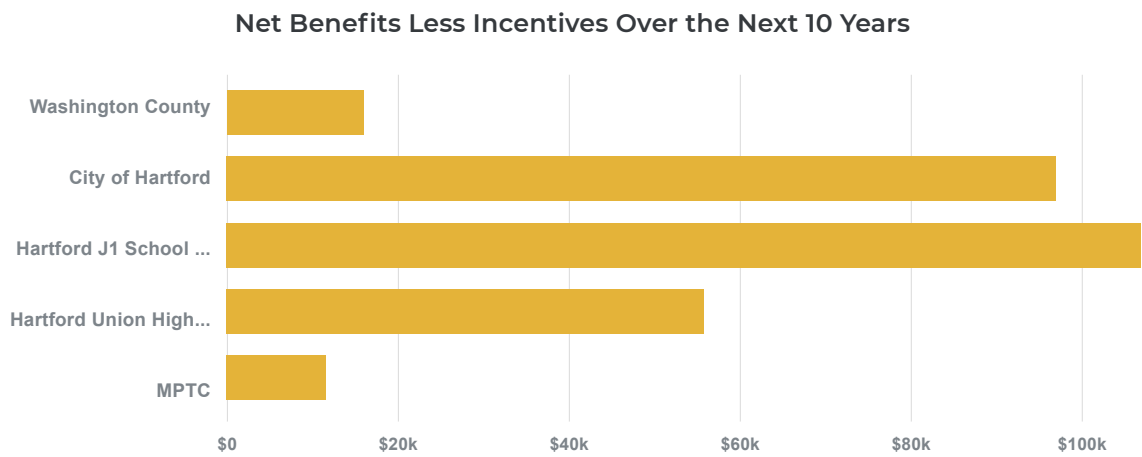
| SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN WASHINGTON COUNTY | | | | | | |
|--|--------------------------|------|--------------|------|--------------------------|----------------|
| YR. | NEW RESIDENTIAL PROPERTY | LAND | BUILDINGS... | FF&E | NON-RESIDENTIAL PROPERTY | TOTAL PROPERTY |
| 2020 | \$72,567 | \$0 | \$1,595,704 | \$0 | \$1,595,704 | \$1,668,271 |
| 2021 | \$74,018 | \$0 | \$1,627,618 | \$0 | \$1,627,618 | \$1,701,637 |
| 2022 | \$75,499 | \$0 | \$1,660,171 | \$0 | \$1,660,171 | \$1,735,670 |
| 2023 | \$77,009 | \$0 | \$1,693,374 | \$0 | \$1,693,374 | \$1,770,383 |
| 2024 | \$78,549 | \$0 | \$1,727,242 | \$0 | \$1,727,242 | \$1,805,791 |
| 2025 | \$80,120 | \$0 | \$1,761,786 | \$0 | \$1,761,786 | \$1,841,906 |
| 2026 | \$81,722 | \$0 | \$1,797,022 | \$0 | \$1,797,022 | \$1,878,745 |
| 2027 | \$83,357 | \$0 | \$1,832,963 | \$0 | \$1,832,963 | \$1,916,319 |
| 2028 | \$85,024 | \$0 | \$1,869,622 | \$0 | \$1,869,622 | \$1,954,646 |
| 2029 | \$86,724 | \$0 | \$1,907,014 | \$0 | \$1,907,014 | \$1,993,739 |

Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

| FISCAL NET BENEFITS OVER THE NEXT 10 YEARS | | | | | |
|--|-----------|-------------|------------|---------------------------------|----------------|
| | BENEFITS | COSTS | INCENTIVES | NET BENEFITS LESS INCENTIVES | PRESENT VALUE* |
| Washington County | \$70,478 | (\$19,465) | (\$35,000) | \$16,013 | \$7,883 |
| City of Hartford | \$313,907 | (\$216,898) | \$0 | \$97,009 | \$74,314 |
| Hartford J1 School District | \$117,263 | (\$10,332) | \$0 | \$106,931 | \$81,915 |
| Hartford Union High School District | \$60,840 | (\$4,959) | \$0 | \$55,881 | \$42,808 |
| MPTC | \$11,654 | \$0 | \$0 | \$11,654 | \$8,927 |
| Total | \$574,142 | (\$251,654) | (\$35,000) | \$287,488 | \$215,848 |

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

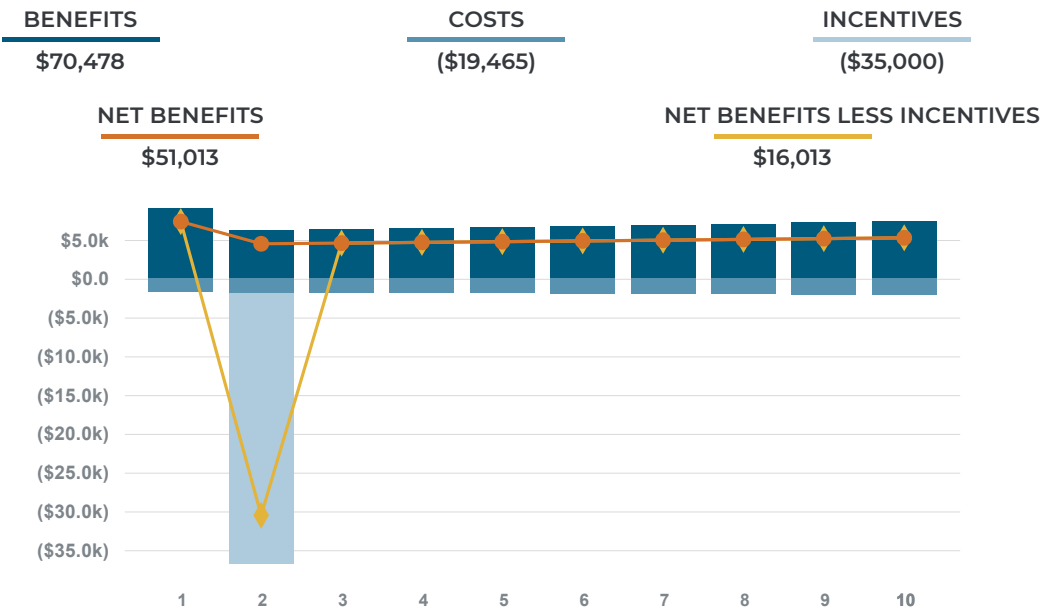
| VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION | | |
|---|-------------------|----------|
| | NON-TAX INCENTIVE | TOTAL |
| Washington County | \$35,000 | \$35,000 |
| City of Hartford | \$0 | \$0 |
| Hartford J1 School District | \$0 | \$0 |
| Hartford Union High School District | \$0 | \$0 |
| MPTC | \$0 | \$0 |
| Total | \$35,000 | \$35,000 |

