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

Cooperative Agreement No. BF-00E02304-3

Final Technical Report

Submitted by: Debora M. Sielski, Deputy Director, Planning & Parks Washington County Planning & Parks Department

April 30, 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 twomonth extension dated 11/18/2020) Grant Amount: \$300,000 – Hazardous Substance Brownfields \$300,000 – Petroleum Brownfields

D. Project Contact(s)

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EPA Project Officer: Patricia J. Polston 77 West Jackson Blvd., LB-5J Chicago, IL 60604-3507 <u>Polston.patricia@epa.gov</u> 312-886-8093

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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

Final Technical Report

Including work during:

2nd Quarter - Fiscal Year 2021 January 1, 2021 – January 31, 2021

I. PROGRAM INTRODUCTION

This report provides a summary of activities completed by Washington County, Wisconsin (the County) during the Grant Closeout period in the 2nd Quarter of Fiscal Year (FY) 2021 (January 1, 2021 through January 31, 2021) 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 January 31, 2021, 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,

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

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 2nd Quarter of FY 2021. A summary of the current budget and previous budget reallocations is provided below.

Task No.	Task Description	Approved Budget as of 12/31/2020	No Reallocation Requests this Quarter	Current US EPA Approved Budget as of 1/31/2021	
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	

Current Budget - US EPA FY2017 Brownfield Grant Closeout (1/1/2021 - 1/31/2021)

*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 - Schulteis 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 Grant Closeout period (January 1, 2021 through January 31, 2021). Below are the current deliverables for the Implementation Work Plan.

Type of Work Task	# of Deliverables in Implementation Work Plan	Approved Deliverables as of 12/31/2020	# Modifications to Work Plan Deliverables this Quarter	Current # of Deliverables as of 1/31/2021
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

Current Deliverables - US EPA FY2017 Brownfield Grant Closeout (1/1/2021-1/31/2021)

IV. STATUS OF PROGRAM ACTIVITIES

This section of the report provides a summary of the status for each task as of January 31, 2021, including a summary of projects and activities approved, completed, or in progress. Also summarized are deliverables for each task and an estimate of the percent complete.

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. <u>New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter</u>

Washington County requested a two-month grant period extension (to January 31, 2021) 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

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

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.

<u>1st Quarter of FY 2020</u>

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.

<u>3rdQuarter of FY 2020</u>

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.

4thQuarter 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.

<u>1stQuarter of FY 2021</u>

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.

Final Technical Report

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

January 1 – January 31, 2021 (Grant Closeout)

The County prepared and submitted the 1st Quarter FY2021 Quarterly Report on January 29, 2021. 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.

<u>3rd Quarter of FY 2019</u>

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.

<u>3rd Quarter of FY 2020</u>

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.

January 1 – January 31, 2021 (Grant Closeout)

The ACRES reports for all FY 2017 sites were updated. Washington County continued to update the GIS Survey 123 – Brownfields Redevelopment Site Tracker application. The County and Stantec worked on the grant closeout process.

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.

January 1 – January 31, 2021 (Grant Closeout)

The County prepared and submitted the Quarterly Report for the 1st Quarter for FY2021 on January 29. The County began to compile the documentation needed for grant closeout and started writing the Final Technical Report.

F. Percent Complete and Scheduled Activities

This task is currently approximately 100% 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 3^{rd} Quarter of FY 2020, the County will continue to utilize the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The 2^{nd} 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.

<u>After Grant Closeout</u>

The grant period ended January 31, 2021. The County will continue to utilize the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The status of each site as it is redeveloped will continue to 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. <u>New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter</u>

None.

C. <u>Completed Activities or Projects</u>

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.

<u>3rd Quarter of FY 2018</u>

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.

<u>3rd Quarter of FY 2019</u>

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.

January 1 – January 31, 2021 (Grant Closeout) 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.

<u>2nd Quarter of FY 2019</u> None.

3rd Ouarter 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.

January 1 – January 31, 2021 (Grant Closeout)

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.

<u>3rd^d Quarter of FY 2019</u>

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

Final Technical Report

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

Village of Slinger - Schulteis 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.

<u>1st Quarter of FY 2021</u> None. This task is complete for the grant period.

January 1 – January 31, 2021 (Grant Closeout) 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.

<u>After Grant Closeout</u>

The grant period ended January 31, 2021. The County will continue to utilize the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The status of each site as it is redeveloped will continue to be updated in the ACRES system.

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. <u>New Activities or Projects Approved for Implementation by U.S. EPA During the</u> <u>Fiscal Quarter</u>

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.

<mark>January 1 – January 31, 2021 (Grant Closeout)</mark>

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 to EPA on May 17. Stephanie Ross of EPA acknowledged receipt and indicated the clarifications to EPA 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 Schulteis 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.

January 1 – January 31, 2021 (Grant Closeout)

The coordinated review of the former Plat Elementary School Phase I ESA was completed with the AAI Checklist. The report and checklist were submitted to the US EPA on February 4, 2021.

Former Plat Elementary School; 4908 Monches Road, Richfield, WI – 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.

<u>3rd Quarter of FY 2019</u>

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.

<mark>January 1 – January 31, 2021 (Grant Closeout)</mark>

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

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 Section in West Bend were submitted to the WDNR on March 1.

<u>3rd Quarter of FY 2019</u>

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.

<u>1st Quarter of FY 2020</u>

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 WDNR on May 27, 2020 for the Berean Bible Institute property in Slinger. The WDNR on May 21, 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, 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 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.

January 1 – January 31, 2021 (Grant Closeout)

The completed Phase I ESA report was reviewed by the County on January 19, 2021. The report was submitted to the US EPA on February 4, 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 100% 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.

<u>3rd Quarter of FY 2020</u>

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.

<u>After Grant Closeout</u>

The grant period ended January 31, 2021. The County will continue to utilize the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The status of each site as it is redeveloped will continue to be updated in the ACRES system.

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. <u>New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter</u>

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^d 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 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 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 21^{st.}

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.

<u>1st Quarter of FY 2020</u>

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

<u>3rd Quarter of FY 2020</u>

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.

January 1 – January 31, 2021 (Grant Closeout)

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.

<u>3rd Quarter of FY 2018</u>

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 October18-23, 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 $\frac{11}{22}/2019$
- 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 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

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

<u>1stQuarter of FY 2021</u>

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

Final Technical Report

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

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.

<mark>January 1 – January 31, 2021 (Grant Closeout)</mark>

The coordinated review of the Former Plat Elementary School was completed and the report was submitted to the US EPA on February 4, 2021 titled:

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.

A coordinated review of the Addendum Letter to the Philip Funeral Home Phase II ESA was completed and was submitted to the US EPA on February 4, 2021. The report is titled:

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.

The coordinated review of the Downtown Riverwalk West Section Phase II ESA was completed and submitted to the US EPA on February 4, 2021 titled:

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

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

The US EPA Funded portions of the Supplemental Site Investigation of the West Bend Brewery Building, LLC and City of West Bend Parcels 415 North Main Street / 445-485 North Main Street West Bend, Wisconsin EPA ACRES Nos.: 239363 and 239919 WDNR BRRTS Nos.: 02-67-586818 & 02-67-586821 were completed. US EPA funding was used through January 31, 2021. After the grant period, the report was privately funded and will be submitted in April 2021.

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.

<u>3rd Quarter of FY 2018</u>

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 Sitespecific 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.

<u>1st Quarter of FY 2020</u>

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 October18-23, 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 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.

January 1 – January 31, 2021 (Grant Closeout)

The Supplemental Site Investigation Report, Remedial Action Options Report and Remedial Action Plan WB Brewery Building, LLC and City of West Bend Parcels 415 North Main Street / 445-485 North Main Street, West Bend, Wisconsin EPA ACRES Nos.: 239363 and 239919 WDNR BRRTS Nos.: 02-67-586818 & 02-67-586821 Dated March 3, 2021 will be submitted to the US EPA in April 2021. No grant funding was used after January 31, 2021 and remaining work will be funded by HKS Holdings LLC.

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.

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

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 $RFP \frac{12}{3}/2019$
- 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

<u>1st Quarter of FY 2021</u>

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.

January 1 – January 31, 2021 (Grant Closeout)

The following reports were completed and submitted to the EPA on February 4, 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

The following reports were completed:

- The Supplemental Site Investigation Report, Remedial Action Options Report and Remedial Action Plan WB Brewery Building, LLC and City of West Bend Parcels 415 North Main Street / 445-485 North Main Street, West Bend, Wisconsin EPA ACRES Nos.: 239363 and 239919 WDNR BRRTS Nos.: 02-67-586818 & 02-67-586821 Dated March 3, 2021 will be submitted to the US EPA in April 2021. No grant funding was used after January 31, 2021 and will be funded by HKS Holdings LLC after the grant period ends.
- F. <u>Percent Complete and Scheduled Activities</u> This task is currently 100% complete.

2nd Quarter of FY 2018

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

 $\frac{3^{rd} Ouarter of FY 2018}{During the 3^{rd} Quarter of FY2018}$, 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.

<u>4th Quarter of FY 2018</u> 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.

<u>2nd Quarter of FY 2019</u> 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.

 $\frac{3^{rd} Ouarter of FY 2019}{During the 3^{rd} Quarter of FY2019}$, 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 Ouarter 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
- \circ 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 January 2021.

After Grant Closeout

The grant period ended January 31, 2021. The County will continue to utilize the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The status of each site as it is redeveloped will continue to be updated in the ACRES system.

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 Ouarter 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.

<u>3rd Quarter of FY 2019</u> None.

<u>4th Quarter of FY 2019</u> 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 Ouarter 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 Ouarter 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 Ouarter 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.

January 1 – January 31, 2021 (Grant Closeout)

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.

<u>*3rd Quarter of FY 2018*</u> 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.

January 1 – January 31, 2021 (Grant Closeout)

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

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

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

Final Technical Report

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

January 1 – January 31, 2021 (Grant Closeout)

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. <u>Deliverables</u>

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

January 1 – January 31, 2021 (Grant Closeout)

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 Ouarter 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.

 $<u>3^{rd} Ouarter of FY 2019</u>$ 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 Ouarter 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.

<u>After Grant Closeout</u>

The grant period ended January 31, 2021. The County will continue to utilize the GIS Survey 123 – Brownfields Redevelopment Site Tracker. The status of each site as it is redeveloped will continue to be updated in the ACRES system.

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

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

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. <u>New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter</u>

None.

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.

<u>*3rd Quarter of FY 2018*</u> 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 <u>www.co.washington.wi.us/SRP</u> with numerous updates this quarter.

<u>1st Quarter of FY 2019</u>

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

<u>3rd Quarter of FY 2019</u>

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

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 <u>www.co.washington.wi.us/SRP</u> 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 <u>http://washingtoncowi.maps.arcgis.com/apps/MapSeries/index.html?appid=79aeb565</u> abf34db8bc5273c77fd769e8 EDWC also continued to update its website with respect to the SRP program <u>https://www.edwc.org/our-services/brownfield/.</u>

<u>1st Quarter of FY 2020</u>

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 Tennies 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. Tennies 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 Niphos Coatings, Inc. Property.

An SRC meeting was also held via "ZOOM" on June 30, 2020 from the Washington County Herbert J. Tennies 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 Mariott 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 17acre 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.

January 1 – January 31, 2021 (Grant Closeout)

Washington County launched a new website that displays the success of the County Site Redevelopment Program as well as the progress and reports for each of the project sites. The new website can be viewed here:

https://www.washcowisco.gov/departments/planning_and_parks/brownfields_redevel opment

The new website shows before and after photos/current site and future development renderings to allow for community members to see how much this program impacts communities. The website also showcases the SRP StoryMap, which explains the different site success stories throughout the County. The StoryMap can be viewed here:

https://washingtoncowi.maps.arcgis.com/apps/MapSeries/index.html?appid=79aeb56 5abf34db8bc5273c77fd769e8

A final infographic displaying the amount of leveraged funds brought in by both the FY2014 and FY2017 Assessment Grants was created by Vandewalle.

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.

<u>3rd Quarter of FY 2018</u>

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

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

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 <u>www.co.washington.wi.us/SRP</u> with numerous updates this quarter.

<u>1st Quarter of FY 2020</u>

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

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

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 <u>www.co.washington.wi.us/SRP</u> 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).

January 1 – January 31, 2021 (Grant Closeout)

The new website will continue to be updated as project reports are completed and project sites continue to be redeveloped. The new website can be viewed here: https://www.washcowisco.gov/departments/planning_and_parks/brownfields_redevel opment

E. Deliverables

2nd Quarter of FY 2019

Fact Sheet No. 5

<u>3rd Quarter of FY 2019</u>

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 <u>www.co.washington.wi.us/SRP</u>.

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.

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

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.

January 1 – January 31, 2021 (Grant Closeout)

The final infographic of leveraged funds for the Site Redevelopment Program was updated and uploaded to the new Brownfields website. The website and infographic can be viewed here:

https://www.washcowisco.gov/departments/planning_and_parks/brownfields_redevel opment

F. <u>Percent Complete and Scheduled Activities</u> This task is currently approximately 100% 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 <u>www.co.washington.wi.us/srp</u> to provide current information throughout the FY2017 grant implementation.

<u>3rd Quarter of FY 2018</u>

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 <u>www.co.washington.wi.us/SRP</u> 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 <u>www.co.washington.wi.us/SRP</u> 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 <u>www.co.washington.wi.us/SRP</u> 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 FT2017 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 <u>www.co.washington.wi.us/SRP</u> 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 <u>www.co.washington.wi.us/SRP</u> this quarter. EDWC will also continue to update its website with respect to the SRP program <u>https://www.edwc.org/our-services/brownfield/</u>

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 <u>www.co.washington.wi.us/SRP</u> this quarter. EDWC will also continue to update its website with respect to the SRP program <u>https://www.edwc.org/our-services/brownfield/</u>

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 <u>www.co.washington.wi.us/SRP</u> this quarter. EDWC will also continue to update its website with respect to the SRP program <u>https://www.edwc.org/our-services/brownfield/</u>

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 <u>www.co.washington.wi.us/SRP</u> 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 <u>www.co.washington.wi.us/SRP</u> this quarter. EDWC will also continue to update its website with respect to the SRP program <u>https://www.edwc.org/ourservices/brownfield/.</u>

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 <u>www.co.washington.wi.us/SRP</u> this quarter. EDWC will also continue to update its website with respect to the SRP program <u>https://www.edwc.org/ourservices/brownfield/.</u>

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

A final infographic will be created for total leveraged funds and grant closeout tasks will be completed.

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
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
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	

Final Technical Report 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	1 st 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.	

Final Technical Report 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	Village of Slinger – Downtown Redevelopment Plan 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	

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

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	
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	3 rd 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

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.	

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

Task No.	Date	4 th 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.
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	1 st 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.

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

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	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
5		Meeting

Task No.	Date	2 nd 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.

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

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	1/27/20209	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	3 rd Quarter FY 2020 Activity or Milestone Description
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

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	4 th 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 – Schulteis Sanitation Properties		
2	9/24/2020	Phase I ESA Report completed and submitted to U.S.EPA

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

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	1 st 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
2	11/9/2020	ESA was completed.
2	12/4/2020	Asbestos, lead-bearing paint and restricted waste survey report
5		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	

Task No.	Date	January 1, 2021 – January 31, 2021 (Grant Closeout) Activity or Milestone Description
0	1/22/2021	Project Management Team call to discuss budget and leveraging

0	1/29/2021	County project manager submitted the 1 st Q FY2021 report to the US EPA.
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Village of Richfield – Former Plat Elementary School		
2	1/19/2021	Phase I ESA for the Former Plat Elementary School was
		reviewed by County
2	2/4/2021	Phase I ESA for the Former Plat Elementary School was
		submitted to the U.S. EPA
3	2/4/2021	Pre-Renovation: Asbestos-Containing Materials Inspection,
		Lead-Bearing Paint; Inspection, and Regulated Hazardous
		Building Material Inventory submitted to the U.S. EPA

Village of Slinger – Phillip Funeral Home		
2	2/4/2021	Addendum Letter to Phase II ESA for 119 Kettle Moraine
3		Drive South submitted to the U.S. EPA

Village of Slinger – Former Niphos Coating				
2	1/29/2021	Call with Stantec and WI DNR re: Case Closure of Former Niphos Coating		
3	4/12/2021	Case Closure updates submitted WDNR		

City of West Bend – West Bank Milwaukee River		
2	2/4/2021	Phase II ESA for the Downtown Riverwalk- West Section
3		Property submitted to the U.S. EPA

City of West Bend – West Bend Brewery		
2	1/31//2021	U.S. EPA funded portions of the Supplemental Site
3		Investigation for West Bend Brewery were completed.

VII. BUDGET SUMMARY

Summary of Grant Expenses by Category for the Reporting Period 1/1/2021 – 1/31/2021

A summary of grant expenses by category is provided below, including the current budget, amounts previously expended, amounts expended during the 2nd Quarter of FY2021 for the Grant Closeout process (January 1, 2021 through January 31, 2021), total amounts expended through January 1, 2021 through January 31, 2021, and the budget remaining as of January 31, 2021.

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Summary of Current Budget Status by Task as of January 31, 2021

3rd Q - FY 2020 - (April 1, 2020 - July 7, 2020)

A summary of current budget by task is provided below.

	US EPA FY2017 Brownfield Grant Closeout - (January 1, 2021 - January 31, 2021)											
Task No.	Task Description	Approved Budget as of 1/31/2021		Previously Expended though (12/31/2020)		Amount Expended (1/1/2021 - 1/31/2021)		Total Amount Expended through 1/31/2021		Budget Remaining as of 1/31/2021		Percent of Budget Expended
0	Programmatic Activities	\$	28,849.37	\$	28,813.16	\$	36.21	\$	28,849.37	\$	_	100.0%
1	Brownfields Inventory and Site Prioritization	\$	23,880.49	\$	23,880.49	\$	-	\$	23,880.49	\$	-	100.0%
2	Phase I ESAs	\$	80,805.29	\$	80,789.64	\$	15.65	\$	80,805.29	\$	-	100.0%
3	Phase II ESAs, Site Investigations, and Remedial/Reuse Planning	\$	318,342.94	\$	317,723.75	\$	619.19	\$	318,342.94	\$	-	100.0%
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	\$	105,213.94	\$	258.29	\$	105,472.23	\$	58.52	99.9%
	Total USEPA Grant	\$	600,000.00	\$	599,012.14	\$	929.34	\$	599,941.48	\$	58.52	100.0%

Summary of Current Budget Status by Funding Source as of April 30, 2021

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 Grant Closeout process (January 1, 2021 through April 30, 2021), 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 April 30, 2021.

Grants	Budgeted Amount	Previously Reimbursed	Reimbursed 1/1/2021 - 4/30/2021	Total Cumulative Reimbursement	Amount Remaining					
Hazardous	\$ 300,000.00	\$ 287,187.42	\$ 12,783.81	\$ 299,971.23	\$ 28.77					
Petroleum	\$ 300,000.00	\$ 263,416.41	\$ 36,553.84	\$ 299,970.25	\$ 29.75					
				\$ -						
Totals	\$ 600,000.00	\$ 550,603.83	\$ 49,337.65	\$ 599,941.48	\$ 58.52					

US EPA FY2017 Brownfield Grant Closeout (January 1, 2021 – April 30, 2021)

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).
 - 15 Phase II ESAs (15 ACRES Parcels) have been completed to date.
 - Three hazardous building materials surveys.
- Number of completed additional site investigations and remedial action plans developed for select sites for which Phase II ESAs are completed.
 - Three Supplemental Site Investigations Former Niphos Coatings, Inc. property and Former West Bend Brewing; (two 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 X 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.
 - Connecting Businesses to End Users Former Gehl Company Site Marriott TownePlace Suites Hotel (68-units) - A portion the former Gehl Company's manufacturing facility will soon be home to a new 68-room Marriott TownePlace extended stay hotel and 16,000-square-foot multi-tenant commercial office building. The City of West Bend acquired the property from Gehl Company in 2008 and led



the remediation and demolition of several obsolete manufacturing buildings on the site. The SRP contributed \$18,000 for a hotel market demand study, which demonstrated the market viability for the hotel and was instrumental in securing the interest of Marriott and the development team. Construction on the buildings started in 2020 and is due to open later in 2021. This model development project benefits West Bend and Washington County as a whole by achieving "triple bottom line" objectives:

- Social/People by creating a place where people can work, visit, and engage in new ways
- Environmental/Planet by cleaning up and redeveloping blighted and contaminated sites, leveraging the city's existing infrastructure for a higher and better use
- Economic/Profit by benefiting both the private sector (enabling successful private development) and the public sector (growing local tax base, reducing the tax burden for individual and utility rate payers)
- Connecting Businesses to End Users Former West Bend Brewery HKS Holdings, LLC "The District" Apartments (181 units and restaurant) - The West Bend Brewery Site dates to the early days of the City of West Bend, beginning in 1850 as a smallscale 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. 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 development), providing about \$67,500 in funding for Phase I ESAs, Phase II ESAs, 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 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."

• Connecting Businesses to End Users – Former Barton Elementary School - Barton School Apartments (40-units) - The former Barton Elementary School has been given new lift in the historic reuse project. The Elementary School served the West Bend community from 1924 until the school closed in 2013. The 1924 school replaced a log cabin school built on the site in 1845. Today, the former red brick school, sited along the Milwaukee River, has been repurposed by Commonwealth Management Corporation to provide 40 new workforce housing units. The school building has been adapted for 22 apartments, preserving the old school gym and library for



recreational and community uses. Three new buildings were constructed to house 18 new townhomes on the former school playground. The project, which is within easy walking distance of downtown West Bend and the Eisenbahn State Trail, was made possible by numerous partnerships and a layered funding strategy, including environmental assessment funded by the SRP. Total project cost is \$9.66 million.

In October 2020, the Wisconsin Policy Forum announced that Washington County SRP was the recipient of the 2020 Salute to Local Government Award for Intergovernmental Cooperation for the Barton School Apartments. Renovated from the former Barton Elementary School, the apartments are filled with historic elements preserved from the 1924 school building. Commonwealth Companies developed the affordable housing project in partnership with Wisconsin Partnership for Housing

Development, and with support from numerous private- and public-sector funding partners, including SRP funding for site assessment and a remedial action plan. US EPA Region 5 took notice, recognizing the Washington County SRP and the City of West Bend for 'Outstanding Contributions in Brownfields Redevelopment' at the National Brownfields Conference in Los Angeles in December 2019. The project celebrated its grand opening on February 6, 2020.

Connecting Businesses to End Users – Hartford Plaza – Festival Foods - A long vacant retail site is being redeveloped, and 200-225 new jobs are coming to Hartford. Festival Foods announced the purchase of Hartford Plaza, including the former Kmart property, on Highway 60 in December 2020. The family-owned company operates 31 full-service supermarkets across Wisconsin. The redevelopment of the shopping center represents the first supermarket to come to Hartford in more than seven years and will serve a vital need in the community. The new Festival Foods will anchor the new Hartford Plaza, which previously had 135,000 sf of vacant space, representing an important gain for the economic development of Hartford and Washington County. As the retail spaces sat empty for years, conditions of the buildings dangerous and increasingly difficult to repurpose.

What was once a thriving retail center for the community had become a blighted property on one of Hartford's main commercial corridors. To address this, the Washington County Site Redevelopment Program (SRP) and the property owner, Equitable Bank, contributed a combined \$18,500 to explore the market potential of the site and plan for its reuse. The resulting *Hartford Plaza Market Analysis and*



Reuse Study, prepared by Vandewalle & Associates, assessed the current conditions of the declining shopping center and market viability, provided redevelopment concepts, and assisted the community in marketing the facility and its redevelopment opportunity. The reuse vision included a mix of uses, including retail. Marketing materials based on the findings of the Market Analysis and Reuse Study were widely distributed and were used to market the site to potential users.

The Washington County SRP welcomes Festival Foods and is delighted to see new community-serving investment on this highly visible site in Hartford. Redevelopment plans being considered by Festival Foods include demolishing the former Kmart building and redeveloping the site with a new grocery store building. Festival Foods is exploring additional redevelopment opportunities for the remainder of Hartford Plaza, including the former Sentry Foods store. Construction on the Festival Foods store is scheduled for 2021 with the store opening expected in 2022.

Connecting Businesses to End Users – Former Niphos Coating Site – Adaptive Reuse
 The Niphos property located at 308-310 Oak Street in downtown Slinger is on its way to find 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 the Niphos Coating, Inc. Washington County and the developer are now working on a development agreement to allow for work to begin on the site. Following the EPA removal action in 2012 and subsequent soil remediation, the site is moving closer to site closure.



IX. LESSONS LEARNED AND BEST MANAGEMENT PRACTICES

This section summarizes lessons learned and best management practices compiled by the Project Management Team (PMT) including the County Project Manager, Economic Development Washington County (EDWC), Stantec Consulting Services, Inc and Vandewalle & Assoc. Lessons learned and best management practices from the FY2017 grant period can be used to help build upon experiences to improve the Washington County Site Redevelopment Program (SRP) as we continue to successfully redevelop brownfields sites throughout the County.

Coalition Partnerships and the Site Redevelopment Committee

- Experience has shown that with advancing and implementing brownfield redevelopment, single communities tend to view redevelopment from a singular lens informed by various biases and inherent limitations of their own experiences. This means the breadth and depth of how brownfield assessment dollars can address the most difficult aspects of various sunk costs during the due diligence phases of a deal tend to get lost at the community level. Having a coalition broke BOTH participating and non-participating communities free of those thought constraints. Not only did communities in the coalition rise up to collaborate under shared interests to maximize the scarce resources given to them; they cross-pollinated ideas, tested new ways to leverage limited grant resources, took informed risks and paved the way for each other. Horizons expanded and program adoption and enthusiasm spread countywide as a result. Coalitions are thus not a grant strategy...they are a success strategy. The successes of the FY2017 prompted several other communities to join the Coalition Partnership as we continue the Site Redevelopment Program through the FY2020 US EPA RLF Grant and County funds.
- The Site Redevelopment Committee (SRC) continues to be a strong, functional project steering committee and team. The SRC also has responded well to the leadership of the staff level Project Management Team (PMT). With strong leadership, the SRP and SRC continue to produce redevelopment successes.

• All members of the Team – County (grantee), Coalition Partners, EDWC, Stantec, Vandewalle & Assoc., US EPA and WDNR must be fully engaged to move sites forward to redevelopment as intended by the program.

Project and Grant Management

- Project and grant management are time-intensive, yet critical, elements of a successful program. Over the life of the grant, budget modifications were necessary to ensure funding was available to achieve the desired outreach and team coordination levels, as well as the required grant administration efforts that are required by the USEPA.
- Maintaining regularly scheduled meetings was very useful in keeping the project and program on track, resulting in successful outcomes/success stories. This also allowed planning for SRC program growth and steps towards a goal of program sustainability. Timely reviews and support by EPA and WDNR enable the project to move forward without loss of momentum.
- Management of the grant included quarterly meetings of Coalition Members, programmatic requirements (quarterly reports, ACRES reporting for multiple sites over multiple grant rounds) as well as required cost tracking of coalition member budgets, EDWC, Stantec, Vandewalle & Assoc., budgets and grantee budgets. This required discipline and constant efforts to increase efficiency. Quarterly reporting and tracking through ACRES 6.0 should help in this regard going forward.

Position Communicating Successes for Getting Deals Done

- Communication of SRP successes is essential for continuing momentum, leveraging other organization and financial resources, and attracting new members to join the coalition. In FY2017, the outreach and communication strategy included Fact Sheets, a Success Story Map, Economic and Fiscal Impact Studies, attractive graphics showing the impact of the program, an updated program website, and more, all of which were important to the SRP's continued success and longevity.
- The PMT observed every strategy, tactic and outreach effort through the lens of identifying, prioritizing and executing on those brownfield opportunities best positioned for getting deals done. By leveraging the grant funds as an instrument of deal-making, we were able to quickly separate the wheat from the chaff, hone projects and move scarce resources to where they could make the largest difference to advancing a deal.

Environmental Assessment and Site Investigation

• Building on practices utilized for the FY2014 Coalition Assessment Grant, the environmental site assessment process continued to include the use of detailed site access agreements, which were signed by representatives of the County, property owner and coalition member. The agreements included a three-page attachment that explained what activities were included in the various potential site assessment activities as well as the

purpose of each activity. The purpose for including the attachment was to provide for fully informed consent for all parties. Supplemental discussions were also held with the property owners to answer any questions, as appropriate.

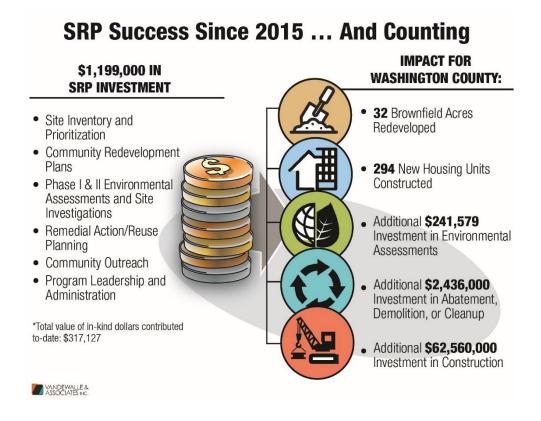
- The project team and SRC made hard decisions in allocating funding to projects where the availability of EPA funding made a difference in the sites advancing to potential redevelopment. Of note, the SRC denied several nominated sites, and also shifted funding from previously approved sites, if a better use of funds became apparent. This resulted in significant successes for a number of properties advancing to redevelopment and adaptive as described in section VII above.
- The use of EPA funds for Phase I and Phase II ESAs also resulted in significant leveraging of dollars required for assessment, abatement, demolition and remediation of sites by providing information needed to apply for State assessment and clean-up grants and in one case a previously unknown responsible party was identified with resources to complete needed activities.

Reuse and Redevelopment Planning

- Building on the planning efforts in the FY2014 grant, the SRP directed additional efforts to preparing market studies to demonstrate market viability for brownfield sites and attract investment. First, the SRP provided funds for a hotel market demand study in the City of West Bend. This study, prepared by Patek Hospitality Consultants, showed that a hotel would be market feasible in that community. A valuable lesson learned was that the strong reputation of the firm that prepared the market study was instrumental in securing the interest of a developer, in this case resulting in the attraction of a new 68-room Marriott TownePlace extended stay hotel and 16,000-square-foot multi-tenant commercial office building on a portion of the former Gehl property.
- Additionally, a market study and reuse study was prepared for the long vacant Hartford Plaza and former Kmart site in the City of Hartford. The SRP and the property owner both contributed funds for this effort. The resulting Hartford Plaza Market Analysis and Reuse Study, prepared by Vandewalle & Associates, assessed the current conditions of the declining shopping center and market viability, provided redevelopment concepts, and assisted the community in marketing the facility and its redevelopment opportunity. Marketing materials based on the findings of the Market Analysis and Reuse Study were widely distributed and were used to market the site to potential users. In late 2020, Festival Foods, a Wisconsin-based grocer, announced the purchase of the site for a new supermarket serving Hartford residents. These market studies were instrumental in bringing greater attention to the opportunities that existed on these two brownfield sites.

X. 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 E 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. Below is the final infographic created by Vandewalle that shows the continued success in leveraged funds for the Site Redevelopment Program.



XI. OTHER ONGOING PROJECTS BEYOND THE GRANT PERIOD

- The City of West Bend won a WDNR Stewardship Grant and has received a number of Donations towards the west portion of the Downtown Riverwalk. A Phase I ESA and Phase II ESA were completed for the West Bend Downtown Riverwalk through the SRP.
- The Former Plat School was sold for \$300,000 to be utilized as a Catholic School. It is not increasing the tax base, but removes a vacant site and provides local revenue to the area. The SRP funded environmental assessments at this site.
- The Village of Slinger purchased the Phillip Funeral home to move forward with redeveloping that site. The SRP funded environmental assessments at this site.

XII. IN-KIND CONTRIBUTION

Summary of In-kind contribution reported for FY2021 January 1, 2021 – January 31, 2021.

	Title		lgeted In-Kind Contribution	Previous In- Kind Contribution	otal In-Kind anuary 2021	Cu	Total mulative In- kind
Washington County In-Kind				1			
Deb Sielski	Deputy Director	\$	39,276.00	\$ 105,224.58	\$ 3,202.31	\$	108,426.89
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 Planning Analyst	\$	-	\$ 13,933.46	\$ 290.85	\$	14,224.31
Sarah P. / Hannah Keckeisen	Planning	\$	-	\$ 1,793.88	\$ 328.59	\$	2,122.47
Jackie Limbach	Office Manager	\$	-	\$ 121.43	\$ -	\$	121.43
Brad Stern	County Attorney	\$	4,403.00	\$ 1,039.48	\$ -	\$	1,039.48
Ashley Reichert	County Clerk			\$ 312.15	\$ -	\$	312.15
Bill Kurer	Purchasing Manager			\$ 1,566.22	\$ -	\$	1,566.22
	Total Co. In-Kind	\$	53,283.90	\$ 133,817.16	\$ 3,821.75	\$	137,638.91
City of Hartford In-Kind						1	
Tom Hostad	Executive Director (HADC)	\$	-	\$ 52.50	\$ 138.40	\$	190.90
Justin Drew	Dir. of Comm. Devel.	\$	1,224.00	\$ 954.09	\$ -	\$	954.09
Village of Slinger In-Kind						1	
Margaret Wilber/Jessi Balcom	Village Administrator	\$	1,435.00	\$ 4,785.44	\$ 68.97	\$	4,854.41
Jim Haggerty	DPW Dir / V. Engineer	\$	138.00	\$ 1,231.61	\$ 70.53	\$	1,302.14
Village of Richfield In-Kind							
Jim Healy	Village Administrator	\$	1,483.00	\$ 2,736.26	\$ -	\$	2,736.26
City of West Bend In-Kind	• -						
Jay Shambeau	City Administrator	\$	3,055.00	\$ 2,622.68	\$ 1,343.40	\$	3,966.07
Mark Piotrowicz	Development Dir.	\$	2,091.00	\$ 3,953.37	\$ 900.17	\$	4,853.53
Cindy Leinss	Park Project Manager			\$ 439.89	\$ -	\$	439.89
Adam Gitter / Jessica Wildes	Econ. Devel. Manager	\$	1,189.00	\$ 946.04	\$ 567.84	\$	1,513.88
Village of Jackson In-Kind	·						
John Walther	Village Administrator	\$	553.00	\$ 1,722.50	\$ -	\$	1,722.50
Jen Keller	Village Administrator	\$	-	\$ -	\$ 256.35	\$	256.35
Brian Kober	Dir. Of Public Works / Engineer	\$	330.00	\$ -	\$ -	\$	-
Economic Development Washing						• •	
Christian Tscheschlok	Executive Director	\$	24,883.00	\$ 10,799.30	\$ -	\$	10,799.30
Deborah Reinbold	Bus. Solutions Specialist	\$	4,777.00	\$ -	\$ -	\$	-
	Total Coalition Partner In-Kind	\$	41,158.00	\$ 30,243.66	\$ 3,345.65	\$	33,589.31
	\$	94,441.90	\$ 164,060.81	\$ 7,167.40	\$	171,288.21	

Attachments

- A. News Articles
- B. New Website Update
- C. Updated SRP Goal, Vision, Mission, and Core Values
- D. Annual Report Summaries from 2017-2020
- E. Final Leveraged Funds Table
- F. Rock Falls Final Report

Attachment A

News Articles

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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. 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-squarefoot office building. Those buildings are under construction now.

Former West Bend Mayor <u>Kraig Sadownikow</u> 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 <u>David Decker</u> 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.

RELATED CONTENT

Milwaukee Tool buys land for West Bend manufacturing plant



Expecting short-term coronavirus impact, hotel developers still build



West Bend Theatre readies for March reopening

120 apartments to complete West Bend's redevelopment of former Gehl HQ - Milwaukee Business Journal

Marriott hotel development moving ahead in West Bend

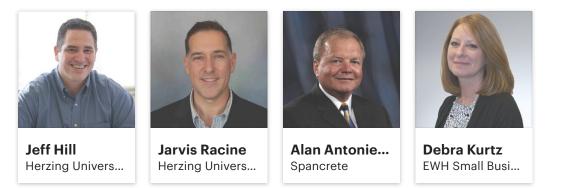


West Bend deal with developer could bring 110 apartments



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A: Main

Festival Foods affiliate purchases Hartford Plaza

Company plans serving public sometime in 2022

By Joe VanDeLaarschot

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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 That brand is not present certainly 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 Foods closed. Kmart opened at the 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. 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 complex. 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 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

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

1/14/2021

A: Main

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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Wednesday, 12/30/2020 Page .A01

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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@conleynet.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.



"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 popula-

tion 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 every purchased."

Skogen said typical Festival Foods stores employ about 200-225 full- and parttime 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 con- two stores open after tact and they've shown struction is completed.

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 35 when two stores open after construction is completed.



ColdwellBankerHomes.com

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 <u>GreatSchools</u>. Ratings are on a scale of 1-10. <u>Learn more about GreatSchools ratings</u>. 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.saintaugustineschool.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 RichfieldSchool 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 it's 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.

Fate of old West Bend Brewery appears imminent

By Judy Steffes - January 3, 2021

January 3, 2021 – West Bend, WI – The fate of the old West Bend Brewery appears imminent as the cubby hole on the south side of the building that was home to a mother Great Horned owl and her owlets has been boarded up.





It was 2018 with Ric Koch was out riding his bike and spotted the owl nesting in the old air duct in the side of the building. Since then the owls have become a seasonal focal point for city folks.

Fate of old West Bend Brewery appears imminent - Washington County Insider



On Tuesday, January 5 the West Bend Plan Commission is going to review a concept plan to redevelop the old brewery site at the northeast corner of N. Main Street and W. Washington Street (415-485 N. Main Street).

The developer wants to level the former West Bend Brewery and bring in 181 apartments and retail space. HKS Holdings, LLC, plans to purchase and redevelop the former West Bend Brewery site at the intersection of N. Main Street and E. Washington Street.

As a part of the redevelopment, a land use and zoning change was discussed to change the land use for the southern portion of the development from transportation and commercial to mixed use and park and recreation. As a part of that change, the zoning would also be changed from B-2 Central Business District to MXD Mixed-Use District. The land use change and zoning change would make the entire development consistent for land use and zoning as mixed use.

The mixed- use land use designation for this one-acre area is consistent with the lands to the north and east. It would also serve as an alternative land use to transition from the commercial uses to the south and west along with the industrial use (utility substation) to the east. Staff has evaluated the change of use and feels this is an appropriate transition within this area.

The owners of all property within 200' of the amendment area have been notified and as of this date staff has not received any questions or general inquiries and no one expressed any opposition to the proposal. If the Plan Commission would find the land use change to be acceptable, the Plan Commission will need to approve the resolution acknowledging the change and recommending the change to the Common Council.

Old West Bend Brewery to be leveled

Fate of old West Bend Brewery appears imminent - Washington County Insider



There will also be a public hearing January 5, 2021 on a rezoning request for the approximate 1.0 acre of land located immediately east of North Main Street and north of Washington Street, at 415 S. Main Street, from B-2 Central Business District and M-1 Light Industrial District to Mixed Use District.

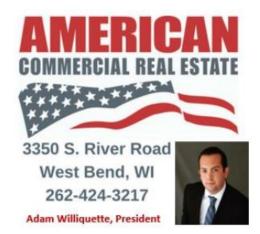
The Plan Commission reviewed and endorsed a concept plan for the redevelopment of this area on October 6, 2020 and the zoning request is consistent with development proposal. The purpose of the rezoning is to facilitate the redevelopment of this property and the property to the north as one coordinated development.

The rezoning is not consistent with the recommended land use of the 2020 Comprehensive Plan for the City of West Bend at this time but a 2020 Comprehensive Plan amendment has been requested and scheduled on this agenda. Upon approval of the 2020 Comprehensive Plan change by the Plan Commission and the Common Council, the zoning request would be consistent with the 2020 Comprehensive Plan.

The owners of all property within 200' of the amendment area have been notified of the public hearing and as of this date, the planning staff has not received any inquiries or comments.

HKS proposes a mixed-use development with 181 high-end apartment units and a commercial space for retail or a restaurant.

"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."



Through a private sale, HKS is purchasing the approximately 3-acre site.

4/9/2021

Many of the living units will have walk-out patios to the Riverwalk and views of the river and downtown.

A public hearing is also being scheduled for February 2, 2021 as plans are reviewed to make the location of the old brewery a Tax Increment District.

The Plan Commission at is October 6, 2020 meeting reviewed the concept plan for the redevelopment of the old brewery site as a mixed use development located at the northeast corner of N. Main Street and W. Washington Street (415-485 N. Main Street). As a part of the redevelopment, the City is proposing to create a new Tax Increment District (TID) to help facilitate the redevelopment of the three-acre development and adjoining lands. The first step in the approval process is to set a public hearing at a Plan Commission meeting to discuss and approve the project plan and the boundary area of the TID.

The City of West Bend requests that the Plan Commission set the public hearing for February 2, 2021 for the creation of TID #15.

If you remember, three years ago in 2017 there were plans to raze the brewery and when news first broke neighbors were disappointed and heart sick at the loss of another piece of history in West Bend.

Shirley McDaniel Schwartz My heart that has no skin or money in the game says " no, no, no." My brain, as simple as it is, sees the problems and the money needed to take an old building and make it doable in today's codes. I hope whatever is done is tasteful for downtown and the history it holds and not the ultra modern, industrial look that says nothing to the history of downtown West Bend.

Russ Lange There surely can be something that could go into the building to preserve it and not another multi family building.

Sharon Harris-Nailen I never realized that was a brewery.

West bend dont need no more apartments. So much other stuff could be done to fix it up!! Kevin Carsner Maybe Husars and Tennies Ace Hardware should go in it together. They do want to own all of downtown. Let's just Not demolish another piece of history. Why can towns overseas have buildings 100's of years old and still be in service? Oh, I know why. Government doesn't have their hands in every little bit of it.

Richard Frank Is the WB Company Apartments 100% occupied that more are needed? Sad to see bits and pieces of Historic West Bend removed bit by bit.

Adam Bunkelman West Bend can find more ways to destroy the history than saving it.

Joan Dow Why can't it be rehabbed in its current state? Leave the structure and history. They did it with the Enger Kress building. And Amity building. Maybe think outside the box. It can't be cheap to tear it down!!

Chris Weston That is sad that so much of West Bend's history has become irrelevant.



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Judy Steffes

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Fate of old West Bend Brewery appears imminent - Washington County Insider

First-run stories from a trusted reporter who has lived in West Bend/ Washington County for over 33 years. Business/faith/education/community/history/arts.

WEST BEND PLAN COMMISSION Land use change, rezoning **OK'D** for former West Bend Brewery site

By Kendra Lamer 262-306-5095 klamer@conleynet.com

WEST BEND — The for-mer 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.

as transition area from Commercial to the south to SOUND OFF the industrial use in southeast.

A concept plan for the Phone: 262-513-2641 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 The area will also serve hearing, they did receive a



Email: soundoff@conleynet.com

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 bv 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, 181unit 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." 181 apartments planned for former West Bend Brewing site - Milwaukee Business Journal



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 181 apartments planned for former West Bend Brewing site - Milwaukee Business Journal

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

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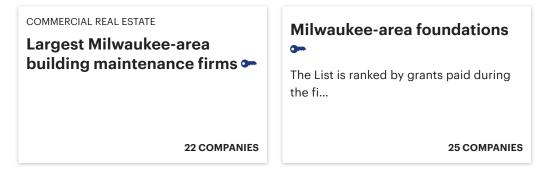




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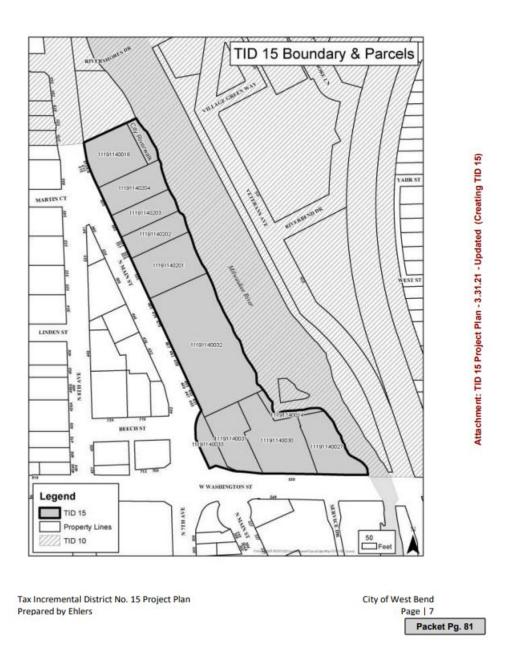
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VIDEO | West Bend council votes 6-1 to move forward on development of TID #15

By Judy Steffes - April 5, 2021

April 5, 2021 – West Bend, Wi – Following a one-hour closed session the West Bend Common Council cast a 6-1 vote (Dist. 8 Meghann Kennedy the lone dissent) to approve a project plan and establish boundaries for creation of TID #15.



The focal point of TID #15 would be the **redevelopment of the old West Bend Brewery** which would be converted by HKS Holdings, LLC into 181 apartments and retail space. "Tax base, foot traffic and connectivity between the north and south of the river walk were the key points of the project," said Phil Cosson with Ehlers Public Finance Advisors.

VIDEO | West Bend council votes 6-1 to move forward on development of TID #15 - Washington County Insider



HKS proposes a mixed-use development with 181 high-end apartment units and a commercial space for retail or a restaurant.



After closed session District 5 alderman Jed Dolnick rattled off a list of direct questions. "The current value of the brewery and land is worth \$770,000 (amount corrected) and it will be replaced by a structure that is conservatively estimated to be \$35 million," he said.

"The only money we (the City) will borrow is for the public improvements of the City river walk, the river walk going under Highway 33 and improvements to Main Street plus a third of the cost to clean up this site but we are not borrowing any money (\$10 million) to build this.

"The third point, the most confusing, the MRO is not being paid for by borrowing it is being paid for out of the tax being paid on the property."

Cosson confirmed all of Dolnick's statements.



4/6/2021

VIDEO | West Bend council votes 6-1 to move forward on development of TID #15 - Washington County Insider

Kennedy voted against the proposal adding, "I'm really excited for this project, it's beautiful and I think it's going to bring a lot to the City. My no vote is on the belief that we have four potential new board members that could be on this board tomorrow (April 6 is Election Day and the even-numbered seats are up for election) so that is why I'm voting no," she said. "I think this issue should be put before the new board."



During his initial review of the \$35 million development plan, Cosson said:

- It will take 23 of the 27 years to fully pay back the tax increment district (TID)
- There are up to \$9.7 million in capital expenditures that are TID eligible.
- The \$1 million incentive to the developer is for cleanup of the site including relocation of the We Energies site. Cleanup is estimated to cost \$3 million total.
- \$500,000 for river walk north. The \$1.5 will be borrowed and it would be paid back by the City from increment from the development.
- River walk south is \$2.2 million and that includes a tunnel under Highway 33.
- Portion of Main Street improvements which will be tackled in 2023.
- HKS estimates it will have its development constructed by 2023.
- MRO = municipal revenue obligation a contract between developer and City. After the City's obligations are first paid the remaining increment will go back to the developer up to \$4,425,000. "The key is the City costs, borrowed money, will be paid first and what gets paid last is the MRO payment which will be due on an annual basis," said Cosson. "If the valuation comes in less or it under performs the developers are the ones at risk and they are the ones that will be hurt."
- Increment from the HKS development is 1 half of 1 percent appreciation factor as the revenue that comes into the TID.

The proposed TID #15 must still go before the Joint Review Board later this month, April 15.

VIDEO | West Bend council votes 6-1 to move forward on development of TID #15 - Washington County Insider



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West Bend approves incentives for 177 downtown apartments



Enlarge

An overview of the 3-acre, 177-unit apartment project HKS Holdings plans for West Bend

ENGBERG ANDERSON ARCHITECTS

COMPANIES IN THIS ARTICLE Hks Holdings, LLC Milwaukee, WI

See full profile



By Sean Ryan – Reporter, Milwaukee Business Journal Apr 6, 2021, 4:17pm EDT HKS Holdings has until October to pull building permits for 177 planned West Bend apartments under an agreement city officials approved to provide up to \$5.4 million in city financial support.

HKS Holdings is partnering with the city for the new market-rate apartments in two buildings at North Main and West Washington streets. Plans also call for a corner restaurant space with outdoor seating.

The buildings would come online at least by mid 2023, according to a development agreement West Bend's Common Council approved Monday. The new apartments would activate a former brewery property that has been vacant or underused for decades. The city would use property taxes both as incentives to Milwaukee-based HKS Holdings, and for other infrastructure work in the downtown West Bend area intended to support ongoing efforts to attract and retain businesses.

The development agreement pledges city tax incremental financing to the developers if the project generates at least \$27.5 million in property value by the start of 2026. Those properties were assessed at \$777,200 in 2020.

The city financing includes \$1 million to move and bury overhead We Energies power lines. That would come in the form of a loan that the city would forgive once HKS Holdings secures occupancy permits for the apartments.

The agreement also pledges up to \$4.4 million in incentives that HKS Holdings would collect in the form of annual property tax refunds over several years.

The city TIF district would also pay for \$2.7 million in river walk improvements on the western bank of the Milwaukee River. Those improvements would run roughly from the Museum of Wisconsin Art, past the HKS Holdings development and north to Rivershores Drive.

The TIF district would also pay for \$1.5 million in improvements to Main Street between Washington and Walnut streets in the downtown area.

West Bend's Plan Commission will review the development's site plan on Wednesday. The TIF district is scheduled for a final approval on April 15 by a West Bend Joint Review Board.

https://www.bizjournals.com/milwaukee/news/2021/04/06/west-bend-approves-incentives-for-177downtown.html

Attachment B

New Website Update



Washington County

Site Redevelopment Program Website Update



Planning and Parks Department 333 E. Washington Street, Suite 2300 P.O. Box 2003 West Bend, WI 53095-2003 Phone: (262) 335-4445 Fax: (262) 335-6868 www.washcowisco.gov



Washington County

Site Redevelopment Program

The New Washington County Site Redevelopment Program Website

Washington County launched a brand new website for all County offices, resources, and programs including the Site Redevelopment Program (SRP). The home page for the SRP shows the success of the program with an infographic of the total leveraged funds that has been acquired since 2015. This first page also gives a general overview of the program and provides a definition of what a brownfield is. The link available at the very top of the page is to view is the Success Stories ESRI Story Map that was created to visualize the projects that have brought life back into the blighted sites.

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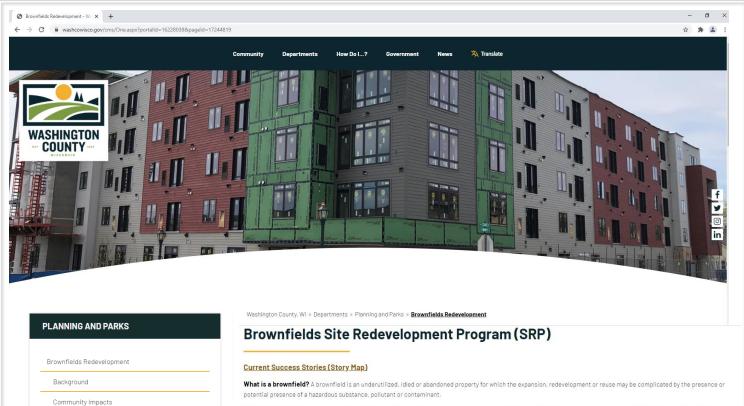
Email: Brownfields Program

Days Available: Monday - Friday

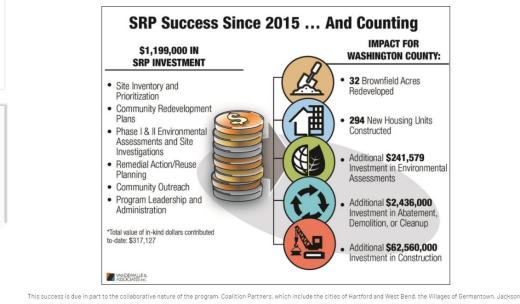
Hours Available: 8:00 AM - 4:30 PM

Potential Redevelopment Inventory

View the Brownfields Site Redevelopment Program home page <u>here.</u>



The Washington County Site Redevelopment Program (SRP) continues to show success in spurring successful redevelopment projects, resulting in millions of dollars in leveraged funds. This program continues to provide our County and its communities with a wide range benefits including increased tax base, increased employment opportunities, assessment of hazardous and petroleum contaminated brownfield sites and reuse/redevelopment opportunity analysis.