Washington County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Washington County over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: WASHINGTON COUNTY | | | |
|---|------------|------------|------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Sales Taxes | \$2,950 | \$5,186 | \$8,137 |
| Real Property Taxes | \$43,106 | \$0 | \$43,106 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$1,960 | \$1,960 |
| Miscellaneous Taxes and User Fees | \$11,442 | \$5,833 | \$17,275 |
| Benefits Subtotal | \$57,499 | \$12,979 | \$70,478 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$12,888) | (\$6,577) | (\$19,465) |
| Costs Subtotal | (\$12,888) | (\$6,577) | (\$19,465) |
| Net Benefits | \$44,611 | \$6,402 | \$51,013 |
| INCENTIVES | PROJECT | HOUSEHOLDS | TOTAL |
| Non-Tax Incentive | (\$35,000) | \$0 | (\$35,000) |
| Incentives Subtotal | (\$35,000) | \$0 | (\$35,000) |
| Net Benefits Less Incentives | \$9,611 | \$6,402 | \$16,013 |

Annual Fiscal Net Benefits for Washington County



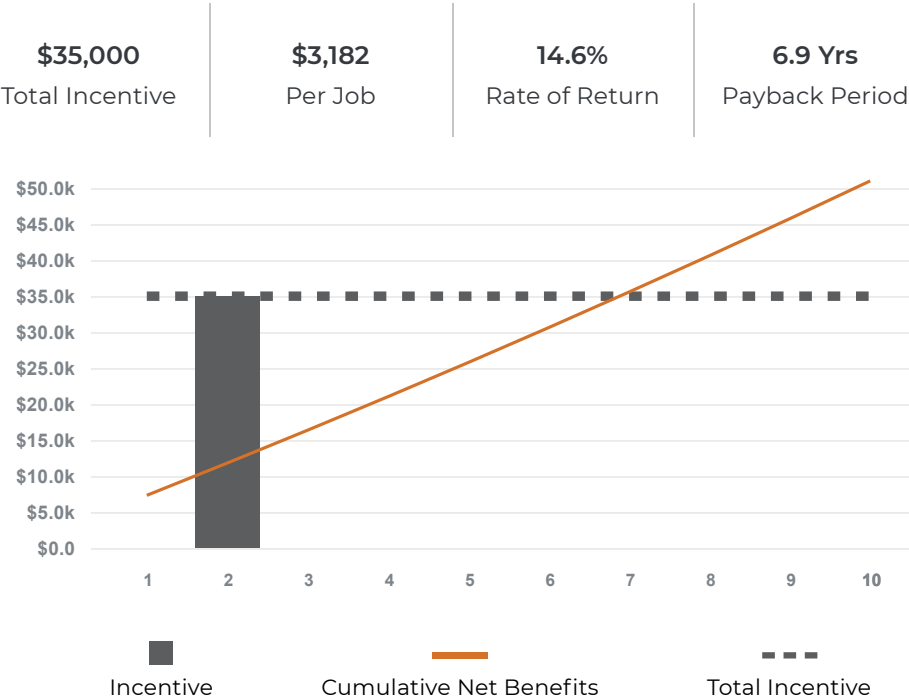
Total Incentives

Washington County is considering the following incentives for the Project.

| INCENTIVES UNDER CONSIDERATION | | |
|--------------------------------|-------------------|----------|
| YEAR | NON-TAX INCENTIVE | TOTAL |
| 1 | \$0 | \$0 |
| 2 | \$35,000 | \$35,000 |
| Total | \$35,000 | \$35,000 |

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Washington County. The intersection indicates the length of time until the incentives are paid back.

Total Incentive vs. Net Benefits for Washington County

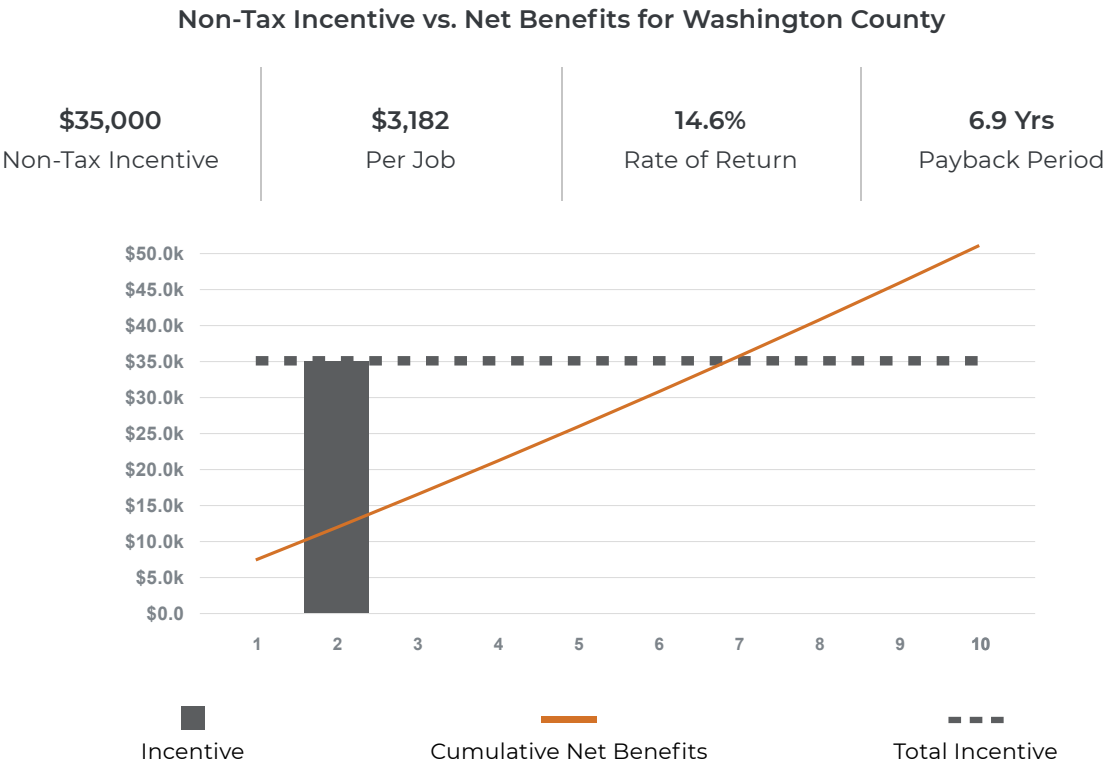


Non-Tax Incentives

Washington County is considering the following non-tax incentives for the Project.

| NON-TAX INCENTIVES UNDER CONSIDERATION | |
|--|-------------------|
| YEAR | NON-TAX INCENTIVE |
| 1 | \$0 |
| 2 | \$35,000 |
| Total | \$35,000 |

The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to Washington County. The intersection indicates the length of time until the incentives are paid back.

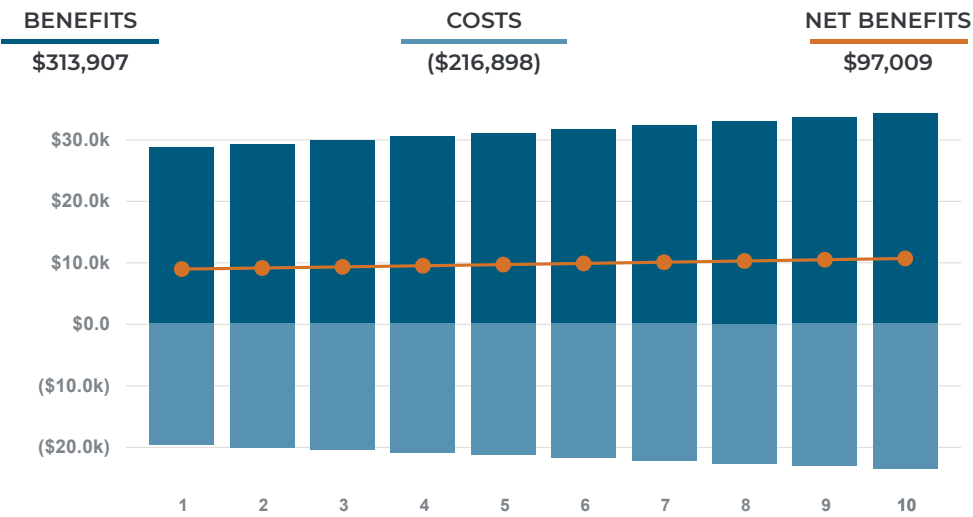


City of Hartford Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of Hartford over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: CITY OF HARTFORD | | | |
|--|-------------|------------|-------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$106,496 | \$0 | \$106,496 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$1,579 | \$1,579 |
| Room Taxes | \$0 | \$0 | \$0 |
| Building Permits and Fees | \$0 | \$0 | \$0 |
| Utility Revenue | \$157,545 | \$33,316 | \$190,860 |
| Miscellaneous Taxes and User Fees | \$12,406 | \$2,566 | \$14,972 |
| Benefits Subtotal | \$276,446 | \$37,460 | \$313,907 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$17,465) | (\$3,619) | (\$21,084) |
| Cost of Utility Services | (\$161,640) | (\$34,174) | (\$195,814) |
| Costs Subtotal | (\$179,105) | (\$37,793) | (\$216,898) |
| Net Benefits | \$97,342 | (\$333) | \$97,009 |