This success is due in part to the collaborative nature of the program. Coalition Partners, which include the cities of Hartford and West Bend, the Villages of Germantown, Jackson Kewskum, Richfield, and Slinger and Washington County work together to share resources and direct US EPA funds where they are most needed. The SRP's Project Management Team (PMT), which includes experts in environmental remediation, economic development, and redevelopment/reuse planning, helps the Site Redevelopment Committee (SRC) prioritize projects and make judicious use of the funds.

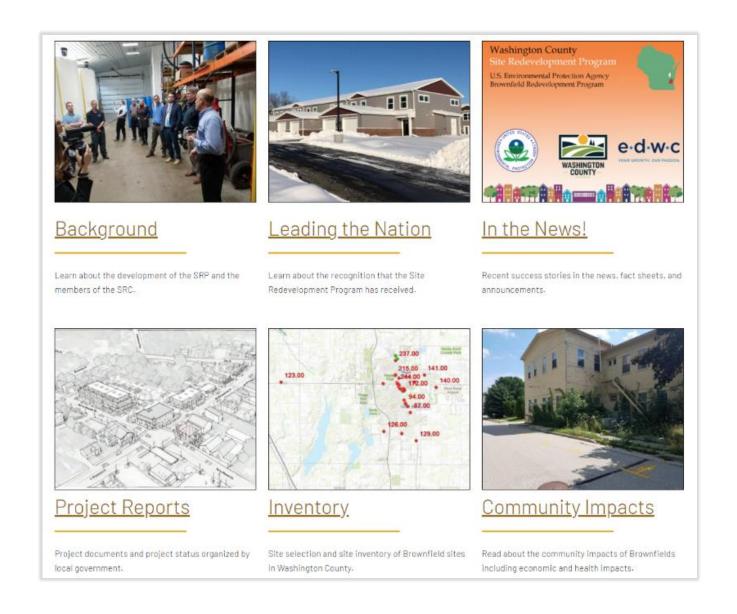


Washington County Site Redevelopment Program

The New Washington County Site Redevelopment Program Website

If you continue to scroll down on the home page of the Brownfields website, there will be different images and links to the subpages for the program. The six subpages go in depth about the entire Brownfield Redevelopment Program ranging from the background, to research about impacts of brownfields, to the project sites. The images associated with the subpage gives viewers a visual as to what information is contained within each link and can steer them in the right direction.

View the Brownfields Site Redevelopment Program home page <u>here.</u>





Washington County

Site Redevelopment Program

The Site Redevelopment Program Background Page

Clicking on the subpage link titled Background, website users can read about the vision, mission and core values of the Site Redevelopment Program. This subpage also describes the past and current funding sources of the program and the Site Redevelopment Steering Committee. This subpage is a great starting place for community members to begin to understand the Washington County Site Redevelopment Program.

View the Site Redevelopment Program Background page <u>here.</u>

Site Redevelopment Program Background

Vision

Washington County and its communities are nationally recognized leaders in transforming underutilized areas and blighted sites into productive assets contributing to a strong tax base and desirable places to live, work and thrive.

Mission

Working collaboratively, the Site Redevelopment Program advances targeted and impactful redevelopment of blighted sites by leveraging valuable and sustainable funding and other resources to provide economic growth and vitality and enhance the quality of life in Washington County.

Core Values

Transformative Collaboration - Through a shared vision and an actively engaged citizenry, proactively assisting Local Governments and developers throughout the redevelopment process to mitigate risk and maximize opportunity.

Shared Resources - Providing local governments and developers with valued expertise and an innovative and competitive toolbox for brownfield redevelopment access.

Fiscally Sound - Contribute materially to solving the fiscal challenges facing municipalities in providing essential, expected public services in a data-driven way.

In 2013, Washington County formed a coalition with the City of Hartford, City of West Bend, Village of Jackson, Village of Richfield and Village of Slinger to apply for a U.S. Environmental Protection Agency (US EPA) Brownfield Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields. On May 28, 2014 Washington County received a \$600,000 grant. The grant funds were used to complete a county-wide inventory and prioritization of sites that have redevelopment potential, and perform Phase I and Phase II environmental site assessments on priority sites. The Site Redevelopment Program has received four additional funding sources to continue the program:

- In 2017, the US EPA announced that Washington County was successful in securing a second Countywide Coalition Brownfield Assessment Grant totaling \$600,000 to fund an update
 of the inventory and site prioritization, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans for
 select sites, and perform community outreach and education.
- The Washington County Board of Supervisors approved \$600,000 to establish a County Brownfield Environmental Assessment fund to continue the work of the SRP Program in March of 2020. This ensures the program will endure without depending solely on federal funding.
- 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.
- Along with the County's sustaining support and leadership, the U.S. EPA has awarded Washington County with an \$800,000 Revolving Loan Fund Coalition Grant to capitalize a
 revolving loan fund.

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

In 2019, the Village of Germantown and the Village of Kewaskum joined the coalition in applying for FY 2020 Assessment and Revolving Loan Fund grants.

The successes of the Program are directly related to the work that is contributed by the partners who are involved. Site redevelopment collaboration partners consist of local governments and organizations such as Economic Development Washington County, Wisconsin DNR, and Wisconsin Economic Development Corporation.

In an effort to effectively redevelop and revitalize selected sites throughout the County, a Site Redevelopment Steering Committee was formed to provide input into the grant application and implementation of the grant. SRC members include:



Washington County

Site Redevelopment Program

The Leading the Nation Page

The Washington County Site Redevelopment Program has received multiple awards and recognition for the work done since 2013. The program is continuing to set the standard for a successful Brownfield Redevelopment Program with the help from the Site Redevelopment Steering Committee, Economic Development Washington County, the U.S. Environmental Protection Agency, the Wisconsin Department of Natural Resources, consultants, and other stakeholders. This page lists the accomplishments the program has made and describes each award with direct quotes from partners.

View the Leading the Nation page here.

Leading the Nation

The Washington County Site Redevelopment Program has received recognition for the work that has been done throughout the years. With the hard work of the Site Redevelopment Committee (SRC), Washington County, Economic Development Washington County, the U.S. Environmental Protection Agency (EPA), the Wisconsin Department of Natural Resources (WI DNR), consultants, and other stakeholders, this program is leading the nation with brownfield cleanup and redevelopment. Below are statements from partners, as well as the awards that this program has received.

"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. There's strength in numbers and the SRP has certainly taken advantage of that approach. After witnessing their work firsthand it's no surprise why the SRP is the recipient of multiple EPA brownfield grants." - Brian Kennedy, US EPA Brownfields Project Manager

"The County Site Redevelopment Program is carrying out what seems to be the DNR Brownfield Program's dream of how brownfields could be addressed at the local level in Wisconsin."

-Barry Ashenfelter, WI DNR Remediation and Redevelopment Program

2020 WI Policy Forum Intergovernmental Cooperation Award

Washington County received an Intergovernmental Cooperation award from the Wisconsin Policy Forum presented for the Barton School Apartments. This development included a collaboration of five municipalities with the U.S. Environmental Protection Agency and Economic Development Washington County.

Due to the Coronavirus pandemic, the event was held virtually in November of 2020. The Wisconsin Policy Forum celebrates the public sector excellence and the benefits it brings to taxpayers and communities throughout Wisconsin. The Barton School Apartments celebrated its grand opening in February of 2020 and consists of 22 apartments and 18 townhomes.

The 2020 Salute to Local Government press release provides more information and details regarding the program and the award.

EPA 2019 Region 5 Recognition

US EPA Region 5 took notice of the success of the Site Redevelopment Program (SRP), recognizing the SRP, Washington County and the City of West Bend for 'Outstanding Contributions in Brownfields Redevelopment' at the National Brownfields Conference for the Barton School Apartment Redevelopment.

The County was given this award at the U.S. EPA Brownfields Conference held in Los Angeles, California in December 2019, it was then presented to the Commonwealth Companies at Barton School by Washington County. Commonwealth Companies developed the affordable housing project in the historic Barton Elementary School in partnership with Wisconsin Partnership for Housing Development, and with support from numerous private and public sector funding partners, including the SRP funding for site assessment and a remedial action plan.

For more information, please read the press release regarding the recognition.

2017 Planning Excellence Award

In 2017, the Program was recognized by the American Planning Association-Wisconsin Chapter (APA-WI) with the "Planning Excellence" Award for Plan Implementation. Since 2012, Washington County has been proactively working to evaluate, assess and plan for the redevelopment of idle or underutilized sites. When asked about the role of planners in the Site Redevelopment Program, Rich Gundrum, County Board Chairperson said, "Since 2013, our program has had a proven record demonstrating the types of success that are possible when professional planners work to maximize resources and take a regional approach to problem solving. It is imminently clear that the success of our work was driven by a collective buy-in achieved through a process and approach that would not have emerged without the commitment from professional planners."

Regarding the 2017 Planning Excellence Award to the Site Redevelopment Program, the American Planning Association Wisconsin Chapter jury commented, "This program and its implementation is the result of an impressive coalition of multiple communities and agencies working together to achieve common goals. The prioritization strategy helps leverage various funding sources and sets the stage for long-term reinvestment."



Wisconsin Policy Forum Award

ICY FORU



APA Planning Excellence Award





The In the News Page

Project sites within the Brownfield Redevelopment Program are often times featured in local news articles. Within the In the News page, the articles are broken out by project site to allow viewers to stay up to date. The SRP also creates Fact Sheets for community members and partners giving updates of current, past, and future projects. Each are posted and linked on the website.

View the In the News page here.

In the News

View Fact Sheets released by Washington County and news articles related to the Site Redevelopment Program and target sites.

Fact Sheets

#9 - November 2020

• Six years of success, EPA Revolving Loan Fund, and new coalition members

#8 - November 2020

• Rincon 225 grand opening, West Bend Brewery redevelopment site, and Niphos reuse proposal

#7 - February 2020

• National Recognition from Barton School Apartments, exceptional collaboration of

the SRP, and Gehl Property redevelopment

1118 N \$41.1M

News Articles

Washington County Brownfields 2 e-d-w-c Program News Barton Elementary School News Bermico Property News Hartford Plaza News Plat Elementary School News Rincon 225 News Water Street Suites/TownPlace Suites News West Bend Brewery News



The Site Redevelopment Program Project Reports Page

Being able to access the project reports for each target site or local redevelopment plan is an essential part of the Brownfield Redevelopment Program. Within the Project Reports subpage, each following link is broken out by municipality. Once within that municipality, viewers can click on the desired project site and view all associated reports or documents funded by the SRP. The project site will also show before and after images of fully redeveloped sites, the current site and renderings of future development, or images of the current site. This allows viewers to see the transformative changes that are having a positive impact on their communities.

View the SRP Project Reports page here.



- · City of West Bend Gehl Site Final Phase I Market Demand Study (12/20/2018)
- <u>City of West Bend Gehl Site Market Demand Study for a Proposed 70-Room Limited-Service Hotel (2/13/2019)</u>
- West Bend Office Development Economic Report
- TownePlace Suites Economic Report

Before





SRP Project Reports

Current Success Stories (Story Map)

The Site Redevelopment Program provides funding opportunities for the assessment and cleanup of contaminated sites within Washington County- View the projects and redevelopment plans of the local municipalities below-







City of West Bend

City of Hartford

Village of Slinger







Village of Richfield

Town of West Bend

Village of Jackson



Village of Kewaskum

Village of Germantown



Potential Redevelopment Inventory Page

Site selection and inventory of the Brownfield sites in Washington County was one of the initial steps for this program. Maintaining and updating the inventory is a continued process that allows the program to prioritize the sites within the County. The three criteria that the sites are ranked on are: environmental conditions, redevelopment feasibility, and community goals. Viewers can read through all documents that are attached on the site to get a better understanding of the inventory in Washington County.

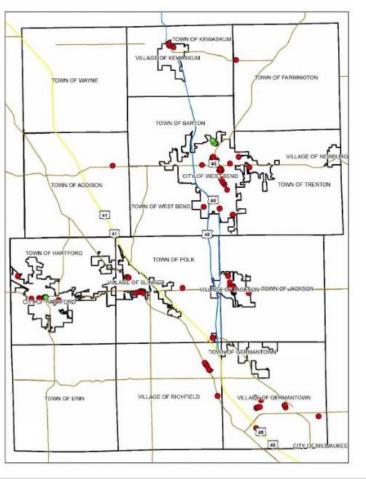
View the Potential Redevelopment Inventory page <u>here.</u>

Potential Redevelopment Inventory

A comprehensive County-wide inventory of potential redevelopment sites was conducted in 2015. This extensive data was gathered from a variety of sources and provided a holistic understanding of the site including: ownership, acreage, and land use. One hundred and fifteen (115) sites were identified and then ranked based on 3-pronged criteria: environmental conditions, redevelopment feasibility, and community goals. Below are key documents and materials relating to the inventory.

- Overview of the Site Inventory Approach and Process
- Overview of the Site Prioritization Approach and Process
- <u>SRP Presentation November 2015</u>
- Draft Criteria and Scoring
- SRP Summary Memo
- Site Selection Memo
- SRP Presentation December 2015
- <u>Site Prioritization Process Update May 2018</u>

The Site Redevelopment Program continues to progress with continued Environmental Assessments Activities at target sites, the development of a Site Screening Checklist to determine if sites are good candidates for SRP funding, and the creation of a Redevelopment Site Advancement Process Diagram to communicate tools and multi-year strategies used in a brownfield redevelopment process.





Washington County

Site Redevelopment Program

Community Impacts Page

Brownfields can have negative impact on not only human health and the environment, but also on economic impacts of communities. This page provides research and studies that were done on brownfield redevelopment sites and how remediation of contaminated sites can positively impact health and the economy within a community. The Economic and Fiscal Impact Studies were done by Economic Development Washington County on seven different project sites within the County. While the Health Impacts research is a compilation of studies done throughout the country.

View the Community Impacts page here.

Community Impacts

Health Impacts

Brownfield sites can have largely negative impacts on peoples' health. Revitalizing these sites can provide both economic and environmental gains for communities. Below are research reports that provide evidence on how brownfield redevelopment can improve community health.

In 2017, the County partnered with the University of Wisconsin-Milwaukee Zilber School of Public Health and a Masters of Public Health Candidate who provided a report on the health impact of Brownfields making a case for reclaiming brownfield sites. View the Health Impact Considerations PowerPoint below

Health Impact Considerations

Published in August 2014, Nancy Frank summarizes the findings of numerous studies, as well as Wisconsin data, on the impact of public investment in brownfield redevelopment. The report states, "Investment of public funds in remediation and redevelopment of brownfields generates a range of public and private benefits, including increased property values, increased tax revenues, jobs retained, new jobs created, environmental benefits, and social benefits." Click the link below to view the whole report.

Benefits of Public Investment in Brownfield Cleanup and Redevelopment

2015 Brownfields Study Group Report provides proposals to assist with even stronger economic growth in Wisconsin as it relates to Brownfield projects. Brownfields have the opportunity to be an excellent development strategy and can reinvent historic downtowns. View the report below.

Brownfields Study Group 2015 Report Investing in Wisconsin: Reducing Risk, Maximizing Return

Brownfields Redevelopment: Enhancing Community Wealth and Community Health



Figure 1. Brownfield and health monitoring. Source: US EPA (2006).

Economic and Fiscal Impacts

In order to understand each project's economic and fiscal impact and return on investment (ROI) to the local community, Economic Development Washington County (EDWC) conducted Economic and Fiscal Impact Studies on seven projects and completed an additional two projects that model the potential impact of a machine tool and office development. The View the project summary with each of the target sites below.

Brownfield Impact Studies and Summary		Estimated Economic and Fiscal Impact Analysis of Recent Redevelopment/Reuse Projects		
Economic Impact Models for Potential Projects	New Private Capital Investment:			
Barton School Apartments Economic Report	Total capital investment including equity, revolving loan funds, and other private loans	\$85.6M		
EH Wolf Foundry Economic Report	Net Public Benefit Over 10 Years: Benefits to individual municipalities through taxes			
Niphos Site Economic Report	and fees, e.g. also tax, room tax and property tax, less expenses and public fund assistance	\$11.1M		
Rincon 225 Economic Report	New Direct Payroll Over 10 Years:	£440 3M		
Saxony Village Economic Report	Total new payroll created by the projects	\$118.3M		
TownePlace Suites Economic Report	Indirect Payroll Over 10 Years: Total payroll and jobs created indirectly by			
West Bend Office Development Economic Report	projects. This results from the project's ripple effect of spending	\$41.1M		



Washington County Site Redevelopment Program

SRP Success Stories Washington County homepage 🛛 🖌 🏏 Site Redevelopment Program Success Story Maj Village of Random Lake Site Redevelopment Program Website Washington County Site Redevelopment Program Success Stories The successes of the County Site Redevelopment Program are directly related to the work Village of Belgium that is contributed by the partners who are involved. Site redevelopment collaboration partners consist of local governments and organizations such as Economic Developmer Washington County, Wisconsin DNR, and Wisconsin Economic Development Corporation Below are a few former contaminated and unused industrial sites, that have now been transformed into economically thriving areas of the community, and are success stories of the Washington County Site Redevelopment Program. Click on the following sites below! 1. E.H. Wolf & Sons 2. Amici's & Laubenheimer's Village of 3. Saxony Village /illage of Washington 4. Barton School Apartments 5. City of Hartford - Rincon 225 Site Redevelopment Program - Looking Ahead 1. Village of Slinger - Downtown Vision and Strategy **Opportunity Analysis Plans** As partners in the Washington County Site Redevelopment Coalition, the Village of Richfield and the Village of Jackson allocated funds to conduct Opportunity Analysis & Redevelopment Plans. The purpose of these plans is to identify and highlight community assets and key redevelopment opportunities in order to enhance, accelerate, and increase Falls economic activity in the Villages and contribute to future prosperity. Villegri, HERE, NPS | Washington County, Wisconsin Southeastern Wisconsin Regional Planning Commission | Esri, HERE, NPS eSri Town of Ixonia Village of 1 Village of Dishfield Noutheast Couvids

The Washington County Site Redevelopment Program Story Map

Visualizing the success of the Brownfield Redevelopment Program allows community members and viewers to get a good idea of how the program is making a positive impact on Washington County. The Story Map was created to give an interactive experience of six different sites throughout the County. The Story Map includes photos, videos, and descriptions of each of the uses for the site and how investment providing remediation and redevelopment to a brownfield site can have a catalytic impact on the community.

View the SRP Success Stories Story Map <u>here.</u>

Attachment C

Updated SRP Goals, Vision, Mission, and Core Values



Washington County

Site Redevelopment Program



Goals for the Washington County Site Redevelopment Program – FY 2017 Grant

1. Obtain Maximum Leverage - Tasks 2, Task 3

- Work with County, local governments, EDWC and Wisconsin Economic Development Corporation to maximize leverage of projects
- Use grant to leverage at least \$2 million in additional grants
- Exceed the minimum number of assessments outlined in Work Plan
- 2. Connecting Sites to Investors Task 5
 - Continue with EDWC efforts to have a working system for promoting brownfield sites on their website

3. Integrate Inventory with GIS – Task 1

- County to integrate potential redevelopment inventory with County GIS
- County to integrate Sanborn Fire Maps into County Web Application Gallery
- Uploading new sites / building data into the EDWC Redevelopment Tool
- Building additional GIS layers into the EDWC Redevelopment Tool

4. Integrate Partnerships into Project Development - Task 3, Task 4

• Develop meaningful partnerships with non-profit organizations on a site by site basis

5. Improved Efficiencies of Grant Administration - Task 0

• Improve administrative approach with reporting requirements

6. Marketing Successes of the Site Redevelopment Program - Task 5

- Return on investment and impact analysis detailed fiscal and economic impact analysis
- Develop success story profiles and case studies
- Achievement / marketing / recognition one of the most successful Site Redevelopment Programs in EPA Region 5
- Demonstrate the value of planning and how this translates into improved economic conditions
- Improve communications with public and media

7. Sustainability of Site Redevelopment Program

- Obtain sustainable program with permanent funding source in place in 3 years
- County and local government investments to achieve sustainable program
- Apply for and win US EPA Brownfields Revolving Loan Fund grant



Planning and Parks Department 333 E. Washington Street, Suite 2300 P.O. Box 2003 West Bend, WI 53095-2003 (262) 335-4445 Fax: (262) 335-6868 landres@washcowisco.gov www.washcowisco.gov



Washington County Site Redevelopment Program



- Excel in promoting success stories that explain the challenges and benefits resulting from brownfield redevelopment (and the costs of inaction)
- Develop online application to empower local governments to update potential redevelopment site inventory and site prioritization

<u>The Vision for the Washington County Site Redevelopment Program – FY 2017 Grant</u>

Washington County and its communities are nationally recognized leaders in transforming underutilized areas and blighted sites into productive assets contributing to a strong tax base and desirable places to live, work and thrive.

The Mission for the Washington County Site Redevelopment Program – FY 2017 Grant

Working collaboratively, the Site Redevelopment Program advances targeted and impactful redevelopment of blighted sites by leveraging valuable and sustainable funding and other resources to provide economic growth and vitality and enhance the quality of life in Washington County.

The Core Values for the Washington County Site Redevelopment Program - FY 2017 Grant

Transformative Collaboration – Through a shared vision and an actively engaged citizenry, proactively assisting Local Governments and developers throughout the redevelopment process to mitigate risk and maximize opportunity.

Shared Resources – Providing local governments and developers with valued expertise and an innovative and competitive toolbox for brownfield redevelopment access.

Fiscally Sound – Contribute materially to solving the fiscal challenges facing municipalities in providing essential, expected public service in a data-driven way.



Planning and Parks Department 333 E. Washington Street, Suite 2300 P.O. Box 2003 West Bend, WI 53095-2003 (262) 335-4445 Fax: (262) 335-6868 <u>landres@washcowisco.gov</u> <u>www.washcowisco.gov</u>

Attachment D

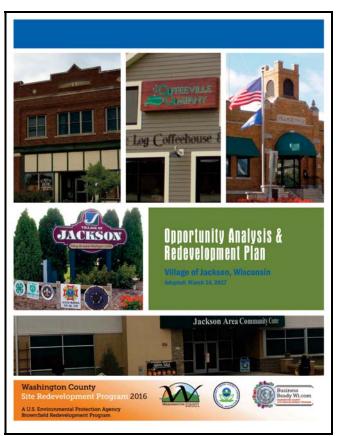
Washington County Planning and Park Department Annual Report to the County Board

Summary of Brownfield Site Redevelopment Program Work 2017-2020

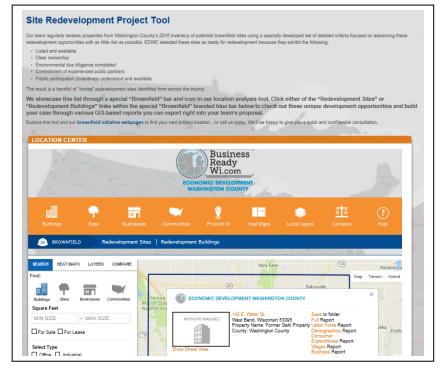


Site Redevelopment Program/US EPA Brownfield Assessment Grant

- As Project Manager, the Deputy Administrator is responsible for grant administration and Site Redevelopment Program (SRP) oversight including managing the consultant activities of the Project Team (Stantec Consulting Services, Inc., Vandewalle & Assoc. and Economic Development Washington County), coordination with our Coalition Partners (City of Hartford, City of West Bend, Village of Richfield, Village of Jackson and Village of Slinger), coordination of the Site Redevelopment Steering Committee (SRC), reviewing environmental site assessments (ESAs), and preparing required reports for the US EPA. Major accomplishments of the SRP include:
 - The SRP has had exceptional results to date, four projects underway in 2017 have a combined \$41 Million in construction investments for which assessment and redevelopment planning was supported through the FY 2014 US EPA Brownfields grant.
 - Worked with the Site Redevelopment Committee (SRC) in determining sites for grant funding. Approximately 99% of the grant funds has been allocated.
 - The SRP and US EPA Brownfield grant funds have been integral to the success of numerous redevelopment initiatives throughout the County including the following 2017 SRP successes:
 - Utilized approx. \$30,000 of US EPA funds to complete Phase II environmental site assessment (ESA) and site investigations at the former Barton Products/Precision Manufacturing in the Town of West Bend as part of an effort by the owners to sell the property to a prospective buyer and in response to the discovery of soil and groundwater contamination at the property. The site investigation and remedial planning activities were cost shared with the land owner paying 50% of the costs. A release notification was submitted to the Wisconsin Department of Natural Resources (WDNR) on behalf of the property owner and a WDNR "Green Team" meeting discussed the actions necessary to address the contamination.
 - Utilized \$32,000 of US EPA funds to complete an Opportunity Analysis & Redevelopment Plan for the Village of Jackson that was adopted by the Village in March and presented to the SRC in June. The Plan identifies and highlights community assets and key redevelopment opportunities in order to enhance, accelerate, and increase economic activity in the Village and contribute to its future prosperity.
 - Secured bids for performing remedial activities for the former Niphos Coating site in the Village of Slinger necessary to secure case closure from the WDNR.



Utilized approx. \$14,000 of US EPA funds to create and launch the EDWC Site Redevelopment Project Tool. This powerful map based application is specifically designed to advance brownfield redevelopment projects by providing developer's information on redevelopment properties that are positioned for near term redevelopment as a direct result of the work of the Site



Redevelopment Program and its partners. EDWC regularly reviews properties from Washington County's 2016 inventory of potential brownfield sites and makes updates. Visit the following website to explore the Site Redevelopment Project Tool. http://businessreadywi.com/business-intelligence/redevelopment-tool/

 The Washington County Site Redevelopment Program received the 2017 Planning Excellence Award from the American Planning Association - Wisconsin Chapter for Plan Implementation.

> "This program and its implementation is the result of an impressive coalition of multiple communities and agencies working together to achieve common goals. The prioritization strategy helps leverage various funding sources and sets the stage for long-term reinvestment."