Annual Fiscal Net Benefits for City of Hartford

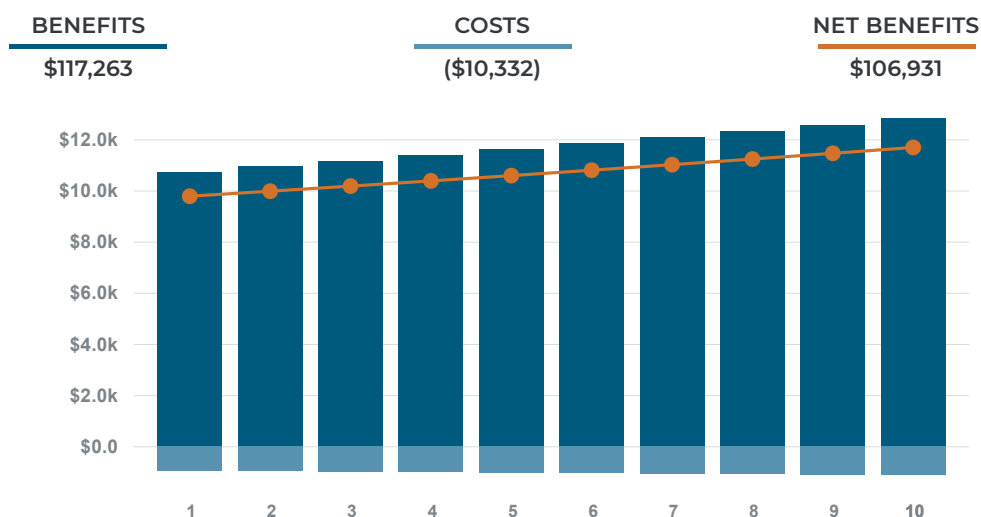


Hartford J1 School District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Hartford J1 School District over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: HARTFORD J1 SCHOOL DISTRICT | | | |
|---|------------------|-------------------|-------------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$106,210 | \$0 | \$106,210 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$554 | \$554 |
| Addtl. State & Federal School Funding | \$0 | \$10,500 | \$10,500 |
| Benefits Subtotal | \$106,210 | \$11,053 | \$117,263 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | (\$10,332) | (\$10,332) |
| Costs Subtotal | \$0 | (\$10,332) | (\$10,332) |
| Net Benefits | \$106,210 | \$721 | \$106,931 |

Annual Fiscal Net Benefits for Hartford J1 School District



Hartford Union High School District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Hartford Union High School District over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: HARTFORD UNION HIGH SCHOOL DISTRICT | | | |
|---|----------|------------|-----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$55,299 | \$0 | \$55,299 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$219 | \$219 |
| Addtl. State & Federal School Funding | \$0 | \$5,322 | \$5,322 |
| Benefits Subtotal | \$55,299 | \$5,541 | \$60,840 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost to Educate New Students | \$0 | (\$4,959) | (\$4,959) |
| Costs Subtotal | \$0 | (\$4,959) | (\$4,959) |
| Net Benefits | \$55,299 | \$582 | \$55,881 |

Annual Fiscal Net Benefits for Hartford Union High School District



MPTC Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by MPTC over the next 10 years of the Project.

| NET BENEFITS OVER 10 YEARS: MPTC | | | |
|----------------------------------|----------|------------|----------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Real Property Taxes | \$11,598 | \$0 | \$11,598 |
| FF&E Property Taxes | \$0 | \$0 | \$0 |
| New Residential Property Taxes | \$0 | \$56 | \$56 |
| Benefits Subtotal | \$11,598 | \$56 | \$11,654 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| None Estimated | \$0 | \$0 | \$0 |
| Costs Subtotal | \$0 | \$0 | \$0 |
| Net Benefits | \$11,598 | \$56 | \$11,654 |

Annual Fiscal Net Benefits for MPTC



Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 10-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

| 333517 MACHINE TOOL MANUFACTURING | | WASHINGTON COUNTY |
|-----------------------------------|-------------------------|-------------------|
| Employment Multiplier | (Type II Direct Effect) | 1.7172 |
| Earnings Multiplier | (Type II Direct Effect) | 1.4921 |

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com

Attachment D

Summary of Leveraged Resources

TABLE 1
SUMMARY OF LEVERAGED FUNDING (Through 2/4/2019)
FY2014 and FY2017 COMMUNITY WIDE ASSESSMENT GRANT IMPLEMENTATION PROJECT, WASHINGTON COUNTY, WI COALITION