- American Planning Association Award Jury



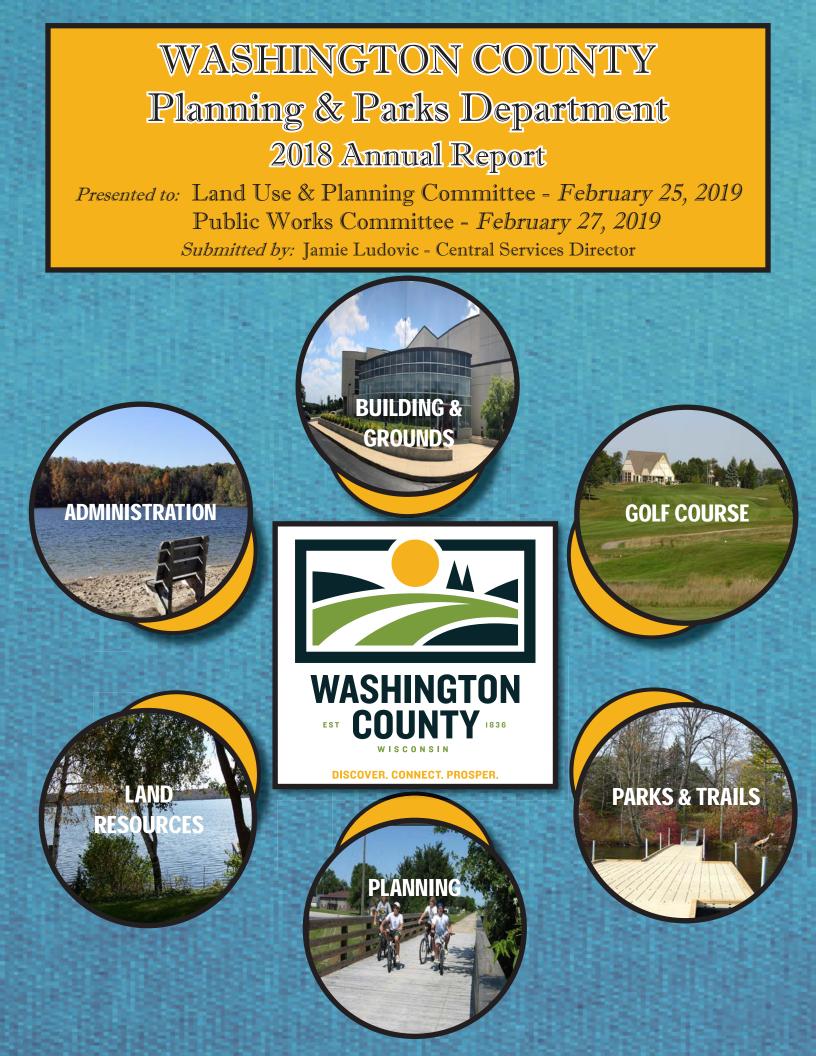
- The Project Management Team presented at the WI DNR Brownfields Study Group in Sept. discussing the SRP evolution, structure, successes, best practices and lessons learned. The presentation was well received and we have been asked to present the program at several other events including UW Milwaukee - Innovative Cities Series and WI DNR Brownfields 101 Conference.
- o Completed and submitted all required Quarterly and Annual Reports to the US EPA.
- Continue to update the Site Redevelopment Program website with current projects, visit <u>www.co.washington.wi.us/SRP</u>.
- Partnered with UW Milwaukee School of Public Health and provided direction for a Masters of Public Health candidate to compile the health impact of brownfield redevelopment featuring three redevelopment sites that have received grant funding.
- Requested and received an extension of the FY2014 Community-Wide Coalition Assessment Grant extended grant four months to Jan. 31, 2018.
- In June, the US Environmental Protection Agency (EPA) announced that Washington County received a FY 2017 \$600,000 US EPA Community-Wide Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields. This grant will continue to provide our County and its Coalition partners with a wide range of economic benefits, which include an increased tax base as well as increased employment opportunities for area residents.
 - Completed and received US EPA approval for the Pre-Award Application, detailed Implementation Work Plan and Budget for the FY 17 grant. Cooperative Agreement was finalized in November.
 - Completed the Roles and Responsibilities for the Project Management Team and Coalition Partners.
 - Finalized contract with Stantec Consulting Services for environmental work on FY2017 Grant.

SRP Quick Facts

- ✓ Washington County is 1 of only 7 Wisconsin counties that have been awarded a US EPA Brownfield grant over the past 20 years and continues to be the only County-led Redevelopment Coalition in Wisconsin!
- Washington County accounts for 34% of all US EPA brownfields grant funding awarded to Wisconsin counties in the past 20 years.
- The Project Management Team applied for a FY2018 USEPA Brownfields Revolving Loan Fund Grant in November. The Brownfields RLF will be another "tool" for successful business development and investment in the County by providing no-interest or low-interest loans for eligible brownfield cleanups.

Washington County Bicycle and Pedestrian Plan

• Working with Purchasing and WI DOT to prepare the scope of work for a qualifications based procurement (QBS) process as required by the WI DOT TAP grant to hire a consultant to assist with Plan development.





Planning Goals

- Contribute to the County's economic vitality through the Site Redevelopment Program.
- Advance the County's strategic goals & initiatives through collaborative and multi-jurisdictional planning.
- Develop plans that promote responsible growth and support a positive quality of life.
 Provide planning expertise in assisting County Departments.

2018 Accomplishments

The Multi-jurisdictional Comprehensive Plan for Washington County

- The Multi-jurisdictional Advisory Committee (MJAC) met four times in the development of the Multijurisdictional Comprehensive Plan for Washington County: 2050 Update.
- Worked with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to complete Comprehensive Plan chapters for MJAC review and approval:
 - Chapter IV Issues and Opportunities
 - o Chapter VII Housing
 - o Chapter VIII Transportation
 - Chapter X Economic Development
 - Chapter XI Intergovernmental Cooperation
 - o Chapter XIII Implementation
- Worked with the County Board, Administration and various County Departments in developing Comprehensive Plan recommendations that align with the Strategic Goals for the Quality of Life of the Citizens of Washington County.



- Facilitated County Board Workshop on Oct. 10th to review draft recommendations.
- Continue County website updates for the Comp Plan update <u>www.co.washington.wi.us/CP2050</u>.

County Bikeway and Trail Network Logo - The planning division received a \$3,000 donation through Bike Friendly West Bend from the Coca Cola Company and Rails to Trails Conservancy as part of the 2018 Metropolitan Grants Program to support the development of a logo for the County Bikeway and Trail Network. The County contracted with EPIC Creative to develop the logo. This process will be completed in January 2019.

Site Redevelopment Program (SRP) / US EPA Brownfield Assessment Grant

As Project Manager, the Deputy Administrator is responsible for grant administration and SRP oversight including managing the consultant activities of the Project Management Team (PMT) including Stantec Consulting Services, Inc., Vandewalle & Assoc. and Economic Development Washington County, coordination with our Coalition Partners (City of Hartford, City of West Bend, Village of Richfield, Village of Jackson and Village of Slinger), coordination of the Site Redevelopment Steering Committee (SRC), reviewing environmental site assessments (ESAs), and preparing required reports for the US Environmental Protection Agency (EPA). This program continues to provide our County and its Coalition partners with a wide range of economic benefits, which include an increased tax base as well as increased employment opportunities for area residents.

Major 2018 accomplishments of the SRP include:

- Completed FY 2014 US EPA Brownfields Assessment Grant Met or exceeded all FY2014 US EPA Brownfields grant performance outputs and outcomes as described in the Implementation Work Plan including:
 - The SRP had exceptional results with over \$32 Million in construction investments for which assessment and redevelopment planning was supported through the FY 2014 US EPA Brownfields grant. An additional \$2.2 Million was also leveraged in assessment, abatement, demolition or cleanup funding for projects that were supported through the FY 2014 grant.
 - Approximately 99.95% of the grant funds were expended.
 - Outlined best management practices and lessons learned during grant period for the US EPA.
 - Completion of a community-wide inventory and prioritization of brownfields sites.
 - o Completed 17 Phase I and 17 Phase II ESAs on priority brownfields sites.
 - In 2017, EDWC developed and launched the Site Redevelopment Project Tool. This powerful 0 map based application is specifically designed to advance brownfield redevelopment projects by providing developer's information on redevelopment properties that are positioned for near term redevelopment as a direct result of the work of the Site Redevelopment Program and its partners. https://www.edwc.org/our-services/brownfield/
- *Former Niphos Coatings* Village of Slinger Site of the US EPA emergency clean up in 2012. The remediation is completed and working with Stantec to complete and submit closure request by end of January for WDNR review. Anticipate case closure by April 2019.



Niphos Before – Exposed soil contaminated with arsenic and PAHs.





Niphos After - Contaminated soil removed and replaced w/clean fill & topsoil. Working with Stantec to complete and submit closure request by end of January for WDNR review and anticipate case closure by April 2019.

- **FY2017 US EPA Brownfields Assessment Grant** In January 2018, the SRP started funding redevelopment projects and initiatives with the FY 2017 \$600,000 US EPA Community-Wide Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields:
 - Completed several success story videos for E. H. Wolf & Sons and Saxony Village <u>https://www.youtube.com/watch?v=CyZ0VcHbt18</u>
 - Created an online SRP Success Story ESRI story map on the Washington County Web Application Gallery at:

http://washingtoncowi.maps.arcgis.com/apps/MapSeries/index.html?appid=79aeb56 5abf34db8bc5273c77fd769e8





SRP Success Story Map on County Web Application Gallery

 Rock Falls Summit – In partnership with EDWC and UW Extension, organized the Sept. 13, 2018 Washington County – Rock Falls, IL Brownfields Summit to discuss program sustainability, exchange brownfield redevelopment success stories and discuss future sustainability strategies. Two main takeaways to achieve a sustainable program:

o Develop a Site Redevelopment Program financial sustainability strategy.

 Develop a comprehensive Site Redevelopment Program communications & marketing strategy for all levels (general public/key stakeholders/community organizations/elected officials).







Rock Falls and Washington County Summit to discuss brownfields program sustainability strategies.

• **Redevelopment Projects underway in 2018** - Current redevelopment projects that are utilizing the Site Redevelopment Program FY2017 US EPA Brownfield Grant Funds:



\$39,500 – Former Barton School – West Bend – Phase I and II ESAs, remedial action plan and soil management plan



\$38,000 – West Bank Milwaukee River, West Bend – Phase I and II ESAs

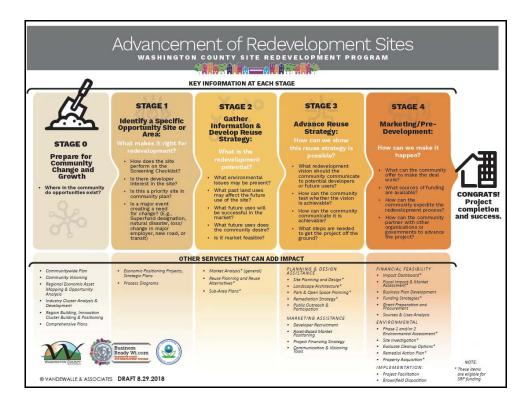


\$11,550 – Former Gehl Site – West Bend – Hotel Market Analysis

- Redevelopment Screening Checklist The SRP Project Management Team created the Redevelopment Site Screening Checklist to determine if a proposed site is ready for redevelopment and therefore appropriate for investment by the SRP.
- WI DNR Brownfields 101 The SRP Project Management Team presented at the WI DNR Brownfields 101 Conference discussing the innovative and collaborative approach to the Site Redevelopment Program in terms of coalition structure, organization and partnership with economic development.
- Grant Administration Completed and submitted all required Quarterly and Annual Reports to the US EPA.



 Advancement of Redevelopment Sites – The SRP Project Management Team created an infographic for local governments that describes the redevelopment process and identifies items that are eligible for SRP funding.



US EPA Technical Assistance for Village of Germantown – The County received direct technical
assistance from the US EPA Land Revitalization Program to help design a Connectivity Plan for the
Village of Germantown centered on Saxony Village, currently under construction on a remediated
brownfield site that utilized the SRP funding for site assessment. A series of workshops took place in
November 2018 with key community stakeholders.





US EPA Technical Assistance for Village of Germantown Connectivity Plan

Other Planning Division Activities & Accomplishments

- The Deputy Administrator continued to serve on the Washington County Land Information Council, the Mid-Kettle Moraine Partnership Group and the Wisconsin County Planning Directors.
- Continued to assist local governments and State agencies on a variety of land use and planning related issues, as requested.
- Assisted the Land and Water Conservation Division with an update to the County Aquatic Invasive Species Plan.
- Assisted the Parks and Trails Division on several tasks of the Parks and Trails Fiscal Sustainability Plan.
- Hired Sydney Swan as the new part-time Planning & Parks Analyst and will assist the Planning Division on numerous projects.

Current Projects and the Year Ahead

- Complete the Multi-jurisdictional Comprehensive Plan for Washington County: 2050 update including plan adoption in April 2019 and online story map.
- Review and process all proposed amendments to the adopted Comprehensive Plan in accordance with the amendment requirements of §66.1001(4) of the *Wisconsin Statutes*.
- Complete the County Bikeway and Trail Network Plan including prioritization of recommendations, implementation, funding opportunities, plan adoption in April 2019 and online story map.
- Assist the Land and Water Conservation Division with the completion of the Aquatic Invasive Species Plan update.
- Assist the Land and Water Conservation Division to initiate the 10-year update to the Land & Water Resources Management Plan to be completed in 2020.
- Assist the Parks and Trails Division as requested on projects outlined in the Fiscal Sustainability Plan.
- Continue to manage the US EPA Brownfield Assessment grant implementation and coordination to effectively move the Site Redevelopment Program forward and achieve redevelopment success for grant funded projects.
 - Anticipate applying for a FY2020 USEPA Brownfields Revolving Loan Fund Grant in November 2019. The Brownfields RLF will be another "tool" for successful business development and investment in the County by providing no-interest or low-interest loans for eligible brownfield cleanups.
 - Current 2019 redevelopment projects that will be utilizing the Site Redevelopment Program FY2017 US EPA Brownfield Grant Funds:



\$43,000 – Former West Bend Brewery – Phase I & II ESAs



\$27,500 – Downtown Slinger Redevelopment Vision & Strategy

 SRP Sustainability Strategies - As outlined in the Goals for Washington County Site Redevelopment Program – FY2017 Grant, sustainability of the Site Redevelopment Program is of high importance to the SRC and Coalition Members. This SRP sustainability strategy will strengthen the program demonstrating to investors, redevelopers and lenders that Washington County has a robust sustainable program to help secure future investments into redeveloping brownfield sites throughout the County. Washington County, Coalition Members, local governments, the business community and residents will all benefit from a sustainable Site Redevelopment Program. Creating the SRP Sustainability Strategy Action Plan will be completed in 2020 followed by implementation.

Site Redevelopment Sustainability Strategy – 3 Components

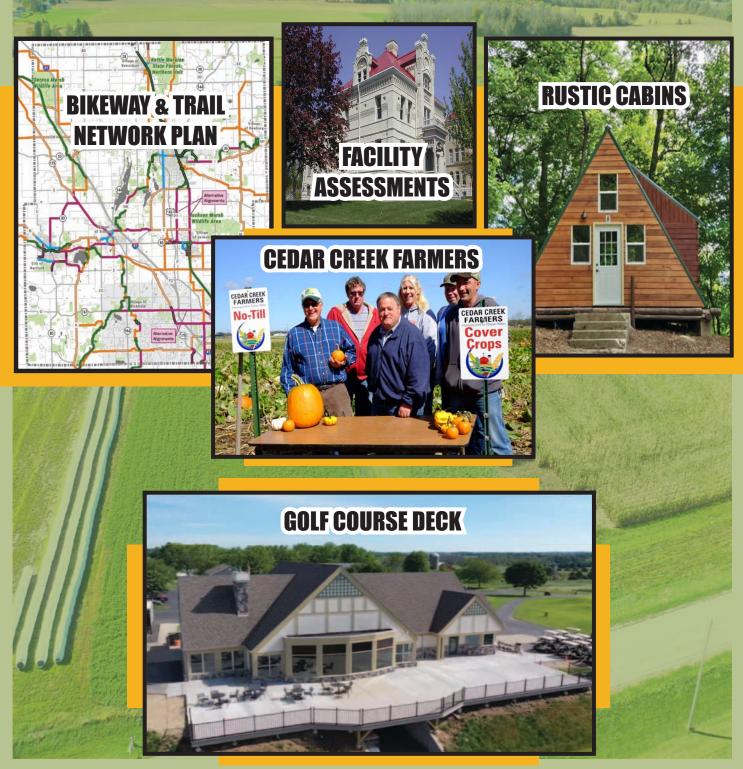






Planning & Parks Department 2019 Annual Report

Presented to: Public Works Committee - 02/26/2020 Land Use & Planning Committee - 02/27/2020 Submitted by: Jamie Ludovic - Central Services Director



DISCOVER. CONNECT. PROSPER.



Planning Goals

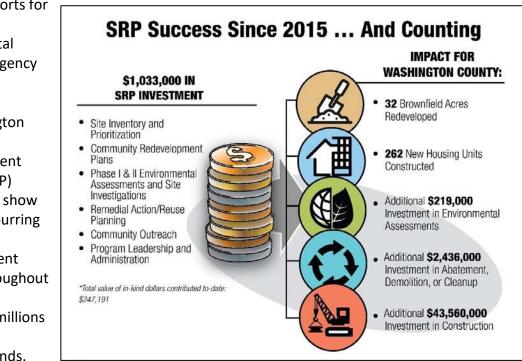
1) Contribute to the County's economic vitality through the Site Redevelopment Program (SRP).

This program continues to provide our County and its Coalition Partners with a wide range benefits related to *Economic Growth & Vitality* and *Safe & Secure Community Goals* including increased tax base, increased employment opportunities, assessment of hazardous and petroleum contaminated brownfield sites and reuse/redevelopment opportunity analysis.

a. As Project Manager, the Deputy Director continues the grant administration and SRP oversight including managing the consultant activities of the Project Management Team (PMT), collaboration with our Coalition Partners (City of Hartford, City of West Bend, Village of Richfield, Village of Jackson and Village of Slinger), coordination of the Site Redevelopment Steering Committee (SRC), review of environmental site assessments (ESAs), and preparing

required reports for the US Environmental Protection Agency (US EPA).

b. The Washington County Site Redevelopment Program (SRP) continues to show success in spurring numerous redevelopment projects throughout the County, resulting in millions of dollars in leveraged funds.



c. The SRP funded an \$18,000 Hotel Market Study by Patek Hospitality Consultants, Inc. which determined that the former Gehl Co. manufacturing site in West Bend was a viable location for a hotel. This study was instrumental in assisting the City of West Bend in reaching an agreement in the spring of 2019 with RafRad LLC and Kinseth Hospitality to construct a Marriott TownePlace



Suites, a 3-story, 68-unit hotel in the spring of 2021.

- d. Work continued on the former Niphos Coating Site in the Village of Slinger. In 2019, the SRP funded over \$20,000 to assist the County on this project. Remediation is complete and a WDNR Case Closure request was submitted in 2019. In partnership with the Village of Slinger, a Request for Redevelopment Proposals was released in December. The redevelopment vision for the site is multi-family residential.
- e. As part of the FY2014 US EPA Grant, over \$50,000 of environmental assessment activities (Phase I and Phase II ESAs, and Site-Specific Sampling & Analysis Plan) were funded through the SRP for the City of Hartford site that is currently being redeveloped by Greywolf Partners into Rincon 225, a six-story, 82-unit apartment building with underground parking. The project ground-breaking was February 2019



and is set to open in May 2020. An SRP success story video was developed for this project and can be viewed here: <u>https://www.youtube.com/watch?v=ydTJ3scZV_M</u>

f. In 2018 and 2019, the SRP funded approx. \$40,000 for environmental assessment and remedial action planning for the former Barton Elementary School. The site is currently being repurposed by Commonwealth Management Corporation into 40 new workforce housing units. The school building will be adapted for 22 apartments. This project was



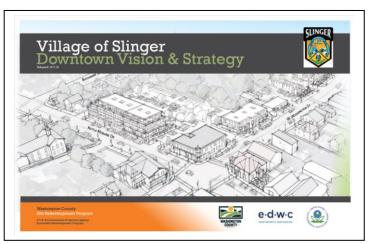
made possible by numerous partnerships and a layered funding strategy. Total project cost is \$9.66 million. A success story video was completed for this project and can be viewed here: https://www.youtube.com/watch?v=bV6z-Mvl8eM

g. The Washington County Site Redevelopment Program and the City of West Bend were recognized by the US EPA Region 5 at the 2019 US EPA National Brownfields Conference in Los Angeles in December for 'Outstanding Contributions in Brownfields Redevelopment' for the Barton School Apartment Redevelopment.



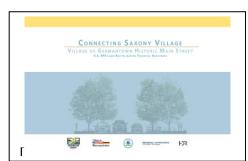
h. In early 2019, the Village of Slinger utilized over \$27,000 in SRP funds to complete a Downtown Vision and Strategy. Slinger's Downtown has not seen a high level of investment in recent years. Working with the public and Village officials, this long-range visioning process fostered a conversation about how the Downtown area should best look, feel, and function in the coming decades.

Recommendations are focused on the rehabilitation and restoration of existing buildings, infill development, screening of outdoor storage areas, and enhancements to downtown parking and streetscaping. The vision also includes a catalytic infill development concept and several ideas for new gathering spaces in Community Park.



i. In March 2019, the final report *Connecting Saxony Village* was completed and released. Washington County received direct technical assistance from the USEPA Land Revitalization Program to develop a Connectivity Plan for the Village of Germantown, with the goal of connecting Germantown's historic Main Street District to other locations in the Village. A three-day visioning process was held in November 2018, where stakeholders considered

ideas to improve facilities for pedestrian and bicycle users, streetscapes, and green infrastructure.





j. The SRP funded almost \$13,000 to complete a redevelopment plan for the Hartford Plaza, an older and underutilized strip shopping center. This 18-acre site with 150,000 sq. ft. existing multi-tenant shopping center was formerly anchored by Kmart and Sentry Foods. On Dec. 10[,] 2019 the City of Hartford Common Council decided to move forward with Option A and are seeking a developer for mixed-use redevelopment with potential to revitalize the City of Hartford's east side.





- k. The SRP continues to fund assessment work at the Former West Bend Brewing Property. To date, the SRP has funded \$52,000 to complete Phase I and Phase II Environmental Site Assessments and an asbestos, lead-based paint and hazardous building materials survey for renovation/ adaptive reuse of the Former West Bend Brewing Property.
- The SRP funded a \$40,000 infrastructure evaluation of the Northeast Corridor in the Village of Richfield. The Draft Infrastructure Evaluation Report was presented and adopted by the Village Board on November 21, 2019.
- m. The Planning Division submitted two grant applications in December 2019 to continue the work of the SRP. The grants included a US EPA FY2020 Coalition Brownfields Assessment Grant and a Revolving Loan Fund Grant. Grant award is anticipated in May/June 2020. Two new Coalition Partners joined the SRP; the Village of Germantown and the Village of Kewaskum.
- n. The Planning Division worked with County GIS in developing an ArcGIS Online Project Site Tracker to improve efficiencies in tracking the various stages of assessment activities which will make the required reporting to US EPA easier to complete.

COMMITTEE REPORT

To: Washington County Land Use & Planning Committee

From: Jamie Ludovic, Director of Community Development Debora Sielski, Deputy Director

Date: February 25, 2021

Re: Land Resources Division – 2020 Update Report

The attached report provides a summary of the work completed by the newly formed Land Resources Division for 2020. The Planning, Land and Water Conservation and Land Use Divisions merged creating the Land Resources Division which provides the following services to the citizens of Washington County:

- Planning Services
- Land Conservation Services
- Land Use Permitting Services
- Brownfields Redevelopment Services

Key achievements of the Land Resources Division in 2020 include:

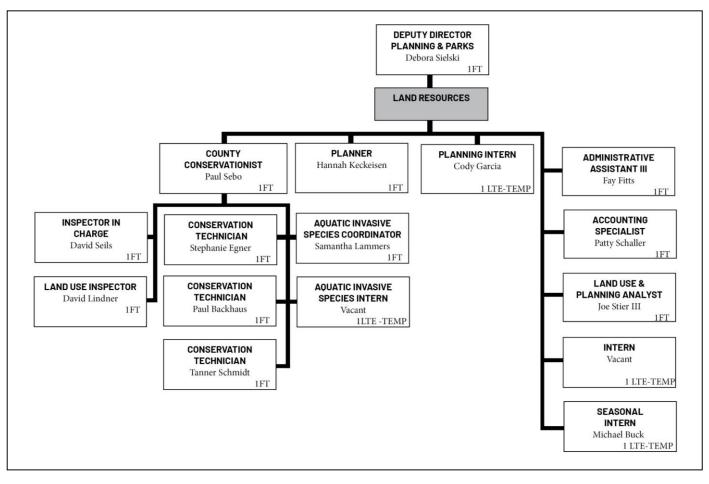
- The Brownfields Program continues to successfully spur redevelopment with 32 acres redeveloped including over \$62 million in construction investment to date
- Conservation and Nutrient Management Plans were prepared for 18 farms covering approximately 9,768 acres
- Almost 28,000 trees and shrubs were purchased during the 2020 annual Native Tree & Prairie Seed Program
- Awarded an \$800,000 US EPA Revolving Loan Fund Grant
- Updated the County Park and Open Space Plan which was adopted in April
- Updated the County Land and Water Resources Management Plan which was adopted in October



The Land Resources Division provides:

- Planning Services
- Land Conservation Services
- Land Use Permitting Services
- Brownfields Redevelopment Services

The Land Resource Division continued to evolve in 2020, with the merging of the Planning, Land and Water Conservation and Land Use Divisions. Programs and responsibilities will continue to shift between staff into 2021 for improved customer service and program efficiencies. Below is the organizational chart for the Land Resources Division.



- 5) Providing education and administering programs that help accomplish the proper management of our natural resources (including lakes, rivers, groundwater, wetlands, floodplains and land resources) for an improved quality of life.
 - Although many educational and outreach events were canceled or scaled back due to the pandemic, staff still hosted the following:
 - Conservation Program Update Luncheon 75 Farmer participants
 - Nutrient Management (NM) Farmer Education Class 5 Farms represented
 - SnapPlus Training (a NM computer program) 8 Farms represented
 - \circ No-Till Planter Set-up and Maintenance Clinic* 52 Farms represented
 - Cedar Creek Farmer Soil Health Fall Field Day* 400+ event participants
 - The Conservation Poster Contest (grades K-12) with 158 Posters submitted.