| Inventory ID | Site/Project Name | Location | Project Description | Program Support Funding | Assess-ment Funding | Abatement, Demolition, or Cleanup Funding | City Funding | Construction Funding | TIF Funding | Funding Status | Environmental Work Status | Source | Description | Redevelopment Status | Acres (Redeveloped Acres in Blue) | New Housing Units (Expected) | New Housing Units (Completed Projects Only) |
|---------------------|---|---|---|-------------------------|---------------------|---|--------------|----------------------|--------------|----------------|---------------------------|----------------------|--|--------------------------------------|-----------------------------------|------------------------------|---|
| n/a | Washington County Site Redevelopment Program | Washington County Site Redevelopme nt Program | Implementation of EPA FY14 Brownfields CWA Grant | \$ 119,530 | | | | | | Secured | Complete | Washington Co | In hours of in-kind services provided by Washington Co staff (through 1/31/18) | n/a | n/a | n/a | n/a |
| | | | | \$ 24,583 | | | | | | Secured | Complete | EDWC | In hours of in-kind services provided by EDWC staff (through 1/31/18) | | | | |
| | | | | \$ 8,956 | | | | | | Secured | Complete | Coalition members | In hours of in-kind services provided by other coalition member staff (through 12/31/18) | | | | |
| n/a | Washington County Site Redevelopment Program | Washington County Site Redevelopme nt Program | Implementation of EPA FY17 Brownfields CWA Grant | \$ 133,817 | | | | | | Secured | Complete | Washington Co | In hours of in-kind services provided by Washington Co staff (through 12/31/20) | n/a | n/a | n/a | n/a |
| | | | | \$ 10,799 | | | | | | Secured | Complete | EDWC | In hours of in-kind services provided by EDWC staff (through 12/31/20) | | | | |
| | | | | \$ 19,444 | | | | | | Secured | Complete | Coalition members | In hours of in-kind services provided by other coalition member staff (through 12/31/20) | | | | |
| none | Former Barton Products/Prism Mfg. Property | Town of West Bend | Proposed Sale/Reuse (30,652-ft2 former machine shop) | | \$ 8,000 | | | | | Secured | Complete | R.J. Wood Industries | 50% match provided by prospective buyer for Phase II ESA costs | | | | |
| | | | | | \$ 14,579 | | | | | Secured | Complete | Avon II, LLC | 50% match provided by site owner for environmental site investigation costs | | | | |
| Cluster L (5, 6, 7) | Rincon 225 - N. Bookend Redevelopment (8 parcels) | City of Hartford | Multi-Family Apartment Building (82 units planned, 82 under construction) | | \$ 50,000 | \$ 600,000 | | | | Secured | Complete | WEDC | \$150K SAG and \$500K BF | Completed Redev. Project | 1.06 | 82 | 82 |
| | | | | | | | | \$ 15,000,000 | | Secured | Complete | | Bank Funding | | | | |
| | | | | | | | | \$ 1,800,000 | | Secured | Complete | Investors | Investor Equity Funding | | | | |
| | | | | | \$ 18,000 | \$ 57,000 | | | \$ 1,500,000 | Secured | Complete | City of Hartford | TIF | | | | |
| none | Saxony Village Development (3 parcels) | Village of German-town | Multi-Family Apartment Complex (172 units planned, 78 completed, 62 under construction) | | \$ 1,000 | | | | | Secured | Complete | JBJ Companies | Matching funds provided by developer | Completed Redev. Project | 23.8 | 172 | 172 |
| | | | | | | \$ 375,000 | | | | Secured | Complete | WEDC | | | | | |
| | | | | | | | | \$ 32,000,000 | | Secured | Complete | JBJ Companies | Private developer equity and bank loan | | | | |
| none | E.H. Wolf Expansion (Former Slinger Foundry) | Village of Slinger | Warehouse and Office Development | | | \$ 146,477 | | | | Secured | Complete | WEDC | | Completed Redev. Project | 0.86 | none | none |
| | | | | | | \$ 911,387 | | | | Secured | Complete | Village of Slinger | Tax Increment Financing | | | | |
| | | | | | | \$ 316,681 | | \$ 4,100,000 | | Secured | Complete | E.H. Wolf & Sons | Private equity, bank loan | | | | |
| 237 | Barton School Apartments | City of West Bend | Apartment Reuse (40 units planned, 40 units under construction) | | | | | \$ 415,000 | | Secured | Complete | Home Consortium | HOME Funding | Completed Redev. Project | 6.9 | 40 | 40 |
| | | | | | | | | \$ 4,785,900 | | Secured | Complete | WHEDA | Affordable Housing Tax Credits from Red Stone Equity Partners | | | | |
| | | | | | | | | \$ 1,700,000 | | Secured | Complete | WHEDA | WHEDA First Mortgage | | | | |
| | | | | | | | | \$ 1,000,000 | | Secured | Complete | WEDC | State Historic Tax Credits | | | | |
| | | | | | | | | \$ 1,000,000 | | Secured | Complete | NPS | Federal Historic Tax Credits | | | | |
| | | | | | | | | \$ 510,000 | | Secured | Complete | FHLB-Chicago | Affordable Housing Program (AHP) Grant | | | | |
| | | | | | | | | \$ 250,000 | | Secured | Complete | US Dept. Treasury | Capital Magnet Fund | | | | |
| 90 & 91 | Former Gehl Manufacturing | City of West Bend | Townplace Suites by Marriott (68 rooms) | | | | | \$ 7,000,000 | | Secured | Complete | | Estimate construction cost from Marriott materials. | | | 68 | 0 |
| | Former West Bend Brewing | City of West Bend | 181 apartments and restaurant | | | | | \$ 30,000,000 | | | | | | | 3 | 181 | 0 |
| | Former Bermico Site | City of West Bend | Site Assessment and demolition | | \$ 150,000 | | \$ 241,511 | | | Secured | | WEDC | SAG Grant, City Funds for Demo | Completed | 9.95 | none | none |
| 27 | Former Niphos Coatings Property | Village of Slinger | Cleanup and Site Closure in Preparation for Sale/Reuse | | | \$ 9,733 | | | | Secured | In progress | Washington Co | Contract awarded by County for cleanup oversight and closure services | In Progress | 0.32 | none | none |
| | | | | | | \$ 20,202 | | | | Secured | In progress | Washington Co | Contract awarded by County for environmental cleanup | | | | |
| | | | Expected Secured Funding Total | \$ 317,129 | \$ 241,579 | \$ 2,436,480 | \$ 241,511 | \$ 99,560,900 | \$ 1,500,000 | | | | | Expected Totals | 45.89 | 543 | n/a |
| | Data for Fact Sheet Graphic | | Completed Projects Total (Blue or Green only) | \$ 317,129 | \$ 241,579 | \$ 2,436,480 | \$ 241,511 | \$ 62,560,900 | \$ 1,500,000 | | | | | Completed Projects Total (Blue only) | 32.62 | n/a | 294 |

| | |
|--------------------------------|----------------|
| EPA Grant Expenditures To Date | \$ 1,199,000 |
| Total Expected Leveraged Funds | \$ 104,297,598 |
| Difference | \$ 103,098,598 |

Attachment E

Washington County Site Redevelopment Program Wins Wisconsin Policy Forum Award

Washington County Site Redevelopment Program Wins Intergovernmental Cooperation Award from Wisconsin Policy Forum for Barton School Apartments Redevelopment

Link to video:

https://www.youtube.com/watch?v=DTph6dVIFkI&feature=emb_logo

WISPOLICYFORUM.ORG

INTERGOVERNMENTAL COOPERATION

Barton School Apartments
Washington County

In 2012, Washington County's Brownfield Site Redevelopment Program, with the objective of transforming formerly contaminated and unused industrial sites into new and vibrant economic developments, includes a collaboration of five municipalities with the U.S. Environmental Protection Agency and Economic Development Washington County. The Barton School Apartments project in West Bend is a recent beneficiary of this program. It consists of 22 historically-preserved apartments renovated from the former 1924 Barton Elementary School building, and 18 townhomes constructed on the former school playground.



2020 Intergovernmental Cooperation Award

Copy link

Washington County

Barton School Apartments





For immediate release:
October 16, 2020

For more information:

Therese Schneider

414-435-1130

tschneider@wispolicyforum.org

Forum announces Salute to Local Government award winners

MILWAUKEE AND MADISON –The Wisconsin Policy Forum is proud to announce its **2020 Salute to Local Government** award winners, including two that recognize responses to the COVID-19 crisis.

“We are pleased to honor a very deserving group of governments and public sector leaders for their innovation, collaboration, and excellence, especially during what has been an historically challenging year,” Forum President Rob Henken said.

The 28th Annual Salute celebrates the benefits that public sector ingenuity and excellence bring to taxpayers and communities throughout Wisconsin. Award categories recognize local governments and school districts for innovative problem-solving, effective use of technology, partnership, and cooperation, as well as individuals in the public sector for excellence and lifetime achievement.

Newly added this year were two award categories that **highlight the unprecedented pandemic-related challenges** facing local governments and school districts across the state.

“Given the extraordinary demands the COVID-19 outbreak continues to place on local governments and school districts, as well as the increased hours worked and risks taken by public sector workers every day, we felt the least we could do is honor two examples of outstanding effort that reflect the many public servants who are rising to the occasion,” Henken said.

Previously the Salute has been an in-person event held during the summer. Due to COVID-19, this event was reimagined and will be held in a virtual format on **Wednesday, November 18** at 12 p.m. [Click here to learn more.](#)

Award recipients are:

Innovative Approach to Problem-Solving

Public Safety Department

Village of Palmyra

What if you called 911 and nobody came? As in many communities, this was a very real concern for the citizens of Palmyra. The village’s solution was to create a Public Safety Department employing full-time public safety officers cross-trained in law enforcement, firefighting and EMS to supplement Fire Rescue paid on call responders. The department implemented strategies that enhanced

teamwork and improved employee retention, leading to greatly improved outcomes within budgetary limitations – and providing a framework that could be emulated by other rural communities.

Innovative Use of Data or Technology

Park Place Performs

City of Janesville

In January 2020, the City of Janesville relaunched its online performance dashboard, Park Place Performs! This tool was originally launched in January 2017 to enable public and city officials to track progress of the city's strategic goals. In the month following the site's relaunch, site page views totaled 2,277 – about a 1,200% increase from the same period in 2019. Park Place Performs increases accountability and transparency of the City of Janesville for the benefit of the community.

Intergovernmental Cooperation

Barton School Apartments

Washington County

In 2012, Washington County's Brownfield Site Redevelopment Program, with the objective of transforming formerly contaminated and unused industrial sites into new and vibrant economic developments, includes a collaboration of five municipalities with the U.S. Environmental Protection Agency and Economic Development Washington County. The Barton School Apartments project in West Bend is a recent beneficiary of this program. It consists of 22 historically-preserved apartments renovated from the former 1924 Barton Elementary School building, and 18 townhomes constructed on the former school playground.

Public-Private Cooperation

Milwaukee Employment/Renovation Initiative (MERI)

City of Milwaukee Department of City Development

Wisconsin Department of Financial Institutions (DFI)

In the wake of the unrest in Milwaukee's Sherman Park neighborhood in August, 2016, elected officials and citizens alike called for swift action to address problems such as poor housing and lack of jobs. A partnership between state and city officials and six private developers created the MERI. This initiative invested \$7.9 million in over 100 tax-foreclosed properties, well above the original goal of \$1 million. Further, 33,000 hours of work were performed by city residents, many of whom later received permanent employment.

Norman N. Gill Award

Dale Peters, City Manager

City of Eau Claire

It's a testament to the collaborative, results-oriented leadership style of Eau Claire City Manager Dale Peters that area business and community leaders breathed a collective sigh of relief this past spring when he postponed his May retirement until the end of the COVID-19 crisis. A city employee since 1989, he's developed a well-earned reputation for effective and innovative management.

Jean B. Tyler Leader of the Future Award

Abby Attoun, Director of Planning and Community Development
City of Middleton

Abby Attoun leads the Department of Planning & Community Development for the City of Middleton. Thirteen years ago she started with the City as a planner, and over that time her passion, diverse interests, and collaborative approach to work and community engagement has resulted in her fingerprints being on many transformative projects, and all well before her 40th birthday. Today, she continues to lead a variety of key city initiatives involving planning, community and economic development, affordable housing, public art and sustainability.

Excellence Under Pressure

TJ McCray, Director of Instructional and Library Media Services
Madison Metropolitan School District (MMSD)

When schools shut down on short notice due to COVID-19, TJ McCray worked to transform Wisconsin's second largest school district – with over 27,000 students and 3,000 employees – into a virtual one. That challenge included purchasing and distributing 1,800 hotspots with six-month data plans so children without home internet had equal access to virtual learning opportunities. He also created professional development for teachers to help them adapt to this new way of teaching.

Effective Response to COVID-19

Public Health & City Clerk's Office
City of Madison

The City of Madison emerged as a model, a leader, and a success story during this difficult time, in close partnership with Dane County, State of Wisconsin, UW-Madison, the medical community, Wisconsin National Guard, and other stakeholders. The City developed extensive COVID-19 public health metrics, and held free and fair elections in the midst of this dangerous pandemic.