Cedar Creek Farmer No-Till Planter Clinic (2/26/20)



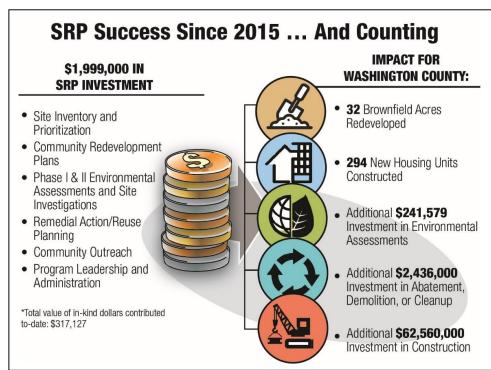
Conservation Poster Contest

- A full-time Aquatic Invasive Species (AIS) Coordinator position, funded by WDNR grants and shared 50% with Waukesha County, continues to implement goals identified in the grant and the AIS Strategic Plan. Highlights of the activities in 2020 include:
 - o Hosted Training/Educational Events: 8 Clean Boats Clean Waters and 1 Project RED
 - Lead the local Drain Campaign/Landing Blitz at 7 Lakes, inspecting 241 Boats and made 459 contacts
 - Organized a local Snapshot Day that included 10 Volunteers, inspecting 13 Sites that collected 7 Vouchers
 - Conducted Early Detection or Point Intercept on 12 County Lakes
 - Engaging Lake Groups and County Residents through 11 presentations
 - Provides a monthly "Constant Contact" newsletter on AIS activities

6) Contribute to the County's economic vitality through the Site Redevelopment Program (SRP).

- The Brownfields Site Redevelopment Program (SRP) funded the following projects in 2020:
 - WB West Bend Brewery Site Hazardous Material Testing and Site Investigation
 - WB West Bank Milwaukee River Project Supplemental Site Investigation
 - Slinger Former Niphos WDNR required Supplemental Site Investigation Activities
 - Slinger Dicks Ambulance Service Phase I ESA
 - Slinger Schulteis Sanitation Properties Phase I ESA
 - Slinger Phillip's Funeral Home Phase II ESA
 - o Hartford S. Main Street Properties Supplemental Site Investigation
 - o Richfield Former Plat School Phase I ESA and Hazardous Material Testing
 - Return on Investment Impact Analysis Reports

- The Washington County Site Redevelopment Program (SRP) continues to show success in spurring numerous redevelopment projects throughout the County, resulting in millions of dollars in leveraged funds.
- In addition to the overall impact of the SRP, 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 as part of the FY2017 US EPA Assessment Grant:

- 1. Saxony Village Apartments in Germantown
- 2. Rincón 225 in Hartford
- 3. TownePlace Suites Hotel
- 4. Downtown West Bend Office Associates
- 5. Barton School Apartments in West Bend
- 6. E.H. Wolf expansion
- 7. Planned Niphos site reuse in Slinger.

The impact studies reveal that, due to SRP-supported projects, millions of dollars are infused into local communities!

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

\$85.6M	New Private Capital Investment: Total capital investment including equity, revolving loan funds, and other private loans
\$11.1M	Net Public Benefit Over 10 Years: Benefits to individual municipalities through taxes nd fees, e.g. sales tax, room tax and property tax, less expenses and public fund assistance
\$118.3M	New Direct Payroll Over 10 Years: Total new payroll created by the projects
\$41.1M	Indirect Payroll Over 10 Years: Total payroll and jobs created indirectly by projects. This results from the project's ripple effect of spending

• The SRP welcomed the Villages of Kewaskum and Germantown as new Coalition Partners.

a

• In partnership with the Village of Slinger and through a Request for Proposal process, Forward Contractors was selected to redevelop the former Niphos Coating site into six condos.

• Several SRP supported redevelopment projects had Grand Opening Events including Barton School Apartments in West Bend and Rincón 225 in Hartford.





Barton School Apartments in West Bend

Rincón 225 in Hartford

- Washington County received several awards on behalf of the work of the SRP for the Barton School Apartment redevelopment:
 - The Salute to Local Government Award for Intergovernmental Cooperation from the Wisconsin Policy Forum
 - Outstanding Contributions in Brownfields Redevelopment from Region 5 - US EPA



- Awarded \$800,000 US EPA Revolving Loan Fund Grant. This award was one of only twelve RLF grants awarded nationwide! The grant period is Aug. 2020 Sept. 2025.
- In partnership with Stantec Consulting Services and Vandewalle & Assoc., completed and submitted the FY2021 US EPA Assessment Grant proposal requesting a \$600,000 Assessment Grant. Award will be announced in Spring 2021.
- In partnership with EDWC, finalized framework for the \$600,000 County Brownfields Assessment Fund and the \$1 million County Brownfields Revolving Loan Fund.

7) Advance the County's strategic goals & initiatives through collaboration, intergovernmental cooperation and multi-jurisdictional planning.

- Deb Sielski, Deputy Director, serves as the County representative on various regional and State organizations:
 - Wisconsin Counties Association Ag., Environmental and Land Use Committee
 - Southeastern Wisconsin Regional Planning Commission Regional Land Use Planning Committee and the Regional Natural Areas Plan Update Committee
 - Mid-Kettle Moraine Partnership Group
 - Wisconsin County Planning Directors

Attachment E

Final Leveraged Funds Table

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)														
	Washington County Site	Washington County Site Redevelopme nt Program	County Site Redevelopme	e County Site Redevelopme	County Site Redevelopme	t County Site Redevelopme	elopment Redevelopme	evelopment County Site Redevelopme	n County Site	/ Site	e	-		-				\$ 119,530						Secured	Complete	Washington Co	In hours of in-kind services provided by Washington Co staff (through 1/31/18)				
n/a	Redevelopment Program								pme Brownfields CWA Grant	me Brownfields CWA Grant	\$ 24,583						Secured	Complete	EDWC	In hours of in-kind services provided by EDWC staff (through 1/31/18)	n/a	n/a	n/a	n/a							
				\$ 8,956						Secured	Complete	Coalition members	In hours of in-kind services provided by other coalition member staff (through 12/31/18)																		
		Washington		\$ 133,817						Secured	Complete	Washington Co	In hours of in-kind services provided by Washington Co staff (through 12/31/21)																		
n/a	Washington County Site Redevelopment	County Site Redevelopme	Implementation of EPA FY17 Brownfields CWA Grant	\$ 10,799						Secured	Complete	EDWC	In hours of in-kind services provided by EDWC staff (through 12/31/21)	n/a	n/a	n/a	n/a														
	Program	nt Program				\$ 19,444						Secured	Complete	Coalition members	In hours of in-kind services provided by other coalition member staff (through 12/31/21)																
	Former Barton	Town of Mary	Town of Mary		Proposed Sale/Reuse (30,652-ft2	,	\$ 8,000					Secured	Complete	R.J. Wood Industries	50% match provided by prospective buyer for Phase II ESA costs																
none	Products/Prism Mfg. Property	Bend	former machine shop)		\$ 14,579					Secured	Complete	Avon II, LLC	50% match provided by site owner for environmental site investigation costs	-																	
	Bincon 225 N				\$ 50,000 \$	600,000				Secured	Complete	WEDC	\$150K SAG and \$500K BF				82														
ster L (5,		City of	Multi-Family Apartment Building (82 units)	g				\$ 15,000,000		Secured	Complete		Bank Funding	Completed Redev. Project	1.06	82															
6, 7)		Hartford						\$ 1,800,000		Secured	Complete	Investors	Investor Equity Funding																		
					\$ 18,000	57,000			\$ 1,500,000	Secured	Complete	City of Hartford	TIF																		
) (III f			\$ 1,000					Secured	Complete	JBJ Companies	Matching funds provided by developer																		
none	Saxony Village Development (3 parcels)	-															(375,000				Secured	Complete	WEDC		Completed Redev. Project	23.8	172	172	
								\$ 32,000,000		Secured	Complete	JBJ Companies	Private developer equity and bank loan																		
	E.H. Wolf Expansion	Village of	Warehouse and Office			5 146,477 5 911,387				Secured Secured	Complete Complete	WEDC Village of Slinger	Tax Increment Financing	Completed Redev.	0.86	none	none														
none	(Former Slinger Foundry)	Slinger	Development		4	316,681		\$ 4,100,000		Secured	Complete		Private equity, bank loan	Project																	
							\$ 415,000		Secured	Complete	Home Consortium	HOME Funding																			
		City of West Bend	st Apartment Reuse (40 units)					\$ 4,785,900		Secured	Complete	WHEDA	Affordable Housing Tax Credits from Red Stone Equity Partners	Completed Redev. Project	6.9	40	40														
	Parton School							\$ 1,700,000		Secured	Complete	WHEDA	WHEDA First Mortgage																		
237	Barton School Apartments							\$ 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																			
0 & 91	Former Bermico Site	City of West Bend	Site Assessment		\$ 150,000		\$ 241,511			Secured	Complete	WEDC	SAG Grant, City Funds for Demo	Completed	9.95	none	none														
	27 Former Niphos Coatings Village of Property Slinger	Village of	ge of Cleanup and Site Closure in		:	\$ 9,733				Secured	Complete	Washington Co	Contract awarded by County for cleanup oversight and closure services	0 1/																	
27							2	\$ 20,202				Secured	Complete	Washington Co	Contract awarded by County for environmental cleanup	Completed	0.32	none	none												
			Expected Secured Funding Total	\$ 317,129	\$ 241,579	\$ 2,436,480	\$ 241,511	\$ 62,560,900	\$ 1,500,000					Expected Totals	42.89	294	n/a														
	Data for Fact Sheet Graphic		Completed Projects Total (Blue or Green only)		\$ 219,000	\$ 2,436,480	\$ 241,511	\$ 62,560,900						Completed Projects Total (Blue only)	32.62	n/a	294														

EPA Grant Expenditures To Date	\$ 1,199,900
Total Expected Leveraged Funds	\$ 67,297,598
Difference	\$ 66,097,698

Attachment F

Rock Falls Final Report

Brownfield Summit Rock Falls, Illinois

Washington County, Wisconsin & Rock Falls, Illinois September 13, 2018



FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

Cooperative Agreement No. BF-00E02304-1

Submitted by: Debora Sielski, Deputy Director Washington County Planning & Parks Department April 30, 2021



Washington County Site Redevelopment Program (SRP)

Name	Affiliation	Title (Role in SRP)		
Deb Sielski	Washington County	Deputy Director Planning & Parks (County SRP Project Manager & Lead Project Management Team)		
Tyler Betry	Washington County	Planning & Parks Analyst (Project Management Team)		
David Holmes	Stantec Consulting Services, Inc.	Senior Environmental Scientist (Lead Environmental Consultant & Project Management Team)		
Rick Binder	Stantec Consulting Services, Inc.	Senior Associate (Lead Environmental Consultant & Project Management Team)		
Christian Tscheschlok	Economic Development Washington County	Executive Director (Project Management Team & Site Redevelopment Committee Member)		
Jackie Mich	Vandewalle & Associates, Inc.	Assistant Planner (Planning Consultant & Project Management Team)		
Mark Piotrowicz	City of West Bend	Director of Development (Coalition Partner & Site Redevelopment Committee Member)		
John Walther	Village of Jackson	Village Administrator (Coalition Partner & Site Redevelopment Committee Member)		
Tom Hostad	Hartford Area Development Corp.	Executive Director		
Jamie Ludovic	Washington County	Central Services Director		
Stephanie Ross	U.S. EPA	Acting Chief, Brownfields and NPL Reuse Section 3 (Program Officer for Washington County SRP)		

Rock Falls Redevelopment Representatives

Name	Affiliation	Title (Role in Rock Falls)		
Mike Charles	IEPA-Site Remediation Program	IEPA Point of Contact Brownfields Projects		
Kate Jennings	District Director - Congresswoman Cheri Bustos	Bustos serves on Environmental Committee		
Linda Yang	Sr Principal - Terracon Consultants	Team Leader Environmental Consultants		
Gary Camarano	Whiteside Co Economic Development	Director		
Robbin Blackert	City of Rock Falls	City Administrator		
Bill Wescott	City of Rock Falls	Mayor		
Lauryn Coombs	US EPA	City of Rock Falls US EPA Project Team Member		
Tony McCombie	71st District, State of Illinois	State Representative & Brownfields Advocate		
Jenessa Conner	IEPA- Site Remediation Program	IEPA Point of Contact Brownfields Projects		

Facilitators for Summit

Name	Title
Blase Leven	Kansas State University Center for Hazardous Substance Research Director
Paul Roback	University of Wisconsin - Extension Community Development Educator

Summit Introduction

On September 13, 2018, representatives from Washington County, Wisconsin and the U.S. EPA visited Rock Falls, Illinois for a one-day summit and exchange between two successful, but different, brownfield programs. Both Washington County and Rock Falls have been recognized within their states and nationally as benchmark rural development programs leveraging strategic projects focused on both short- and long- term success. The summit provided an opportunity for the programs to share histories, challenges, and best practices with one another. This event was attended by public and private professionals from Washington County and Rock Falls, with the full list of attendees on page 1.



Stephanie Ross, Acting Chief, Brownfields and NPL Reuse Section 3 U.S. EPA, Region 5 and Program Officer for Washington County SRP provided an introduction to the event, expressing excitement for the summit, its discussion of sustainability and to celebrate the accomplishments of both participants. She also provided an update on the current Brownfield activities for U.S. EPA Region 5. Below is the agenda from the summit.

Agenda

- Rock Falls Program Presentation
- Rock Falls Project / Community Tour
- Washington County Site Redevelopment Program Presentation
- Lunch Workshop
 - "Toolkit for Leading a Sustained, High-Performing Brownfield Program" Blase A. Leven, Technical
 - Assistance to Brownfields Director, Kansas State University
- Facilitated Discussion Synthesizing Program Best Practices
 Paul Roback, UW Extension Washington County
- Planning Session Framing a Sustained Brownfield Program Paul Roback, UW Extension Washington County Mission & Strategy, Business Model, Stakeholder Engagement, Connecting Mission to Marketplace, Management & Governance
- Closing Summarize Outcomes Next Steps





Rock Falls Presentation

Bill Wescott, the Mayor of Rock Falls, provided background on Rock Falls, a small community with a median income of \$48,242 that had experienced a significant loss of industry in recent decades. The City of Rock Falls took involuntary ownership of a former RB & W Reliant Fastener manufacturing facility, making it eligible for Illinois EPA Site Redevelopment Program (SRP) clean-up funding. In the years following Rock Falls taking possession, the City demolished the buildings on the property and constructed a road nearby, adjacent to the busiest intersection in Whiteside County. In all, 30 structures were demolished as part of the brownfield redevelopment creating the Riverside Bike & Walk Green space project known as the RB & W Park District.

The projected output from the development of an additional six acres on the site is:

- 120 additional permanent jobs
- \$700,000 in additional property taxes paid into TIF
- \$80,000 in additional annual hotel/motel tax
- \$200,000 in additional electric, sewer & water

Before EPA clean-up funding





After EPA clean-up funding RB & W Park District







One of the redevelopment structures constructed on the site is a Holiday Inn Express & Suites, resulting in:

- 40 permanent jobs
- \$150,000 in property taxes paid into TIF
- \$80,000 annually in hotel/motel taxes
- \$80,000 annually in electric, sewer and water income.

A second project undertaken by the City of Rock Falls is the redevelopment of the 'Limestone Project.' The City took possession of this property in 2009 and received the U.S. EPA Assessment Grant in 2014. To complete the assessment, the structure was demolished in the summer of 2017. Thus far a total investment of \$8.5 Million has been made into the blighted site between federal, state and local entities.

The biggest obstacles to these projects were getting public participation in redevelopment planning, the public perception of the redevelopment plans, keeping the project's vision alive and the physical demolition of the



limestone building for assessment. There is a rendering of the proposed future development on the site, but no further action has been taken as of 2018.

Before

Proposed Development



Rock Falls Community Tour

As a part of the Rock Falls' presentation, the participants visited the RB&W Redevelopment Site for a tour. With demolition and road construction starting in 2011, it was a long process to clean up the site and create the park that is there today. The 2011 riverfront road construction project connected the busiest intersection in the County!

Artwork and sculptures are included in the new park. This brings local talent to light and into the public view and lets community members feel a sense of positive ownership over the public space.







Washington County Site Redevelopment Program Presentation

Following Rock Falls' presentation, Washington County representatives Debora Sielski, Deputy Director Planning & Parks, Christian Tscheschlok, EDWC Executive Director, and Dave Holmes, Senior Environmental Scientist, gave a presentation on its work in brownfield redevelopment and its Site Redevelopment Program (SRP). The performance outcomes for the program are:

- Unveiling real environmental concerns
- Reducing risk to businesses
- Connecting potential businesses and other end-users with redevelopment sites
- Converting sites to a higher & better use
- Leveraging resources (financial & technical) to provide the best opportunities for successful redevelopment

Washington County focuses on proactively creating a county wide Site Redevelopment Program rather than reactively responding to individual problem sites, coordinating between local governments, and elected officials. The partnership between County Planning and Economic Development Washington County (EDWC) has focused the program and linked it with economic development initiatives. Washington County received a U.S. EPA Assessment Grant for Petroleum and Hazardous Brownfields, receiving \$600,000 in both FY 2014 and 2017.

The Site Redevelopment Steering Committee (SRC) has led with active participation in the redevelopment process, providing an in-depth understanding of challenges and opportunities, while serving as a liaison between the Redevelopment Committee and their local government board.

The SRP Assessment process:

- Initial redevelopment site idea
- Determine grant eligibility
- Seek SRC approval and access agreements
- Phase I Environmental Site Assessment (ESA)
- Complete a site-specific sampling plan
- Phase II ESA
- Further site investigation, remedial action plan, and a distribution of reports.

In looking for suspected brownfield sites, Washington County used a comprehensive approach gathering data from a variety of sources to identify 127 parcels and ranking the sites based on a set of criteria including environmental conditions, redevelopment feasibility and community goals. The top 15 sites have been identified through this prioritization process.

Focus is placed on end-users by empowering decision-makers, structuring a deal with them, and using webbased applications for data gathering and automated lead scoring (as of 2019). A deal is then brokered to ensure sustainable funding throughout the entire life run of the project.

A successful example of this collaborative effort is the E.H. Wolf & Sons Expansion in the Village of Slinger. The site was marked as an oil company site and was continued to be used for fuel and construction material purposes for decades. Washington County used SRP funds to complete a Phase I ESA that found lead, arsenic, and petroleum hydrocarbons on the property. This site redevelopment was an enormous benefit to the Village of Slinger's economic prosperity and public health.

Below are just a few benefits that the E.H. Wolf Site has done for the community.

- 89 new jobs created
- \$141 million salaries or wages paid to workers
- \$2 million property taxes and tax revenue
- \$19 million taxable sales and purchases expected in Washington County
- \$3.3 million in post-redevelopment property value

E.H. Wolf Before Redevelopment



E.H. Wolf After Redevelopment



Another success story is the Saxony Village Apartments in the Village of Germantown. With an estimated value of \$28 million, the Saxony Village Site Redevelopment project has transformed three vacant parcels totaling 23 acres into 172 one-to-two 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. Program funded activities were a factor in helping to leverage \$375,000 in State of Wisconsin brownfields clean-up funding. This site will bring many economic benefits to the community, including:

- \$28 million total project value
- Over \$1 million in Village Impact Fees
- Significantly increasing Village property tax base
- Economic reinvestment in Historic Downtown Germantown

Before



Lessons Learned

- SRC meetings offer opportunities to share best practices
- Minimize public use of the term 'brownfields'
- Invest time in comprehensive inventory of brownfield sites
- Focus on providing information most useful to developers
- Make use of all tools (inventory, assessment, remedial action planning, reuse/redevelopment planning, market studies)
- Multi-disciplinary approach integrate planning, assessment and economic development

Next Steps

- Apply for \$1M FY2020 U.S. EPA Brownfield Revolving Loan Fund Grant Low/no interest loans
- Develop online application to empower local governments
- Integrate new sites & GIS layers into EDWC web tool
- Excel in promoting success stories
- Achieve program sustainability



Toolkit for Leading a Sustained, High-Performing Brownfields Program

Blase Leven from Kansas State University's Center for Hazard Susbstance Research led the lunch workshop with a presentation that touched upon local governments' role in

the redevelopment of brownfields, which includes the facilitation of redevelopment and ensuring sustainability (financial & environmental). Leven placed emphasis on the local organization's need to lead the implementation of the programs, as local organizations know what the community needs, where to find resources, build it, run it and set its life expectancy.

Leven focused on the importance of planning the entire redevelopment process, one step at a time and keeping the public informed and involved. They also mentioned that there are three elements to a sustainable local brownfields program: strong formal leadership, continual community engagement, and self investment.



Competitive Tips for Leveraging Funds for Brownfields Revitalization

- 1. Prepare an Annual Funding Strategy Resource Roadmap
- 2. Do Your Homework briefing sheets, budgets
- 3. Organize Local Support champions, letters of support
- Budget Matches include priority project in capital improvement plans, solicit local/state contributions
- 5. Make the Rounds DC trip, regional offices, local tours
- 6. Advocate Congress and State

- The Kansas State University team reviewed these steps for promorting a Brownfields project.
- 1. Promote brownfields program to the development community.
- 2. Create a concise "resource roadmap."
- 3. Consider other sources of seed funding for revolving loan funds.
- 4. Land use considerations- consider long-term best use and plan clean-up accordingly.
- 5. Create a comprehensive plan for redevelopment.
- 6. Promote success of other local brownfields projects.

Facilitated Discussion- Synthesizing Program Best Practices

UW Extension educator Paul Roback facilitated a discussion on participant takeways from the morning's presentations, tour, and the best practices from each for the future sustainability of both programs.

What were your "ah-ha" or takeaways from this morning?

- "Program verses project" thinking
- Special Economic Development tax on sales tax
- Need to leverage congressional support- strengthen state and federal advocates
- Annual funding plan
- Project briefing sheets
- TIF use is important
- Promoting success is important
- Number of funding sources Rock Falls used
- Key is sustainability
- Funding sources- key into new and different
- Do something instead of waiting for all of the answers
- New tax- employs sustainability of the program
- Get public and private entities on site tours
- Annual financial plan of funding sources
- Proposed success story- how we propose the site to look

- Diverting project funds to support a larger program- current laws may prevent this
- Strong vision with continuity of staff and leadership (steadfast leadership)
- Projects with multiple phases- long-term plans built in steps
- Brownfield projects are more than technicalcommunity project for redevelopment
- County-wide coalition may be a preferred modelvision to use sales tax dollars
- Economic Development is a common theme that has bridged across communities
- · Leadership and strategic plan are top priorities
- Promoting success- video marketing
- Vision- keep after it, staff it, and do the work
- Collaboration of today leads to continued success
- Long-term plan and commitment with flexibility

• Need strong base-funding source

Which of your assumptions were tested this morning?

- Parks and sculptures as Economic Development public amenity- Sterling residents calling it "their park"
- You can give land for \$1.00, but development will still need significant cash incentives
- · Creativity in building demolition- cost effective
- Grants have their place with every program- potentially can get more grants to ensure program sustainability
- Demographics may not play to Washington County's favor in receiving grant, but we have been successful in receiving two grants

What similar strategies did these projects use? What were the differences?

Similarities:

- Multiple ways to get to end results- no cookie cutter way
- Being open to collaborations
- No staff on this full-time, need to get creativity to supplement our staff (e.g. retirees?)
- Focusing on specific projects
- Both initiatives looked at the grant as a leverage opportunity
- Creativity and being strong-willed leads to successperseverance over the long haul

Differences:

- Rock Falls- We don't have a program. We have two people- one elected and one appointed
- Rock Falls- not as big of an environmental issue or barrier, it's an Economic Development opportunity that needs the right financing tools. Leveraging the riverfront is a good opportunity.
- Washington County- collection of jurisdictions
- Washington County- centralized grant process

What strategies have led to or will lead to project/program sustainability?

- Persistence- having a plan, collaboration, and having a program
- Rock Falls- a continued focus on vision that has lasted through leadership changes. It may be luck of the draw. What will next leadership do?
- Success with Economic Development and Environment. What about community engagement and building awareness with future elected?
- Community/stakeholder engagement with specific community stakeholders- controlling the message
- Go big or go home
- Strategy where everyone has "skin in the game." Define and clarify commitments for each stakeholder.
- Maintaining and strengthening multi-jurisdictional and departmental institutions with knowledge of brownfields
- Engage business community- build their knowledge on brownfields and strategies
- Program needs robust capital (state and federal funding), which can be the foundation, but not the sole source
- Outreach with local foundations
 - Engage and educate first
 - Ask for money down the road
 - Planning before approaching them
 - Invite to stakeholder's meetings at the front-end





Planning Session- Framing a Sustained Brownfield Program Washington County

Mission:

• To ensure economic growth and vitality through county wide collaboration and proactive redevelopment planning.

Goals:

- Prioritize certain redevelopment opportunities
- Advance strategic redevelopment and reinvestment in the area; historic downtowns, along rivers
- Turn dead sites into redevelopment opportunities
- Strengthen the local economy
- Improve quality of life and tax base of Washington County

Vision:

• A program that succeeds in redevelopment, job creation and will lead to a county free and clear of contaminated land.