James R. Ryan Lifetime Achievement Award

Dianne Robertson, former Administrator/Clerk/Treasurer
Village of Thiensville

Perhaps the greatest accomplishment over Dianne's 45-year career was to make flooding a thing of the past in this historic community. Thiensville has erected a bridge named "Dianne's Bridge" in her honor and she has donated a bench in her late husband's memory to mark the area. In addition, Thiensville entered uncharted territory for most municipalities these days by becoming debt-free in 2007 and remained debt-free through her retirement.

Honorable Mention award recipients are:

Effective response to Covid-19

City of New Richmond
NR Strong

Intergovernmental Cooperation

Milwaukee County and its 19 municipalities
Milwaukee County Unified Emergency Operations Center

The 28TH Annual Salute to Local Government is sponsored by Baker Tilly, Bader Philanthropies, BMO Harris Bank, Ehlers, Herb Kohl Philanthropies, League of Wisconsin Municipalities, Northwestern Mutual, Potawatomi Hotel & Casino, Quarles & Brady LLP, Veolia, and We Energies.

The Wisconsin Policy Forum is the state's leading source of nonpartisan, independent research on state and local public policy. As a nonprofit, our research is supported by members including hundreds of corporations, nonprofits, local governments, school districts, and individuals. Visit wispolicyforum.org to learn more.

Attachment F

Grand Opening Rincon 225 City of Hartford

Greywolf Partners Welcomes You to

Rincón 225's Grand Opening

Thursday, October 8, 2020

3:30 pm to 4:30 pm **Arrival, Tours, and Refreshments**

**4:30 pm to
5:00 pm**

Guest Speakers

- **Joe Wagner - Welcome**
(Greywolf Partners CEO)
- **Joshua Schoemann**
(Washington County Executive)
- **Timothy Michalak**
(Hartford Mayor)
- **Kurt Thiede**
(Regional Administrator EPA
Region 5)
- **Tom Hostad**
(Executive Director-Hartford Area
Development Corporation)

**5:00 pm to
5:15 pm**

**Champagne Toast and Ribbon
Cutting**

5:15 pm

Pictures

The Rincón Family Journey

The Rincón family began on June 15, 1932 when Marco Aurillo Rincón married Carmenza Tavera Rincón in Chaparral, Tolima, Colombia. Over the span of 24 years, Marco and Carmenza had 12 beautiful children.

On December 26, 1959, Melida Rincón, the eldest of the 12 children, arrived in Washington, D.C. The dream of her father, Marco Rincón, had come true; his firstborn child had made it to the United States of America.

Marco Rincón loved everything about the United States. Melida knew this and was very proud to be able to experience what he so loved. Even though Melida was a graduate nurse from Colombia, she wanted to receive a nursing degree in the United States. She intended to return to Colombia upon receiving her degree; however, her plans changed when she met Robert (Bob) Wagner in the spring of 1962. Bob grew up in Sheboygan, Wisconsin and was finishing graduate school when he met Melida. A year later, Bob and Melida were married in Bogota, Columbia.

In 1965, a return trip to Colombia would forever change the course of the Rincón family lives. Their precious mother, Carmenza Rincón, was diagnosed with cancer. Melida quickly realized her family needed to be in the United States. On October 1, 1968, Marco and Carmenza Rincón arrived in the United States. One month later, November 1, 1968, Carmenza passed away.

There was no turning back. Marco Rincón took up residence in Sheboygan and immediately applied for his minor children to come to the United States. On March 28, 1969, five of the twelve children arrived. One year later, two others had made it as well.

Melida and ten of her eleven siblings immigrated to the United States over fifty years ago. Fast forward 50 years, and the Rincón family has blossomed into 36 children, 65 grandchildren and four great-grandchildren. One of Melida's children is the CEO of the company that developed Rincón 225 and named this apartment in their honor. The extended Rincón family can be found throughout the United States, from San Francisco, California to Miami, Florida, and many states in between. They also grace the foreign countries of Germany and Taiwan.

Whatever the American dream is, the Rincón family has achieved it. This beautiful country, the United States of America, welcomed them. It was not easy, but each of them seized the opportunities they were given and pursued their dreams in so many wonderful ways.

Marco Aurillo Rincón, who loved the United States so dearly, passed away on April 7, 1981 in Sheboygan, Wisconsin.



Rincón 225 Grand Opening in the City of Hartford, Wisconsin



Greywolf Partners, Inc., a full service commercial real estate company with headquarters in Milwaukee, and executive offices in Cottage Grove, WI, held a private event for the grand opening of Rincón 225, a five-story apartment complex located on Main Street in Downtown Hartford on October 8th, 2020. Rincón 225 was built on a redeveloped site with assistance from Greywolf Partners, Inc., the City of Hartford, Washington County Site Redevelopment Program, and the Wisconsin Economic Development Corporation. The grand opening event provided tours of the building, along with guest speakers from Joe Wagner (Greywolf Partners CEO), Joshua Shoemann (Washington County Executive), Timothy Michalak (City of Hartford Mayor), Kurt Thiede (Regional Administrator EPA Region 5), and Tom Hostad (Executive Director- Hartford Area Development Corporation).



The former Northern Bookends Site's 1.09 acres was used for commercial, residential, and small scale manufacturing purposes for over 130 years. Due to these concerns, \$51,000 in Site Redevelopment Program funds were used to complete a Phase I and Phase II Environmental Site Assessment and Investigation prior to this redevelopment being built.

The apartment complex houses 82-units, with one, two, and three bedroom apartments along with underground parking. Within the underground parking area, there is a pet washing station and a car wash station along with a bike repair area. Greywolf's Partners property management team will have their main offices on the first floor along with a club room, a coffee bar, and a mail and package delivery room for residents.



This site redevelopment is expected to bring economic growth to the City of Hartford. With the convenience of being located in downtown, residents of the apartment building will be able to interact with small businesses on Main Street daily.



Joe VanDeLaarschot/Daily News Staff

This is what the lobby area looks like in the recently completed 82-unit apartment complex, Rincon 225, in downtown Hartford.

New Hartford apartment complex to hold grand opening Thursday

Rincon 225 82-unit building has about 35% occupancy

By Joe VanDeLaarschot
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HARTFORD — The coronavirus pandemic has forced many changes and accommodations to business and everyday life, but developers of the new Rincon 225 82-unit apartment complex in the city's downtown plan to hold a grand opening celebration Thursday to mark the fact the building is now ready for public viewing.

"The contractor was only about three weeks behind schedule in completing the project," said Susan Isparides, vice president of Greywolf Residential, the developer behind the project. "We also had some delays in shipping the furniture and pictures we wanted in the building so that's why this event has been delayed a bit."

The project, completed by Greywolf Partners, Inc. in the area of State and Main streets, is one of the key points in the city's downtown redevelopment plan.

"We moved our first residents in on July 17," Isparides said. "We have about 35 percent occupancy, but the pandemic caused some delays and problems in marketing the project the way we intended to before the pandemic."

Isparides said new tenants now are moving on a regular basis and that will improve in the weeks ahead. The 82-unit, five-floor building has underground parking along with one-, two- and three-bedroom apartments. The development company has a main office on the first floor along with a club room (the Rincon room), a coffee bar, and a mail and package delivery room. In the underground parking area there is also a pet washing station and a car wash station along with a bike repair area.

Rincon means "the corner" in Spanish and is also the maiden name of the mother of Greywolf owner Joe Wagner.

"We had some delays due to transportation and the virus issues going on. But things that had been delayed were all cosmetic issues," Isparides said. "We have a



Joe VanDeLaarschot/Daily News Staff

A leasing banner flutters in the wind Friday at the main entrance to the Rincon 225 82-unit apartment complex in downtown Hartford.

model set up that is furnished so people can see what the rooms would look like."

Isparides said the first new tenants to move into the building were longtime Hartford residents Gerry and Sally Wagner.

Several pieces of artwork displayed in the elevator lobby on each floor were created by Slinger High School student Kaylee Goodman. They show landmarks throughout the city. The public can view the work during Thursday's grand opening, which will run from 3 p.m. to 5 p.m. Appetizers and refreshments will be served.

The building was constructed on several lots that were merged into one large lot for the complex. The lots were at 23-25 W. State St., 33-35, W. State St., 37 West State St. and 212 N. Johnson St. on the north end of the city's downtown.

After construction began on the Rincon project last year City Administrator Steve Volkert expressed excitement about the downtown's future.

"We feel that there's a real momentum downtown and once the apartments are filled with over 100 new residents, we feel the sky's the limit as to how active it will become," Volkert said.



FOR IMMEDIATE RELEASE:

Contact: Megan LaPlant

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Greywolf Partners Announces Grand Opening of Rincon 225 in Hartford, WI

Hartford, Wisconsin (October 9th, 2020) – Greywolf Partners, Inc., a full service commercial real estate company with headquarters in Milwaukee, WI and executive offices in Cottage Grove, WI, is pleased to announce the grand opening of Rincón 225, a five-story apartment complex located at 225 N Main St, Hartford, Wisconsin.

“We are extremely excited to open Rincón 225 a truly collaborative public/private partnership that turned out beautifully and will be a great addition to the Hartford downtown community,” said Joe Wagner, CEO of Greywolf Partners, Inc.

A private grand opening ceremony for Rincón 225 was held on October 8th. The 82-unit, five-floor building has underground parking along with one-, two -and three-bedroom apartments. Greywolf’s Partners property management team will also have a main office on the first floor along with a club room, a coffee bar, and a mail and package delivery room. In the underground parking area, there is also a pet washing station and a car wash station along with a bike repair area.

At Greywolf Partners, Inc. we are fortunate to work with many great partners all of whom who have been key people for this project. “Yesterday, we celebrated the culmination of years of planning and effort by our team,” said Marilyn Herzberg, President of Greywolf Partners, Inc. “We’re very happy to recognize and are thankful for the efforts of Bill Bode, Abacus Architects, Consolidated Construction and our staff at Greywolf Partners. We are so proud to open Rincón 225, and bring hundreds of individuals to the streets of downtown Hartford on a daily basis. This was a vision brought to life by the City of Hartford, Tom Hostad, the Greywolf development team, and supported by our neighboring businesses in Hartford and the community at large.”

“This has been a fun project for us. Hartford is a great community and we are proud to be a part of their very successful downtown revitalization plan.” added Susan Ipsarides, Vice President of Greywolf Residential.

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About Greywolf Partners, Inc.

Formed in 2009, Greywolf Partners is a full-service real estate company specializing in asset management, property and facility management, development and brokerage services to commercial real estate owners and investors. Greywolf Partners, Inc. also offers development and property management services for senior housing covering independent, assisted living and memory care. With offices in Milwaukee and Madison, Greywolf Partners oversees 1.5 million square feet of office, retail and industrial space as well as 1,267 residential and senior housing units. Greywolf Partners serves a variety of ownership groups, from small entrepreneurial owners to large institutional investors. For more information, visit www.greywp.com or call 1-877-543-4739. As of January 1, 2020, Greywolf's brokerage team in Milwaukee is now affiliated with NAI Global as NAI Greywolf, serving the counties of Milwaukee, Ozaukee, Washington, Jefferson, Dodge and Waukesha.