Additional Vision Notes:

- Maximizing land use and tax base
- Program that is fully sustainable by being able to clearly demonstrate return on investment

Strategies:

Sustainability:

- Plan of action for annual financial plan and resources to achieve the financial plan- a task force with the Project Management Team (PMT) and other stakeholders, then SRC and local government
- Outreach and advocacy to federal and state elected officials- visit sites and lobby
- Change state laws for TIFs and taxing
- Dedicated full-time staff

Stakeholder Engagement:

- Sharing success stories
- Targeted events and engagements
- Marketing to lenders and developers
- Engage community-based organizations- Casa, Chambers, Environmental groups
- Partnerships on redevelopment projects
- Educate them on benefits of these programs

Success Factors:

- How many Phase I and II have been completed
- Increased tax base, jobs, and new investment
- Increased awareness of program and support
- Factors have to be quantifiable
- Highlight sites where the program definitely made a difference
- Good for public good and community
- Improvement- higher and better use

Challenges:

- More stakeholders = more potential change
- Turnover of elected officials and staff
- Lack of resources- financial, personnel, etc.
- Communication





Rock Falls

Mission/Goals (of Brownfields Program/Efforts):

- Transform to what the community wants to be
- Leverage success of riverfront
- Create market awareness
- Strive for Top Tier Effort and Results for the community
- Support Community Vision, which includes creating Quality of life & good place to work
- Continue best practices

Vision:

 Converge efforts to maximize economic, environmental, and community aspects of Rock Falls

Strategies:

Overall

- Visitors center with amenities (e.g., including electric car charging stations)
- Build on trails / river assets
- Involve County and other communities
- Development agreements consistent with development plans
- Increase mix and quality of housing within city limits
- Purchase land and control development

Funding

- Build on past successes and continue to utilize Incentive Zones (include Opportunity Zones)- to leverage and attract funds
- Use performance-based developer agreements in Incentives Zones
- Develop project proposals (w/hired help, if needed) for Opportunity Funds and other funding sources

Stakeholder Engagement:

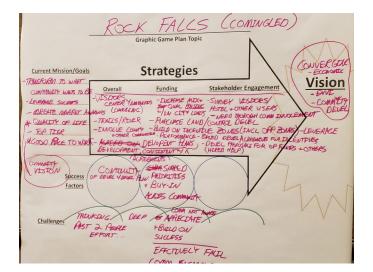
- Survey visitors / hotel and other users
- Need thorough community involvement

Success Factors:

- Continuity of development with development plan
- Shared priorities and buy-in across community
- Project-based input meetings

Challenges:

- Thinking past a two-person effort
- Community does not appreciate/is not aware of/ value the level of success to date
- Difficult to effectively facilitate community engagement







Next Steps & Evaluation

At conclusion of the summit, participants were asked to rate the event itself, the exchange of information, and the facilitators. Overall, the evaluations were very positive, with the most postive feedback coming on the topic of the session's enabling of its participants to share their ideas while also allowing others to do so. The most critical feedback received was directed at the lunch workshop and whether it provided resources to enable participants to lead a sustained, high-performing brownfield program though overall it still scored positively. The complete evaluation form with all collected responses is attached at the end of this document.

Parting Thoughts

UW Extension summary notes are very well done, clear and offer a measure of specific content upon which the County can build. As importantly, the notes reflect the key ideas of the day and conclusions reached very succinctly and accurately. Based on the session evaluation of how the lunch program was too general and needed to target to our more advanced needs: Both Washington County and the Rock Falls programs would appear to be charting a new path of high performance for which there may be few benchmarks and fewer still comparable communities with more advanced programs from which we can learn.

Parting Thoughts from participants:

- Focus and continuity of effort
- We are getting things done!
- Team perseverance
- Many accomplishments have been made, however, more is possible with community and stakeholder involvement
- Creative funding strategies for cleanup with redevelopment
- Talk to County Public Affairs Coordinator
- That this program is important and that a little support can go a long way
- We all face the same challenges in dealing with brownfields- sharing effective ideas is key
- Financial action plan for sustainability
- Washington County has a good program
- There are shared problems with shared solutions possible
- Great sites
- Washington County is leading the way in Wisconsin
- Washington County rocks!
- Thank you
- Solving the "brownfield puzzle" represents one of the greatest opportunities for Washington County to transform its communities for the benefit of current and future residents. We have the team and tools to do something extraordinary.
- Your project is important, your success matters, and it is a part of something greater- that's where the power is!



Notable Takaways

- A successful brownfields program needs strong leadership, commitment to a long-term plan, and flexibility.
- The SRP will need to develop a financial sustainability strategy in order to continue to have impact.
- The SRP should develop a communications and marketing strategy for various audiences.

Attachments

Attachment A: Rock Falls Invitation Attachment B: Rock Falls Brownfields Presentation Attachment C: Kansas State University Brownfields Presentation Attachment D: Washington County Brownfields Presentation Attachment E: Brownfield Summit Evaluation Attachment A: Rock Falls Invitation

Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency Brownfield Redevelopment Program



BROWNFIELD SUMMIT SEPTEMBER 13TH, 2018 WASHINGTON COUNTY, WISCONSIN & ROCK FALLS, ILLINOIS

A one-day summit and exchange between two successful but different brownfield programs.

Washington County Site Redevelopment Program visiting Rock Falls, IL to:

- 1. Exchange best practices
- 2. Maximize the program's impact on your community
- 3. Build a "success toolkit"
- 4. Chart a path to the program's long-term sustainability

Tentative Schedule

6:30am	Depart Washington County	
10:00am	Arrive at Rock Falls - Refreshments - Introductions - USEPA Update	
10:30am	Rock Falls Program Presentation	
11:00am	Rock Falls Project / Community Tour	
12:30pm	Washington County Site Redevelopment Program Presentation	
1:00pm	Lunch Workshop	
	"Toolkit for Leading a Sustained, High-Performing Brownfield Program"	
	Blase A. Leven, Technical Assistance to Brownfields Director, Kansas State University	
2:30pm	Facilitated Discussion - Synthesizing Program Best Practices	
	Paul Roback, UW Extension Washington County	
3:15pm	Planning Session - Framing a Sustained Brownfield Program	
	Paul Roback, UW Extension Washington County	
	Mission & Strategy, Business Model, Stakeholder Engagement, Connecting Mission to Marketplace,	
	Management & Governance	
4:30pm	Closing - Summarize Outcomes - Next Steps	
5:00pm	Depart Rock Falls	
8:00pm	Arrival at Washington County	

Attachment B: Rock Falls Brownfields Presentation



Rock Falls at a Glance

9200 Population – Whiteside County ✓ New 2017 estimates 8911 population **Staggering loss of Industry since 2001** Low Median Income ✓ Risen to \$40,543 since 2010 census Utility Driven City Budget (ESW&F) ✓ 3300 Water & Sewer Customers ✓ 5500 Electric Customers **EAV realizing low increases** ✓ 2017 EAV \$73,793,527 – 1.39% increase

River Front



Illinois EPA SRP Program 2005

- Site Remediation Program, Voluntary
- Comprehensive Site Investigation
- Remedial Objectives Development
- Remediation Action Plan
- Implementation
- Remediation Action Completion/NFR
- End Goal Redevelopment

RB&W Clean Up Begins



Site after fire & EPA Cleanup 2008

City of Rock Falls took involuntary possession of Reliant Fastener property, which made the property eligible for EPA clean up funding



2011 Demolition & Road Construction













Busiest Intersection in Whiteside County



Riverfront location is adjacent to busiest intersection in Whiteside County. Route 40 (1st Street and 2nd Street)

Our road construction project in 2011 through the riverfront site connected East 2nd Street with West 2nd Street at this intersection.

Ready for Redevelopment

30 structures demolished

17 acre RB&W site





Holiday Inn Express & Suites





Economic Impact <u>to City</u> of Redevelopment

To Date:

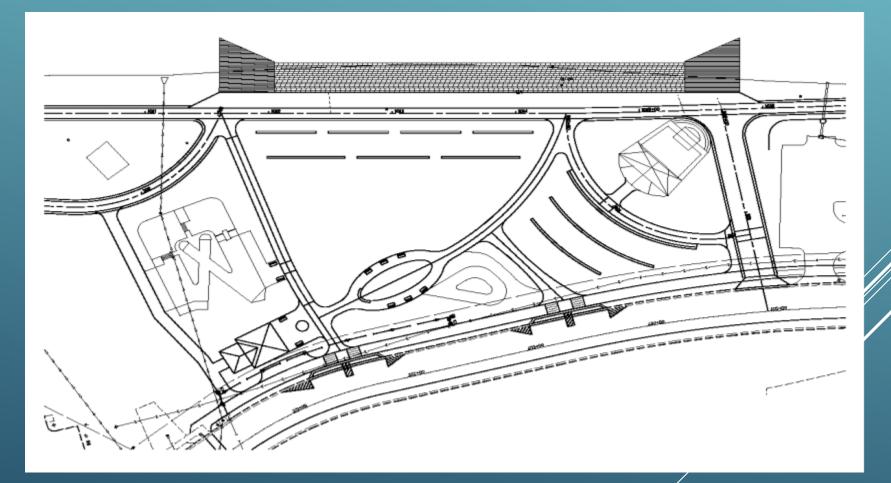
- 40 Permanent Jobs
- \$150,000 Property Taxes paid into TIF
- \$80,000 annually in Hotel/Motel Tax
- \$80,000 annually in Electric, Sewer & Water

Expected from development of additional 6 acres

- 120 additional Permanent Jobs
- \$700,000 additional Property Taxes paid into TIF
- \$80,000 additional in Hotel/Motel Tax
- \$200,000 additional in Electric, Sewer & Water



RB&W District Greenspace Project



RB&W District Greenspace Project



RB&W District Greenspace Project



Movie Night in RB&W District



With Greenspace Comes More Commercial Development



History of Limestone Building The Beautiful Eyesore



Limestone Project



City took possession in 2009, received USEPA Assessment Grant in 2014.

Limestone Project





In order to complete assessment demolition was necessary Summer 2017 Demolition



Rendering of Future Development Proposal for Limestone Site



Federal, State & Local Investment on Blighted Site

- \$2,640,000
- \$317,500
- \$500,000
- \$750,000
- •\$400,000
- \$37,500
- \$3,346,000
- \$990,000

USEPA IEPA IDOT DCEO **OSLAD - DNR** State Representative Jerry Mitchell City of Rock Falls – Including Road & Greenspace Construction Economic Redevelopment Incentives

Total Investment \$8,581,000

Biggest Obstacles

Public Participation in redevelopment plan

- Public Perception of redevelopment plan
- ✓ Keeping Vision Alive
- Demolition of Limestone Building for Assessment



Hire VERY good Brownfields consultants

Attachment C: Kansas State University Brownfields Presentation



Toolkit for Leading a Sustained, High-Performing Brownfield Program

Blase Leven

Director

Technical Assistance to Brownfields Program

Kansas State University

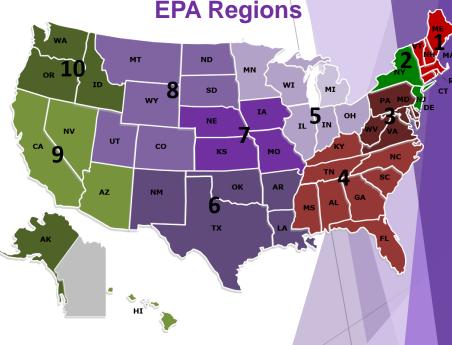
September 13, 2018

Slides are available at: https://www.ksutab.org/?ResponseView=TABP esourceDownloadView&id=3493



Technical Assistance to Brownfield (TAB) Communities

- Assists communities and tribes with the brownfields redevelopment
- A national program
- Free planning, environmental and economic development expertise
- Funded by EPA via grants to 3 different entities
- K-State assists communities in EPA Regions 5, 6, 7 & 8, and Tribes in all Regions
- Center for Creative Land Recycling (CCLR) assists in EPA Regions 2, 9, and 10



 New Jersey Institute of Technology (NJIT) assists in EPA Regions 1, 3, and 4

So Far Today . . . Lots of Good Examples . . . Of lots of things . . .

Hiring Environmental Contractors

Identify Funding

Implementing Redevelopment

Environmental Cleanup

Site Inventory

Engaging Owner / Buyers

Re-Use Strategies & Planning

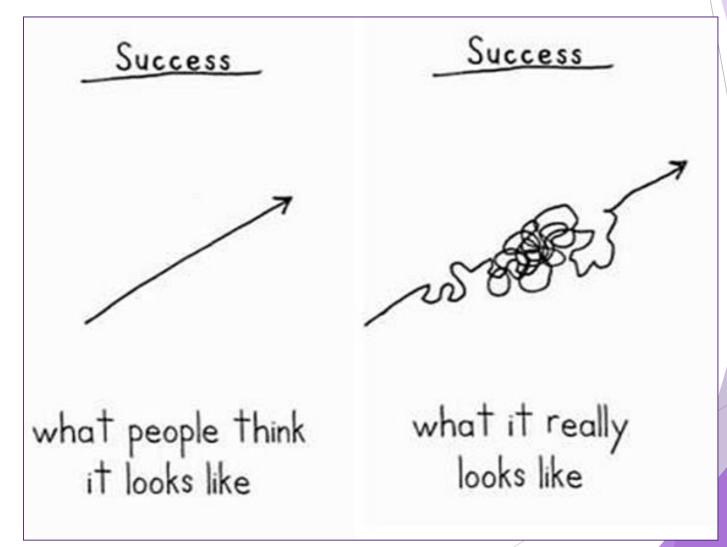
Community Engagement / Input

Attract Developers/Buyers/Tenan Feasibility Assessments

Environmental Assessments

ts

And . . . How can we Replicate & Sustain Brownfields Success?



	Goal hat's the Local vernment's Ro	
Hiring Environmental Contractors	Implementing	Identify Funding
Environmental Cleanup	Redevelopment	Site Inventory
	Engaging Owner / Buyers	
Re-Use Strategies & Planning		Environmental Assessments
Community Engagement / Input	Attract Developers/Buyers/Tenants	Feasibility Assessments

"Brownfields"

Properties with possible environmental issues that are limiting use of the site (i.e., they are 'stuck')



Liability Protections and Funding are available help address the environmental component of a Redevelopment Project

Sustainability: Of a Community

Definition: "...<u>real property</u>, the <u>expansion</u>, <u>redevelopment</u>, or <u>reuse of</u> which may be complicated by the <u>presence or</u> <u>potential presence</u> of a hazardous substance, pollutant, or contaminant."*

- Challenge: Properties are 'stuck,' due to real or perceived risks and needs
- Opportunity: <u>Clarify & Reduce</u> risks; and <u>meet</u> the <u>needs</u>!

*(Public Law 107-118 (H.R. 2869) - "Small Business Liability Relief and Brownfields Revitalization Act", signed into law January 11, 2002).

Environmental

• What are the impacts?

Economic

Pre-reuse

costs likely

Community Well Being

 What is desired? Local Government's Role: Facilitate Redevelopment & Sustainability

and address the environmental (brownfields) aspects

- Local governments, nonprofits and tribes request brownfields resources on behalf of other stakeholders
- Community support is a *continuum* which ranges from "supportive" to "all in"
 - Supportive: planning, fee waivers, expedited permit review, infrastructure development, grant applicant/recipient
 - > All In: interim title holder, site promotion/marketing, catalytic site developer

YOU are the architect of your program

- YOU decide the community need
- YOU design the structure
- YOU find the resources
- YOU build it
- YOU determine how well built it is
- ► YOU run it
- YOU decide its life expectancy

EPA is not, they provide partnership & resources

Sustainability: of Local Brownfield Programs



Six Keys:

- Rooted in economic development and planning
- Public and private partnerships
- Patience & persistence in education and marketing for gaining site access for assessments
- Facilitate: control, getting the environmental work done and liability protections in place; conveying property for private or City Development
- Fend off challenges using community participation and strong environmental counsel
- Leadership from the top and an aggressive vision

What are we trying to do . . .? Get Really good at:

"Brownfields"

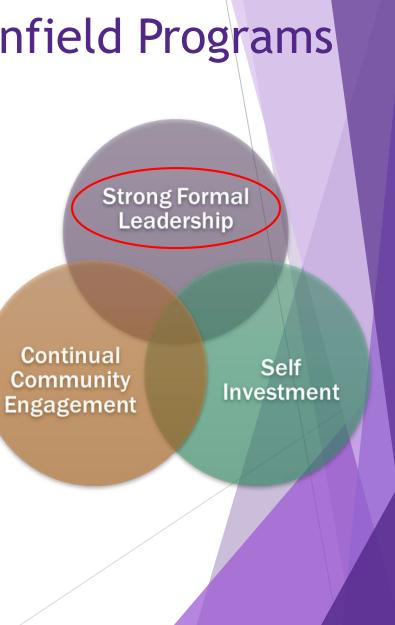
- Type of Distressed Property, Resources, Process
 - Address the environmental issues of revitalization projects;
 - Using funding & resources Local governments and non-profits are most eligible for; to
 - reducing risks and liability
- As part of existing planning and economic & community development activities
- Sustainable
 - Communities considering environmental, economic and community needs (our overall goal) via a
 - Brownfields Programs
 - ▶ . . . For a long time

Key Elements Observed in Successful Local Brownfield Programs

LEADERSHIP:

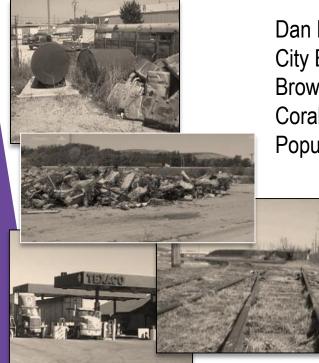
Someone is in charge leading the effort

- ▶ Someone senior, but with time
- Designed into their job not an afterthought
- Delegation of work, not responsibility
- Not a political position
- Strong support of the Brownfield revitalization concept/value by municipal government
- Uses specialized consulting partnerships without relinquishing management
- Others at strategic levels
 - Elected
 - Departments
 - Advisory Committees
 - Community Leaders



"Leadership from the top is essential, aggressively pursue all funding opportunities available – including grants, create a vision so that everyone knows where the you are headed and stick with it, develop as many partnerships as you can, and don't give up

- the **good** things in life take time."



Dan Holderness, P.E. City Engineer Brownfields Program Manager Coralville, Iowa Population 19,900



Key Elements Observed in Successful Local Brownfield Programs

SELF INVESTMENT: If you won't invest as the local government, why would EPA or anyone else?

- Time by management and staff
 - Doing the homework
 - Managing the services provided
- Priority in municipal politics
- Real financial assistance
 - Including pursuing grants and external funds
- ► Do NOT be fully grant-dependent
 - Local government funding?
- Willingness to assume some level of calculated risk
- Will consider interim property stewardship
 - Inclusive of Continuing Obligations



Self-investment involves more than cash . . . for example, environmental expertise and commitment to stewardship

- In house and/or acquired
- The bona fide prospective purchaser, contiguous property owner, and innocent landowner provisions all require compliance with the following ongoing obligations as a condition for maintaining a landowner liability protection:
 - Complying with land use restrictions
 - Not impeding effectiveness of institutional controls
 - Providing cooperation, assistance and access to EPA and state agencies with CERCLA authority
 - Complying with CERCLA information requests
 - Taking reasonable steps to:
 - Stop continuing releases
 - Prevent future releases
 - Prevent or limit human or natural resource exposure

Recent ASTM Standard Guide E2790-11 assists, but is not prescriptive regarding 'reasonable steps'.

Source: EPA Memorandum on Interim Guidance Regarding Criteria Landowners Must Meet to Qualify for Landowners Limitations on CERCLA Liability, March 2003.



Designation: E2790 - 11

Standard Guide for Identifying and Complying With Continuing Obligations⁴

The method is small order the fixed despection 12790; the senter transitionity following the despection indicates the part of regional adoption or the same of termines, the part of first termines A samples in parently and the sentence of the same of the temperode Asupercepting advection of indicates an additional danges more the last reviews or transported.

1. Scope

1.1 Parpuse—The purpose of this guide is to provide information and guidance' related to the process of identifying and fulfilling continuing obligations? at commercial real state, and Freedulate within the screpe of the Comprehensive Environmental Response, Comprehension and Labelity Act (CERCLA) (42: U.S.C. § 9001 et su() as well in petrolener predicts (collectively hereafter chemical) of concerning Act (as such as guide) and research of concerning Act (CERCLA) (42: U.S.C. § 9001 et su() as well in petrolener perdicts (collectively hereafter chemical) of concerning. As such, this pathway perposes to an product information and guide.

hergenious substances; (4) providing full cooperation, antitency and access to periods who are authorized to conduct response aclosure or authorized resource renotation at a perperty; (5) complying with information noposits and administrative subpoetasc; and (6) providing legislity required resistors with moper to takanes of any hatedone substances at a property.⁴ 1,1,2 Costain Continuege (Miggiries Not Decailed in this

1.1.2 Costan Contraining Obligations that Detailed in this Gaide—The procedures recommended in this guide Socie in continuing obligations pertaining to land use extenctions, inethnetional controls, and taking maximally steps. As noted

Self-investment (continued) . . . for example, ties to planning and economic/community development expertise

Communit

Economy

Environment

- Willingness for departments to work together, and acquire more expertise as needed
- Willingness to <u>Do the Homework</u> to establish baseline economic, environmental and community conditions needed to identify revitalization opportunities and goals

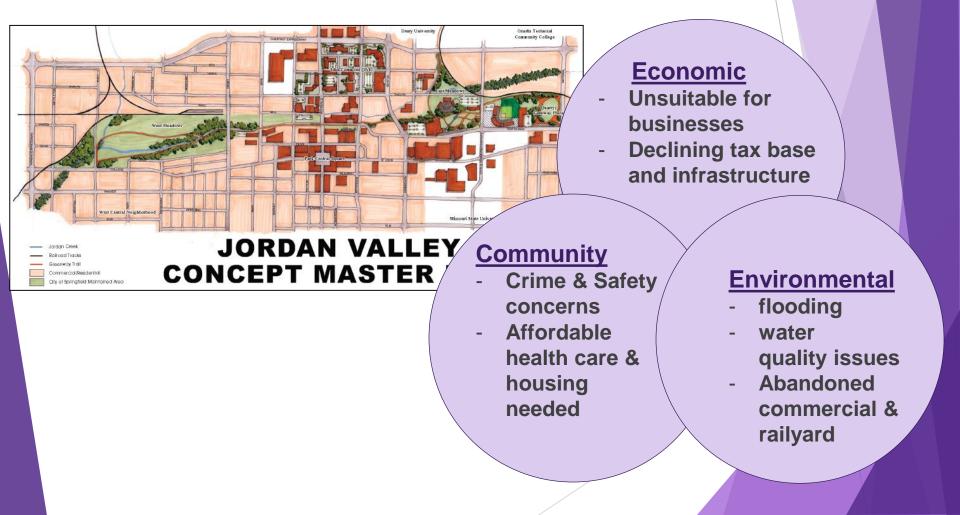
Analyze data and spatial relationships:

Economic, Transportation, Demographics, Education, Health Analyses





Example: Springfield, Missouri Baseline Conditions, 1990s



Analysis of Possible Economic Solutions . . .



Market Analysis (Business Opportunity analysis for several sites on West Florissant Avenue Corridor, by DRP, Inc., a TAB Partner)

Could be basis for incentive zones, etc

Commerical Real Estate Development Opportunities

In the 1-mile radius trade area the following retailers and select personal service providers are in demand:

Business Category	Goods or Services Provider	Business Examples	Property Type	Estimated Square Feet Supported	Typical Business Size (sf)	Estimated Number Businesses Supported
Motor Vehicle & Parts Dealers	Goods	Auto Zone, O'Reilly Automotive	 Retail Storefront Main Street, mall, or Free-standing 	79,287	7,000	11
Bldg Materials, Garden Equip. & Supply Stores	Goods	Home Depot, ACE Hardware	 Retail Storefront Industrial/warehouse flex Main Street, mall, or Free-standing 	18,128	10,500	2
Electronics & Appliance Stores	Goods	Best Buy, Game Stop	Retail Storefront Main Street, mall, or Free-standing	8,299	30,000	1
Miscellaneous Store Retailers	Goods	Petsmart, Office Depot, Gymboree, Barnes & Noble, Dollar Store	 Retail Storefront Main Street, mall, or Free-standing 	13,644	20,000	1

Map Satellite Terrain Elk Dr Where are the Brownfields? 789 C b.org/tools/bit Reload Riverton About Education Online Tools Resources Services **Brownfields Inventory Tool (BIT)** 🗖 🖬 🖬 🖓 * ∰ 72% 🗎 9:16 AM www.ksutab.org **BIT Home BIT Home** Brownfield Inventory Tool 31 Toolbox Username Password Welcome to BIT The Brownfield Inventory Tool (BIT) is a comprehensive brownfield program mana documents and data, and generate and export a variety of reports, including a Pro and password for privacy protection. BIT can also be used as a collaborative tool, Don't have an account? Sign up. IF permission by the primary user is granted. Every page within BIT comes with detailed instructions. PLEASE READ THE INSTR selecting the BIT Tutorial icon below. KANSAS STATE =ć

- Inventory and Prioritize Sites
- Use criteria related to revitalization goals:
 - Health threat
 - Gateway location
 - Blight
 - Eligible for funding/resources
 - Site Access?
 - Re-use plan and partners?

Match to Revitalization **Opportunities & Goals**

Consider & Set up Funding Structure to Achieve Desired Economic Benefits of Projects and Programs

- Budget the Requirements and Map out Funding Sources for:
 - local government staff with proper expertise
 - Contracted expertise/studies
 - Proposals / fundraising / fiscal oversight
 - Services and Incentives provided to facilitate and incentivize redevelopment
 - Environmental Assessments/Cleanups
 - Site marketing websites and activities
 - Incentives for developers

Use Calculators & Proformas . . . What Might be the Benefits?

Basic Public Economic Benefits Template

This template can be used for a number of purposes by a number of different organzations, such as: for non profit, local, state, or federal government to evaluate benefit of public investments in projects or initiatives

SUMMARY (for new site, plus an example)			
Item	Vicksburg Marketplace, Vicksburg (Source: Michigan Brownfield Redevelopment Program)*			
FUNDING AND INCENTIVES (\$ public investment related to benefits)	\$60,000 Local public funds for ESAs	\$845,910 DEQ Brownfield Redevelopment Grant for Demo and Cleanup		
OUTCOMES				
(actual values preferred, from developers, local gov office Calculations, some of which are below. NOTE: Values being developed for decisions)				
Private Investment (Construction and/or Other):	\$1,300,000	\$770,000		
Other Public Dollars Attracted:	\$436,000 Demo & Cleanup			
Jobs Created (FTEs during construction and/or upon full occupancy):	75	6		
Increase in Property Value:	Substantial	\$130,700		
Other Outcomes of Interest, per below (e.g., increase in property tax revenues, sales tax revenues, etc.) Leveraging Rates (\$Outcome / \$ Public Investment)	Contaminated soil and sludge removed, and groundwater monitored until no further action needed; 27,000sf of new retail	1,200 tons contaminated soils and 6,000 gallons wate removed; vapor barrier; refurbished and expanded building for wine tasting and retail		
- Private Construction Dollars Leveraged:	\$22 per local public dollar invested	\$0.91 per DEQ dollar		
- Total Dollars Leveraged (from all public/private	· · ·			
sources, resulting from one or more specific public	\$29 per local public dollar invested (not	\$0.91 per DEQ dollar invested, not including		

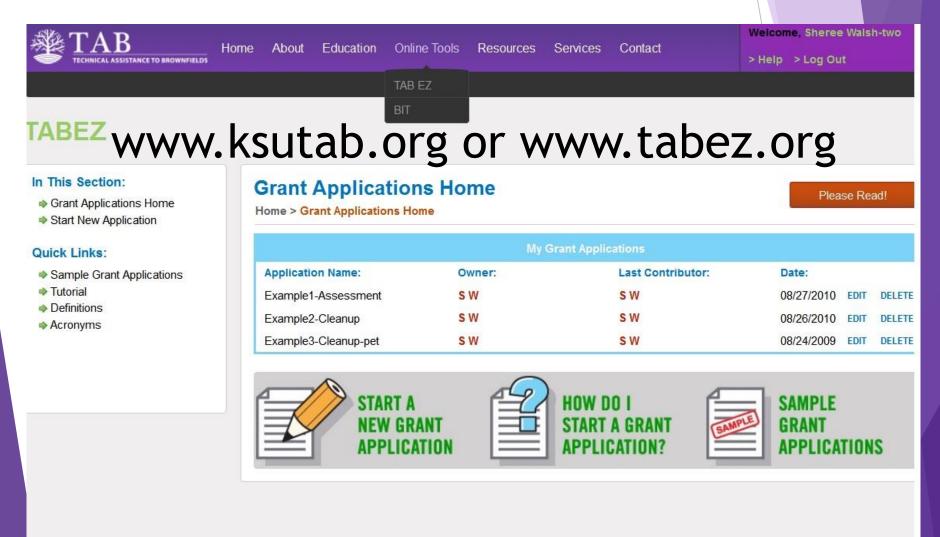
Commonly Used Resources

- EPA (esp. Env Assessment/Cleanup)
- USDA
- HUD CDBG
- EDA
- DOT
- Tax code incentives

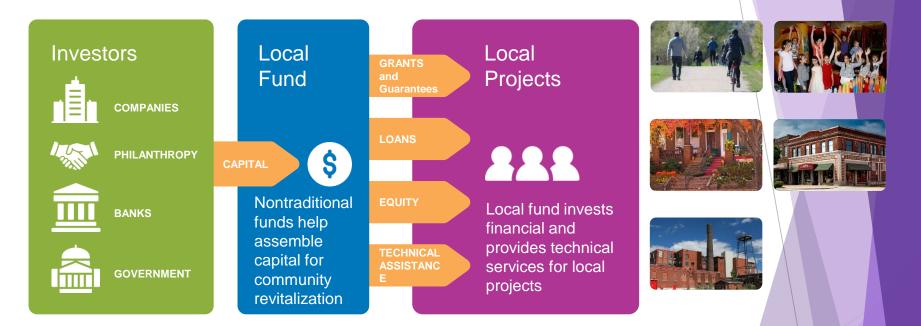


- State funds & Brownfields Programs
- Local (general) funds & tools

TAB EZ Grant Writing Tool for EPA Assessment & Cleanup Grants



Map the nontraditional financing options of your region, too!



Put forth a nontraditional lending prospectus for developers that includes: Regional or state sponsored venture or equity funds, community loan funds, community development financial institutions (IFF, LISC, Enterprise, etc.), area bank CRA officers, and impact investment funds that are able and eager to co-invest together with your commitments to the project.

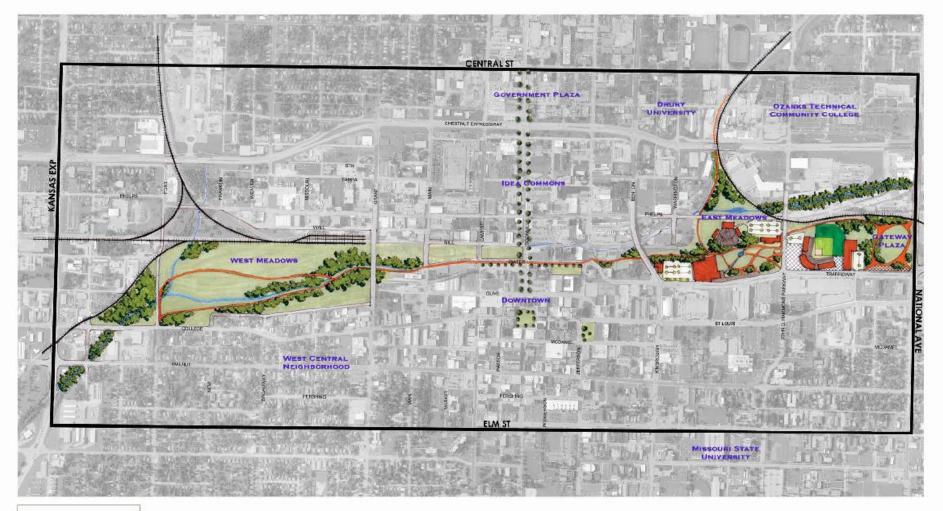
Key Elements Observed in Successful Local Brownfield Programs

COMMUNITY ENGAGEMENT: Part of the process, not just informed of it

- Community users understands the process, the resources and the LIMITS of the program
- The program is self-promoting within the community after the first 2 years
- Includes focused Outreach to <u>all</u> segments of community on a regular basis
 - All together
 - Separately (e.g., owners, buyers, developers)
- Community has to participate, does not have to manage program



Example: Springfield Missouri



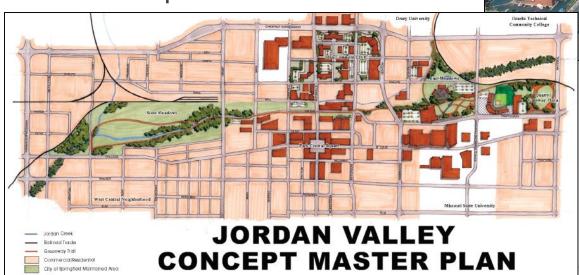




JORDAN VALLEY Concept Master Plan

Importance of Redevelopment Planning Process

- Vision development
- Stakeholder coordination
- Eligibility for incentives
- Long-term Implementation
 - One step at a time!



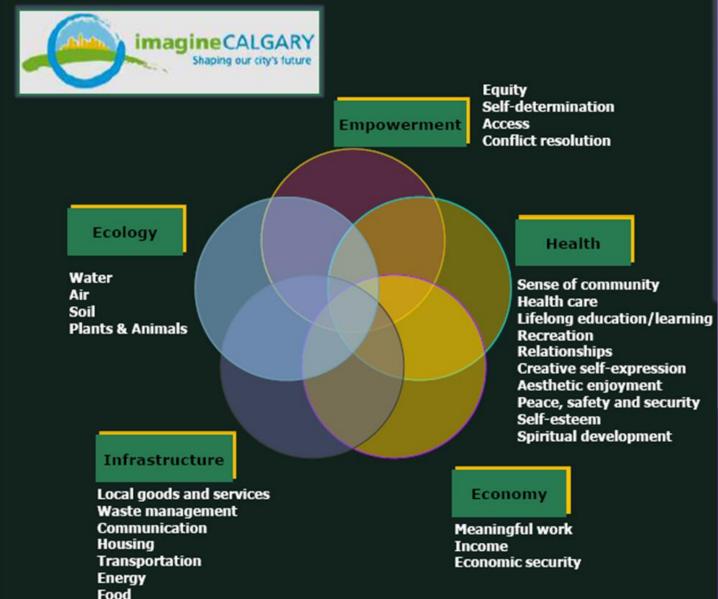
City of Springfield, MO Missouri

A Vision for Jordan Valley

Taking Community Input

- Find out what the community cares about
- What can we improve on?
- What is missing?
- What do we need?

Source: Michael Mucha, City of Madison, 2011



Community Involvement Methods & Tools

Inform

- Flyers
- News articles
- ▶ Web media
- Publish meeting notes
- Walking & bus tours

Solicit input

- Mail-in surveys, web-surveys
- Phone surveys
- Meetings with key community representatives

Participatory Planning

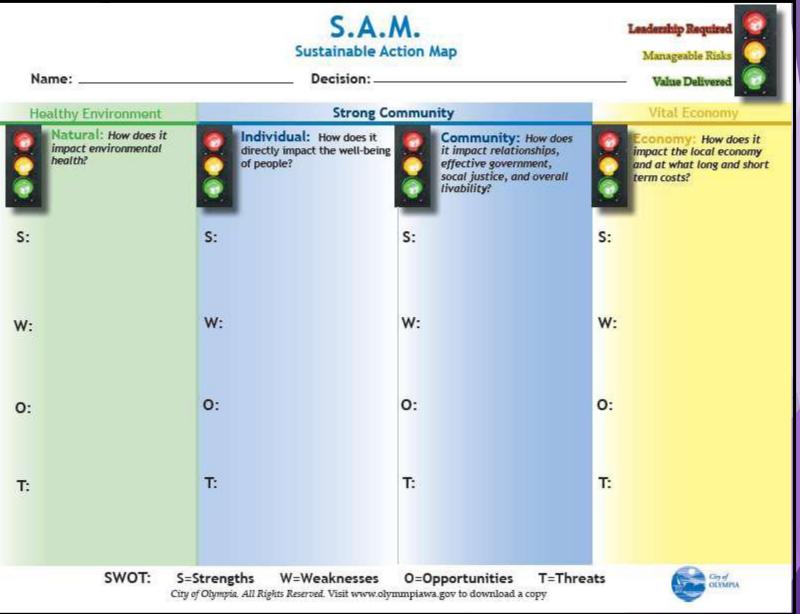
- Public meetings, day fairs
- Charrettes/Visioning workshops



Source: City of Springfield, MO

Creates Supporters . . . Attracts Funding Attracts Developers / Businesses! . . .

Rank, Choose, and Evaluate Individual Projects/Initiatives



Renderings based on Small Group Input



Once Your Plan is Firm: Map / Schedule Funding Targets

Funding Road Map, by a TAB Partner, to pursue external funds

	RTICAL INNO			S ² ustainable StrategiesDC						
2017-2018 AGENDA FOR SUSTAINABLE COMMUNITY REVITALIZATION										
2017-2018 FUNDING OPPORTUNITIES										
FUNDING	DESCRIPTION	AMOUNT & DEADLINE & KEY NEXT		CONTACT INFORMATION						
OPPORTUNITY		Матсн	STEPS							
INFRASTRUCTURE & BUSINESS DEVELOPMENT										
EDA Public	This program supports rural and	Up to \$3 million	 Rolling Deadline 	 Mark Werthmann 						
<u>Works and</u> Economic	urban communities as they seek to advance new ideas and creative	(match required)	 Identify match Connect and coordinate 	Economic Development Representative						
Adjustment	approaches to address rapidly	roquirou/	with U.S. EDA's	913-894-1586						
Assistance	evolving economic conditions. This		Representative for	<u>mwerthmann@eda.gov</u>						
<u>Program</u>	includes, investments that support construction, non-construction,		KS/NE/Western MO Ultimately, get the 							
	technical assistance, and revolving		support of EDA Regional							
	loan fund projects that create jobs		Director Angela Belden							

ASSEMBLE CAPACITY TO SELECT/VET POTENTIAL DEVELOPER PARTNERS

<u>Partnerships with developers</u> have surfaced as a <u>viable path to advance difficult</u> and highly sophisticated projects. Locally-based redevelopment groups have found that assembling capacity through a timebound ad hoc committee can help shape a strong joint venture.

- Select a well-rounded committed group of <u>civic leaders and business owners</u> <u>supplemented with seasoned real estate and finance professionals</u>. Aim to coalesce a high level volunteer panel with a skillset complementary of the needs of the particular project to be developed.
- <u>Committee</u> is provisional, serves a distinct amount of meetings from start to end (set timeframe and dates at beginning) and is <u>charged with providing</u> <u>expert content to the developer partner negotiation and selection process</u>.
- Panelists bring their best knowledge of the market, financing, developer track records, community and partnerships to the selection process.
- Maintain confidentiality and disclose any conflicts of interest

Overall, you are asking each participant to contribute their best thinking and professional guidance to make this a <u>win for the community while being rooted</u> in the execution of a doable project. It is imperative to communicate that sticking with the process is important as the interactions and due diligence is iterative and build from one step to the next.

Example: Springfield, Missouri

- Received over \$7 Mil in EPA funds and technical assistance
- Attracted another \$460 Mil in public and private funding
- Over 250 Assessments, 11 cleanups, and Redevelopment of over 100 brownfields
- 60 acres of new greenspace and 23,000 m3 storm water capacity
- 100 Acres and numerous commercial/industrial buildings removed from flood plain

Economic

- Good business sites
- University technology startups
- Regional government

Community

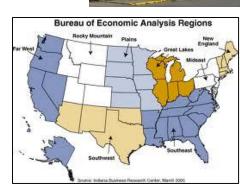
- safety
- recreation
- arts, food & entertainment
- Affordable health care and housing

Environmental

- flooding
- water quality

Success Does Not Depend on Size

- There are opportunities in small, medium, and big cities (especially when linked together in a region) to:
 - Save costs, provide services and products, and drive economies with:
 - Smart Growth Development
 - New energy, water, waste systems
 - ▶ Efficient buildings and infrastructure
 - Transportation and shared services
 - New manufacturing materials and techniques
 - Provide community value
 - Creating a nice place to live
 - Education
 - Critical services
 - Environment
 - Provide a healthy, safe places to live
- Brownfields play an important role!
 - By getting the Planning started and the Environmental issues addressed
 - Small successes lead to bigger success!



As you go build or overhaul your program

- Do not reinvent the wheel, but make it fit your revitalization vehicle - one size does not fit all
- Build in a speedometer' it is very important to decide early the primary pace of your program
 - Near-term, at the speed of developers?
 - Long-term, in pace with 20-year plan?
 - Variable speeds for different services?



Acknowledgements of Contributing KSU TAB Partners

- David Koch, 2nd Community, LLC, former KSU TAB Partner
- Sabine Martin, CTOR, LLC, a KSU TAB Partner
- ► Jesse Silverstein, DRP, a KSU TAB Partner
- Andy Seth and Matt Ward, Sustainable Strategies DC
- Rachel McIntosh, Cross-Sector Convergence, LLC
- Kate Lucas and Mary Hashem, Adaapta & RE Solutions, LLC(s)
- Matt Robbie, Skeo
- Maggie Egbarts, KSU TAB Regional Coordinator for EPA Regions 5 & 7

Expert Panelist: Andy Seth

Sustainable Strategies DC





- 1. Prepare an Annual Funding Strategy Resource Roadmap
- 2. Do Your Homework briefing sheets, budgets
- 3. Organize Local Support champions, letters of support
- **4. Budget Matches** include priority project in capital improvement plans, solicit local/state contributions
- 5. Make the Rounds DC trip, regional offices, local tours
- 6. Advocate Congress and State



Kate Lucas & Mary Hashem

Adaapta, LLC, a KSU TAB Partner



Promoting Brownfields Redevelopment

1. Promote brownfields program to the development community

2. Create a concise "resource roadmap."

3. Consider other sources of seed funding for revolving loan funds

4. Land use considerations – consider long-term best use and plan cleanup accordingly

5. Create a comprehensive plan for redevelopment

6. Promote success of other local brownfields projects

Matt Robbie





Matt Robbie Senior Planner and Facilitator Skeo Solutions

43

Equity Tools for Local Brownfields Redevelopment Programs

- Equitable development approach provides residents of economically distressed and low-income communities tools for participating in planning and prioritization of resource allocations.
- Prioritizing brownfield sites for assessment and cleanup is an opportunity for engaging diverse stakeholders
- Tools like collaborative problem solving and building cultural competency can help set the stage for a successful brownfields program that meets the needs of local residents.



Matt Robbie Senior Planner and Facilitator Skeo Solutions

What is Equitable Development?

Equitable development ensures that current residents benefit from development and have a meaningful role in the planning process.





Why Do Disparities Exist Today?

Present day disparities and inequities are the result of public policy decisions. Some are:

- Intentionally discriminatory and target low income, people of color, tribal and immigrant communities.
- Neutral or benignly intentioned initiatives that positively impact some communities and negatively impact others.

Equitable Development Approach for **Brownfields Revitalization**

Freeport Forward! Riverfront Enterprise Area Plan

Location: Freeport, IL | Client: City of Freeport | Project Date: September 2015 - August 2016

Project Images



Vacant former industrial building



Citizen Design Workshop



Tutty's Crossing Recreational Trail



Riverfront Enterprise Area Revitalization Strategies

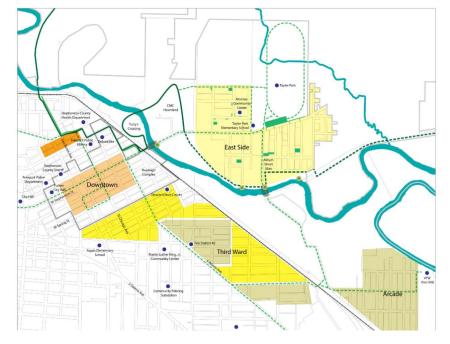


Citizen Design Workshop



Downtown Revitalization Strategy

NEIGHBORHOOD TRANSFORMATION STRATEGIES



Vernice Miller-Travis 301.537.2115 <u>vmiller-travis@skeo.com</u>

Matt Robbie 802.231.3132 mrobbie@skeo.com

www.skeo.com

Exercise: Score Your Program





https://kstate.qualtrics.co m/jfe/form/SV_eKCcNC64 Orpa3hH

Rock Falls, Illinois

https://kstate.qualtrics.com/jfe/form/SV 2sM4cj6HPMDV5E9

Washington County, Wisconsin

The Brownfields Redevelopment Process How are you at:

- 1. Planning matching sites to community goals
 - Identify Brownfields and
 - Redevelopment Planning
- 2. Environmental facilitating environmental clearance and liability protections
 - Investigate Phase I/II site assessments, before property transactions
 - Clean-up; if necessary
- 3. Redevelopment

Match sellers/buyers/incentives for completion of redevelopment

4. How is the Leadership Aspect of your Program?

LEADERSHIP:

Some<u>one</u> is in charge leading the effort

- Someone senior, but with time
- Designed into their job not an afterthought
- Delegation of work, not responsibility
- Not a political position
- Strong support of the Brownfield revitalization concept/value by municipal government
- Uses specialized consulting partnerships without relinquishing management
- Others at strategic levels
 - Elected
 - Departments
 - Advisory Committees
 - Community Leaders



Community Engagement Self Investment

5. How about Self Investment Aspects?

SELF INVESTMENT: If you won't invest as the local government, why would EPA or anyone else?

- Time by management and staff
 - Doing the homework
 - Managing the services provided
- Priority in municipal politics
- Real financial assistance
 - Including pursuing grants and external funds
- Do NOT be fully grant-dependent
 - Local government funding?
- Willingness to assume some level of calculated risk
- Will consider interim property stewardship
 - Inclusive of Continuing Obligations

Strong Formal Leadership

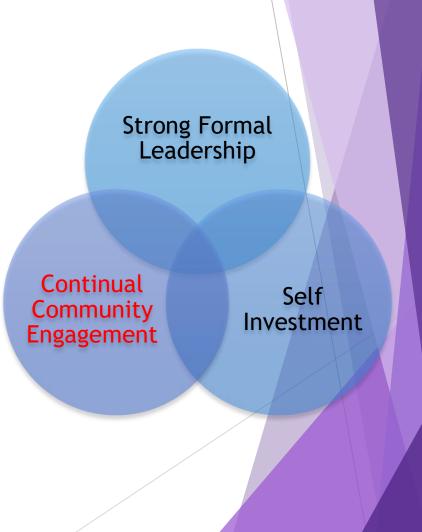
Continual Community Engagement

Self Investment

6. And, how about Community Engagement Aspects?

COMMUNITY ENGAGEMENT: Part of the process, not just informed of it

- Community users understands the process, the resources and the LIMITS of the program
- The program is self-promoting within the community after the first 2 years
- Includes focused Outreach to <u>all</u> segments of community on a regular basis
 - All together
 - Separately (e.g., owners, buyers, developers)
- Community has to participate, does not have to manage program



TAB Assistance to Communities

Step 1: Planning

- Identify and inventory brownfields (BiT)
- Strategic planning and reuse visioning
 - Community outreach and input
 - Economic feasibility and sustainability analysis
- Redevelopment Goals
- Educational workshops
- Assist with applications for EPA Brownfields Grants (TAB EZ)

Step 2: Environmental Assessment Step 3 Cleanup

- Help find and evaluate environmental consultants
- Review and explain to the community technical plans and reports
- Guidance through regulatory framework

TAB Assistance to Communities Cont.

Redevelopment

- Help identify funding sources
 - Resources Roadmap



- Webpage full of resources
- Online training modules and webi
- Other assistance as needed and agreed upon
 - www.ksutab.org

OPPORTUNITY	PURPOSE	AMOUNT AND MATCH	ANTICIPATED DEADLINE	KEY NEXT STEPS
	COMM	UNITY & RECREATION	AL SPACE	
Land and Water Conservation Fund	 To support and enhance outdoor park and recreational areas construction, expansions and improvements 	 Up to \$250,000 50% match 	• Fall 2017	 Projects must be consistent with Missouri Statewide Comprehensiv. Outdoor Recreation Plan Dellwood received 1 grant since FY2014; Ferguson has received 3 grants since FY2014
<u>Kaboom! Build It</u> Yourself & Creative Play <u>Grants</u>	 To support creative outdoor recreation and build new playgrounds to enhance parks 	 Up to \$15,000 160% local match 	 Deadlines: February 17, April 28, August 4 	 Contact grants@kaboom.org to discuss specific project concepts a eligibility for different funding opportunities
<u>USDA Community</u> Facilities Direct Loans, Grants, & Loan Guarantees	 Can be used on street improvements, public facilities, health care and educational facilities, local food, etc. 	 Significant loan funding available Maximum grant is 75% of project costs if under 5,000 pop. 	 Rolling 	 Discuss with Tim Rickabaugh, USD Rural Development Representativ for Missouri, at 573.876.0976 Dellwood would be strongest involved eligible applicant for gran
<u>National Development</u> <u>Council (NDC), Public-</u> <u>Private Partnership (P3)</u>	 NDC designs-finances- builds-operates public facilities and bring non- profit bonding funds Municipality would lease to own facility from NDC 	 Guarantees a fixed- price of ~25% less than local bid costs 	Rolling	 Contact Stephanie Dugan at 325.668.6555 and Joe Gray at 561.537.0933 to discuss viability of NDC model for prospective development projects (communit center, senior housing, etc.)
Low Income Housing Tax Credits (LIHTC)	 To incentivize developers to acquire, rehabilitate, and/or build low- or mixed- income housing through federal tax credits sold to corporations or investor groups to raise equity for a project 	 New projects may qualify for 9% credits or 4% credits (if tax-exempt bonding is used) Up to 30% bonus for Qualified Census Tracts and Difficult Development Areas 	 Rolling 	Contact Jennifer Schmidt with the Missouri Housing Development Commission (MHDC) at 816.759.6654 Encourage developers to consider eligible projects and apply to MHH Census Tract 2125 is a <u>Qualified</u> <u>Census Tract</u> in St. Louis County (s page 33)

Home About Education Online Tools Resources Services Contact

Owner

SW

SW

S W

Last Contributor

SW

SW

SW

HOW DO I

START A GRANT

Date

SAMPLE

GRANT

APPLICATIONS

08/27/2010 EDIT DELET

08/26/2010 EDIT DELETE

08/24/2009 EDIT DELETE

Grant Applications Home

START A

NEW GRANT

PPLICATIO

Home > Grant Applications Home

Application Name:

Example2-Cleanup

Example1-Assessment

Example3-Cleanup-pe

Start New Application

Quick Links:

⇒ Tutorial

Definitions

Acronyms

Application Process for TAB Assistance

- Contact us
- We'll set up a meeting to discuss assistance needs
- Review needs and TAB capability
- Agree on a course of action
- Get started







... please contact us for assistance! Web site: http://www.ksutab.org

Blase Leven, KSU TAB Programs Director 785-532-0780(office) Or 785-565-8198(cell) baleven@ksu.edu

Maggie Egbarts, TAB Coordinator for EPA Regions 5 & 7 785-280-0931 (office) Or 785-230-6825 (cell) maggiejessie@ksu.edu



Attachment D: Washington County Brownfields Presentation

Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency Brownfield Redevelopment Program





e-d-w-c

Washington County – Rock Falls Summit

September 13, 2018

Debora Sielski - Washington County Planning & Parks David Holmes - Stantec Consulting Services, Inc. Jackie Mich - Vandewalle & Associates Christian Tscheschlok - Economic Development Washington County

Site Redevelopment Program Performance

- Unveiling real environmental concerns
- Reducing risk to businesses
- Connecting potential businesses and other endusers with redevelopment sites
- Converting sites to a higher & better use
- Leveraging resources (financial & technical) to provide best opportunity for successful redevelopment

Key Components to Success

VS.

Proactively creating a countywide Site Redevelopment Program Reactively responding to individual problem sites





Key Components to Success

- Meetings with local governments
 - Initial identification of key redevelopment sites
- Full buy-in by elected officials
- Formation of Site Redevelopment Coalition

VS.



• Branding is everything

"Brownfield Sites" "Redevelopment Opportunity Sites"

Key Components to Success

- Partnership between County Planning and Economic Development Washington County
 - Focus from initial stages of program
 - Linking the program with EDWC initiatives
 - As part of their daily workflow & toolbox
- Collaborative multi-disciplinary approach
 - Environmental expertise
 - Planning & market research
 - Economic Development expertise
 - Local & County Leadership

Secured Funding to Launch the Program

US EPA Assessment Grant for Petroleum and Hazardous Brownfields

- FY 2014 \$600,000
- FY 2017 \$600,000

First in Wisconsin!

County led coalition of local governments

\$200,000

• \$40,000 for each Coalition Partner

\$400,000

- Countywide Inventory & Prioritization of Redevelopment Sites
- Phase I and Phase II Environmental Site Assessments
- Remedial Planning
- Reuse/Redevelopment Planning
- Community Outreach



SRP Structure Site Redevelopment Steering Committee









- Active participation in redevelopment process
 - Determines funding of redevelopment sites
 - Sets direction & goals of program
- In-depth understanding of challenges and opportunities
- Serves as liaison between SRC and their local government board
- Forum for local municipal representatives to present their challenging sites and share in the outcomes/best practices/lessons learned



SRP Structure

Project Management Team



Deb Sielski, Deputy Planning & Parks Administrator – County SRP Project Manager

Tyler Betry, Planning & Parks Analyst

- Managing the implementation of all SRP activities
- Grant administration and reporting
- Point of contact for US EPA, Coalition Partners, Consultants, SRC and County Board
- Coordinates PMT meetings, SRC meetings, Coalition Partner meetings, etc.

Stantec

C David Holmes, Senior Environmental Scientist – Environ. Consultant Rick Binder, Senior Associate

- Complete phase I & phase II environmental site assessments
- Complete site investigation
- Complete remedial planning
- Environmental expert communications/meetings



SRP Structure

Project Management Team



Jolena Presti, AICP, Principal Planner and Project Manager Scott Harrington, AICP, Principal Planner Jackie Mich, AICP, Associate Planner

- Site Selection and Prioritization
- Assist in Remedial Action Planning
- Reuse/Redevelopment Planning
- Community Outreach & Involvement



Christian Tscheschlok, Executive Director

YOUR GROWTH. OUR PASSION. Deb Reinbold, Business Solutions Specialist

- Connect potential business and other end-users with potential redevelopment sites that can be a focus for redevelopment investment and reuse
- Marketing redevelopment opportunities via an interactive Redevelopment Analysis Tool



SRP Assessment Process

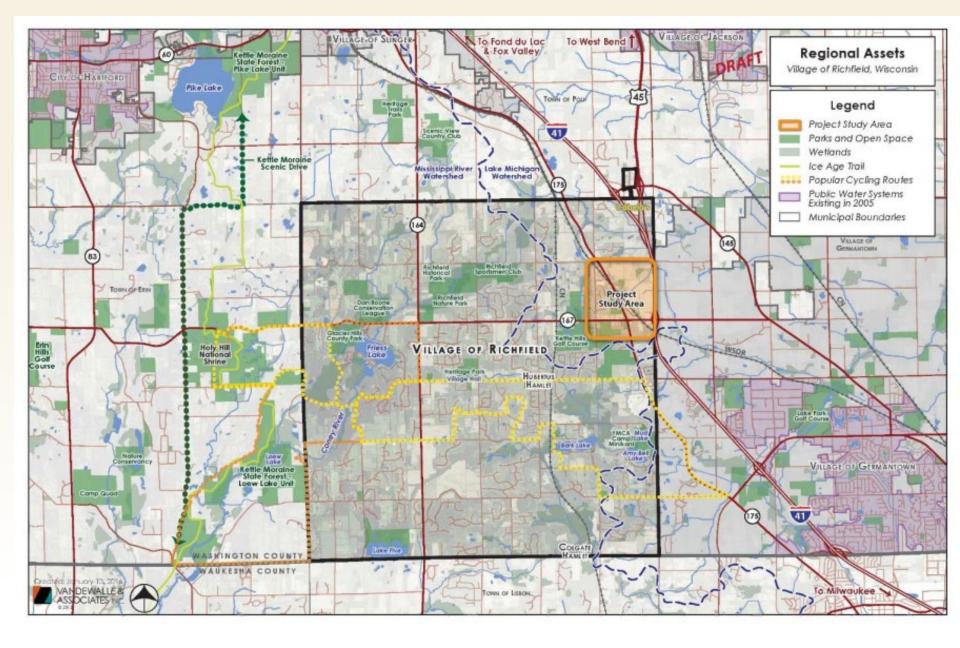
- Initial Redevelopment Site Idea
 - Currently EDWC, WEDC, Coalition Partner, local government
 - Lenders, developers
- Initial Discussion with PMT
 - Does the site fit the scope?
- Eligibility Determination
 - US EPA Hazardous
 - WDNR Petroleum
- SRC Approval or Coalition \$40,000 Allocation Priority
- Access Agreements
 - 3- party agreement land owner, County, Coalition Partner

- Phase I ESA
- Site Specific Sampling Plan
- Phase II ESA
- Further Site Investigation
- Remedial Action Plan
- Distribution of Reports

Village of Richfield

Northeast Corridor Opportunity Analysis

- Analyzed place-based assets, targeted planning areas, implementation recommendations
- Recommendations focused on:
 - Land uses
 - Public improvements & infrastructure
 - Brownfields & environmental
 - Policies & programs
 - Catalytic projects & programs
- Target Areas within the Village









Village of Jackson

Redevelopment Plan & Implementation Strategy

- Community wasn't sure what sites to prioritize Where to begin?
- Redevelopment Plan and Implementation Strategy:
 - Identifies key redevelopment opportunities
 - Implement plan to connect sites to Site Redevelopment Program funds
- Opportunities Uncovered:
 - Capitalize on strengths: desirable bedroom community, strong employment base

- Pursue targeted redevelopment and new investment
- Promote downtown activity centers
- Improve physical connections



Village of Jackson – Site E Former Grain Tower/Mill Cluster

 Redevelopment activity underway

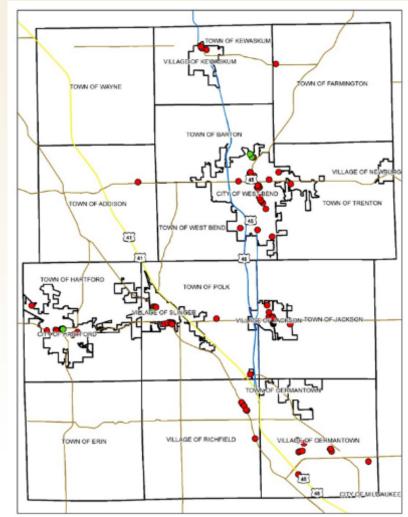






Site Inventory & Prioritization

- Comprehensive data gathering to assemble inventory of suspected brownfield sites.
- Extensive data gathered from variety of sources:
 - Ownership
 - Acreage
 - Land Use
- 127 parcels identified
- Ranking of the sites based on 3-pronged criteria



Environmental Conditions	Redevelopment Feasibility	Community Goals
 Potential Level of Contamination Potential for Human Contact with Contaminants Potential to Contaminate Groundwater Land Use Change Requiring Higher Remediation Potential for State & Federal Funding Assistance Potential Existence of a Viable Causer 	 Potential for Near Term Redevelopment Potential Cost of Assembly & Redevelopment Potential to Catalyze Redevelopment on Other Properties Potential to Assemble Entire Site Inclusion in Special Plans and Districts Potential to Eliminate Blight Potential to Replace Existing Inappropriate or Marginal Uses 	 Improves Blighted Areas for Reuse Creates New Jobs Increases Property Tax Base Creates Opportunities to Retain/Expand/ Recruit New Businesses Enhances Long-Term Economic Sustainability Creates or Maintains Livable Neighborhoods

Site Inventory & Prioritization

- High concurrence across redevelopment feasibility and community goals
- 15 top sites identified through scoring/prioritization process

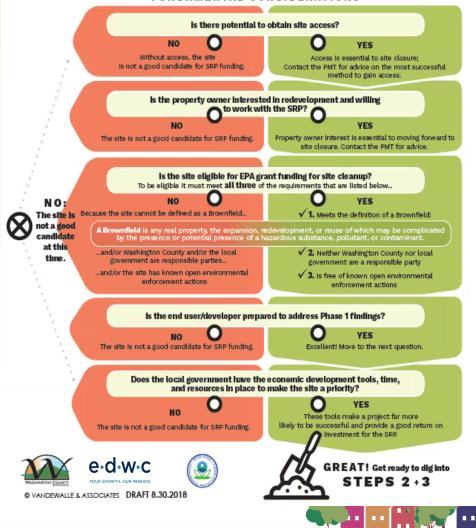
Washington County Site Redevelopment Program Composite Scoring & Rankings Listing by <u>Site Ranking</u> August 29, 2018

Site	Cluston	Location	Redevelopment	Community Goals	Environmental Adius	Total Composite	Ranking
			Max 35	Max 36	Max 36	Max 107	Top 1
			Min 7		Min 12		Bot 51
	Н	West Bend	31	35	26	92	1
243		West Bend	24	31	34	89	2
	Ν	Hartford	27	29	30	86	3
	М	West Bend	24	25	34	83	4
96		West Bend	24	26	32	82	5
76		Jackson	28	21	30	79	6
	В	Slinger	22	34	22	78	7
	С	Slinger	22	36	18	76	8
144		West Bend	23	22	30	75	9
237		West Bend	28	29	18	75	9
	Ε	Jackson	22	30	22	74	11
3		Hartford	19	23	32	73	12
87		West Bend	21	23	28	72	13
	Κ	Hartford	23	32	16	71	14
	F	Jackson	22	33	16	71	15
214		Jackson	19	23	26	68	16
18		Slinger	17	27	24	68	17
	D	Richfield	21	29	16	66	18
46		Germantown	18	22	24	64	19
	Α	Hartford	16	28	18	62	20
119		Jackson	21	26	14	61	21
	I	Kewaskum	20	24	17	61	22
	J	West Bend	19	23	18	60	23
141		West Bend	20	27	12	59	24
120		Jackson	19	23	16	59	25

Redevelopment Site Screening Checklist WASHINGTON COUNTY SITE REDEVELOPMENT PROGRAM

THE SITE REDEVELOPMENT PROGRAM (SRP) is a coalition of Washington County communities that coordinates efforts and resources to further the redevelopment of previously contaminated and underutilized sites, improving environmental conditions and renewing economic energy in Washington County. The SRP is able to provide funding to assist with certain activities related to site redevelopment, including site investigation and reuse planning. This Checklist should be used to determine if a proposed site is ready for redevelopment and therefore appropriate for investment by the SRP.

STEP 1: FUNDAMENTAL CONSIDERATIONS



Checklist for project fit:

- PMT
- Coalition Members

1.0

• EDWC

STEP 2: DIGGING INTO THE ISSUES

Now consider the following questions to further evaluate site readiness. There is no scoring; rather, the questions aim to shed light on the potential advantages and hurdles associated with the site.



SITE COMPLEXITY

Is the site/area relatively simple and free of costly complications? Simple sites are good candidates for redevelopment and likely to achieve a high return on investment for the SRP. If the site is highly complex it will require additional funding and experienced project management to move it to completion.

ENVIRONMENTAL CONDITIONS:

These answers will help the PMT anticipate the costs of assessment, cleanup, and reaching site closure.

Are there environmental concerns with the site? What are they?_

Will a Phase 2 Environmental Assessment (and beyond) likely be needed?

REDEVELOPMENT MARKET:

Knowing the answers to these questions will help the PMT understand the project's market viability.

Is there an end use or redevelopment/reuse scenario in mind for the site? This will inform how extensive site investigation and cleanup efforts need to be.

(where a developer at the table? If so, a return on investment for the SRP in the near term is much more likely.

Does this site have potential to be a cluster (rather than a grouping of parcels)? The cluster could become a larger-scale project with many reuse possibilities. It may also have a greater community impact by leveraging other current investments. Describe the cluster:

Are there other area projects in the works that could help drive the need for SRP funds? Complementary projects or developments may help leverage SRP investments in the near term. List the projects:

COMMUNITY GOALS:

These answers will help the PMT understand the importance of the site within the community as a whole.

is the site included in local plans, such as the community's comprehensive plan, downtown plan, or economic development strategic plan? If so, the site is likely to have a greater impact on the community by leveraging other area projects and investments.

is there community support? If the planned reuse has support and is consistent with community planning and reuse goals, the project is more likely to go smoothly, and to generate a return on investment for the SRP.

Are there incentives (such as TIF districts) already in place in the area or community? If so, there is a better chance of putting together a viable project.



STEP 3: IDENTIFY THE HURDLES

Finally, here or on a separate sheet please tell us about known hurdles or obstacles to redevelopment. This helps us craft a customized redevelopment strategy to address them.

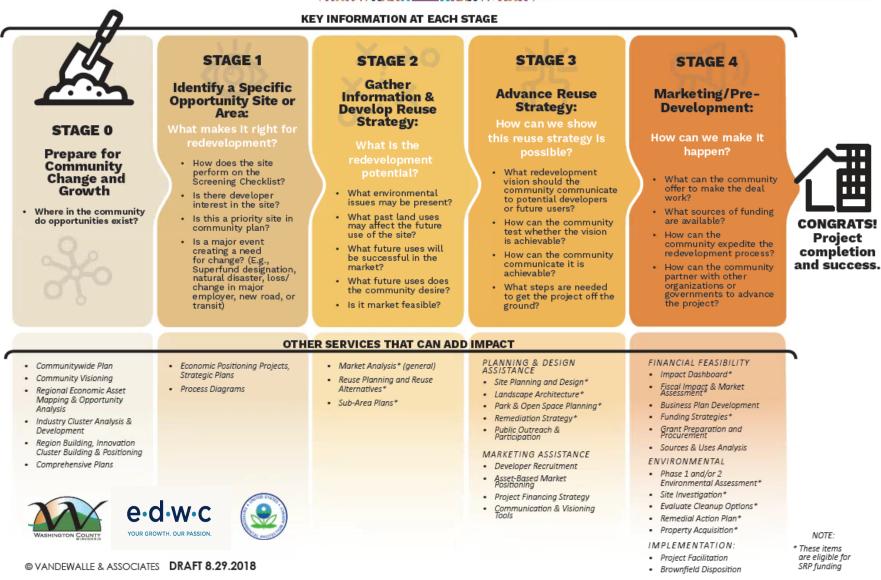


QUESTIONS? READY TO SUBMIT THE CHECKLIST?

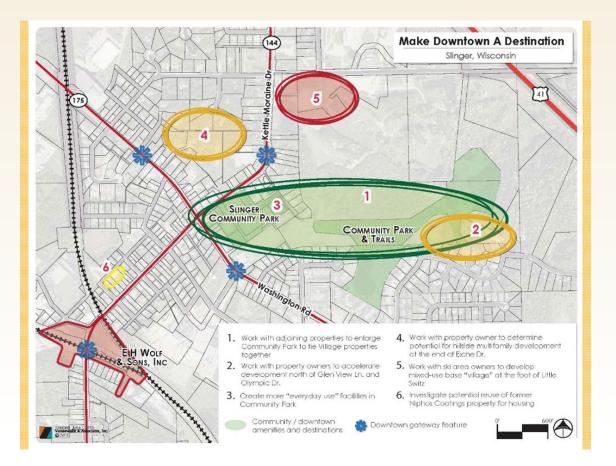
Contact Debora Sielski, Washington County Planning & Parks Dept: (262) 335-4445 or deb.sielski@co.washington.wi.us



Advancement of Redevelopment Sites



Differentiator: Drive to Deal

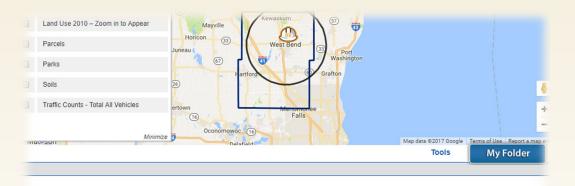


- 1. Set Context
- 2. ID Opportunity
- 3. Build Data-Driven Case
- 4. Hyper-Target End Users
- 5. Empower Decision-Makers
- 6. Structure Deal
- 7. Deliver

Redevelopment Analysis Tool

BROWNFIELD Redevelopment Sites Redevelopment Buildings	Transportation	
EARCH HEAT MAPS LAYERS COMPARE	Distance to major interstate	15 miles to I-43, 8 miles to I-41 miles
elect:	Interstate	I-43, I-41
Local Data	Distance to major highway	2 miles
Land Use 2010 – Zoom in to Appear	Four-Lane Highway	US-45
Land Use 2010 – Zoom in to Appear Parcels	Distance to Major Commercial Airport	45 miles
Parks	Distance to Local Airport	3 miles
Soils	Two-Lane Highway	.5 miles to ST HWY 33
Traffic Counts - Total All Vehicles		
Minimize	Property Contact	
Tool	company	City of West Bend
	Name	Ashley Mukasa
	Phone	262-335-5171
Former Gehl Property - WEST BEND, WI 53095	Email	amukasa@ci.west-bend.wi.us
	Address	1115 South Main Street, West Bend, WI 53095
Share Save Print Export Community Attachments Back		
	Attachments	
Property Report Labor Force Demographics Consumer Expenditures Wages Business		

Target End-Users



Former Gehl Property - WEST BEND, WI 53095

Share	Save	Print	Export	Community	Attachment	5		Back to Se	arch Results (Sites)
Property Re	eport	Labor Force	Demograp	hics Consume	er Expenditures	Wages	Business		
EXPOR	t PDF								
Labor For	ce Repo	rt (10 mile rad	lius around 1	43 E. Water St.)	Radi	us: 10	miles or DriveTime:	minutes	MODIFY REPORT
Hide A	I Charts								
Total Estal	blishmer	its				Total Em	ployees		
					TOTAL				TOTA
					3,388				39,67
Total Estal	blishmer	nts by Size (20	017)		Chart ►	Total Emp	ployees by Major SIC (20 [.]	17)	Chart⊁
	Constant				≡		ricultural, Forestry, Fishing nge 01–09)	(SIC	=
	Employe Employe					Mir	ning (SIC 10-14)		
	19 Emplo					Co	nstruction (SIC 15-17)		
	49 Emplo	-				Ma	nufacturing (SIC 20-39)		
	99 Emplo		_				Insportation and mmunications (SIC 40-49)		
100	-249 Em	ployees					olesale Trade (SIC 50-51)		
250	-499 Em	ployees					ail Teada (SIC 52-50)		



- 1. Empower Decision-Makers
- 2. Structure a Deal

3. Prospect – new web intelligence & automated lead scoring (2019)

Structure A Deal

Project Background									
Business Name:	Acme Corp	oration							
Project City:									
Street Address:		<u> </u>							
	Acme is a small global company headquartered in the USA with production in the US and Canada. Company headquarters (office and a distribution facility) are based out of River City, Wisconsin. Manufacturing is based out of Smallville, WI with US production both in WI and 2 sites in TX. They have an assembly and staging facility in Canada. Their Smallville plant currently employs 98 FT and produces components used in the energy industry. Corporate-wide, company priorities include (1) re-evaluating its footprint across its various business units, (2) developing engineering resources and (3) increasing market share in emerging economies. In accomplishing this, Acme is optimizing its assets across and making new investments in select production facilities.								
Project Profile:	Consolidation of 5 production lines between WI and TX to one of their existing business units. Should Smallville win the new production, this would require Acme to expand the Smallville facility by roughly 190,000 SF on adjacent land own by Smallville in its business park. In addition to job retention, a project win would result in some 67 new positions as Acme would move its production business from its two facilities in Richmond, TX to this location. If unsuccessful, Acme would downsize its Smallville workforce significantly due to consolidation in the new location.								
Alternatives:	Neighboring River City, WI; Richmond, TX and Ontario, Canada. Local employee intel suggests Canada option is unlikely due to cost of doing business there and River City's workforce has not been reliable for manufacturing. Local Risk: Non-traditional site configuration and mitigation due to significant wetland infiltration.					utility rates tion and			
New SF:		190,000			Price per SF:	\$ 39.13	*Includes pre-c	development co	osts
				Project Tir	neline				
Secure Financing:	1-Mar-18				Break Ground:	1-Apr-18			
Begin Production:				F	ull Production:	-			
-									
				Sources an	d Uses				
Uses of Fundi	-	Unknown	WEDC	Smallville	County	Lender	SBA	Equity	Total
Land / Building Acquisi	ition	\$0						\$20,000	\$20,000
Pre-Development		\$0		¢442.000		62.425.200	62 740 460	\$564,820	\$564,820
Construction		\$0		\$443,008	¢500.000	\$3,435,200	\$2,748,160	\$244,032	\$6,870,400
		\$0	¢276 5 42		\$500,000	\$2,190,000		¢100.002	\$2,690,000
Working Capital		\$0	\$376,542					\$100,902	\$477,444
Relocation / Moving Ex	kpenses	\$0 \$0						\$513,053	\$513,053
<u> </u>								\$140,000	\$140,000
			\$0						
Total		\$1	\$376,542	\$443,008	\$500,000	\$5,625,200	\$2,748,160	\$1,582,807	\$11,275,717
			Pr	ojected Em	ployment				

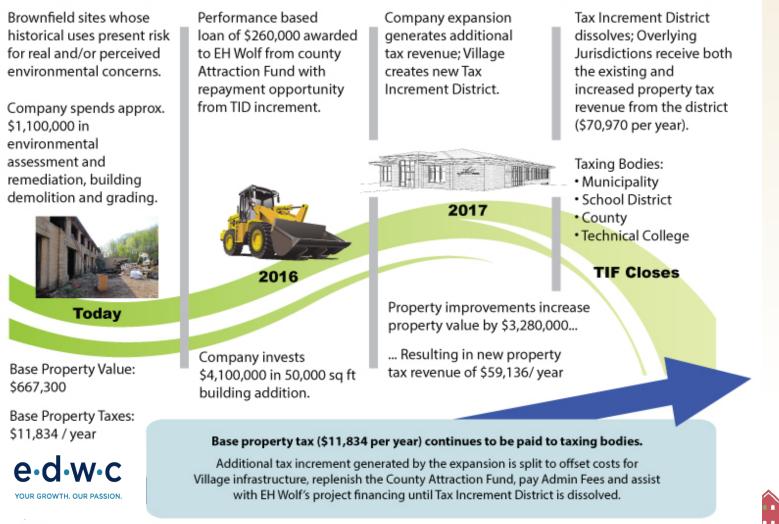
• •

	Avg. Starting		FT Positions Created				
Position Title	Hourly Wage	Year 1	Year 2	Year 3	Total	Positions	
Sheetmetal Assembler	\$13.00	10	10	5	25	36	
Sheetmetal Fabricator	\$14.00	8	5	5	18	20	
Shipping Clerk	\$12.50	2	1	2	5	14	

. .

Deliver

County and Village Partner with EH Wolf to Revitalize Site for Company Expansion in Slinger*



Cost-Benefit Analysis

- Jobs-direct & indirect
- Total wages
- Employee benefits
- New capital investment
- Supplier opportunities
- Site improvements
- New tax revenue
- New utility revenue
- Corporate citizenry (charitable donations)



EDWC 262-335-5769 2151 North Main Street West Bend, Wisconsin, 53090



Salaries 131 \$52,567 Average \$57,660 Direct \$35,040 Spin-off





25 Years Net Benefits

County	
Municipality	
School District	
Other	
Total	

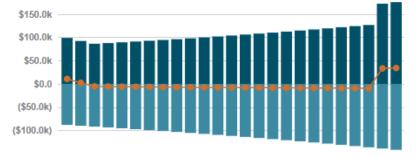


EH WOLF FOUNDRY REDEVELOPMENT - Impact Report

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 Developement 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.

25 Years Net Benefit for Village of Slinger

Net Benefits.	(\$77,002)
Present Value	(\$50,362)
Real Property Taxes*	\$87,223 \$12,641
New Residential Property Taxes.	\$2,564
Building Permits and Fees.	\$23,982
Utility Revenue.	\$2,449,204
Miscellaneous Taxes and User Fees	\$167,944
Benefits Subtotal	\$2,743,558
Cost of Utility Services.	(\$2,484,673)
Cost of Government Services.	(\$335,888)
Costs Subtotal *TIF Contributions	(\$2,820,561) \$776,297



11

Costs

Benefits

13

15

17 19 21

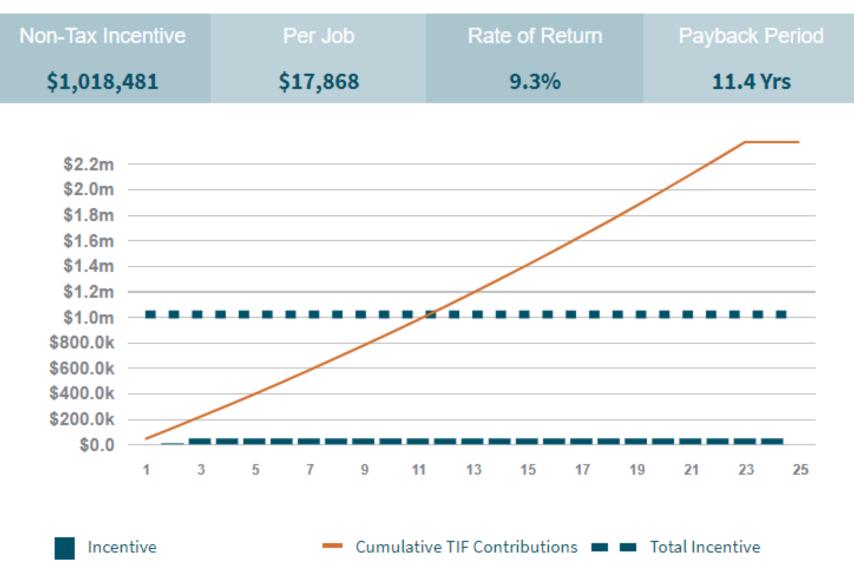
Net Benefits

23 25

IMPACT

EH Wolf Brownfield Redevelopment

Non-Tax Incentive vs. TIF Contributions for TIF





Village of Slinger E.H. Wolf & Sons Expansion

- \$4.1 M warehouse and office to support continued growth of local business (established in 1941.
- Industrial uses dating to <1892; former Slinger Foundry site; two former bulk fuel depots
- County provided \$41,000 in Phase II ESA services









Collaboration to Achieve Success

- Private Investment
- Village of Slinger
- County SRP
- County Attraction Loan





Germantown

- New development of 172 one-totwo bedroom apartments in six buildings, \$28 million value
- Redevelopment of over 23 acres (3 parcels) in historic industrial area
- Program funded activities were a factor in helping to leverage \$375,000 in State of brownfields cleanup funding
- Industrial uses for at least 125 years, with one parcel used as a bulk fuel storage and distribution facility and the other used as a lumberyard and ag-chem facility



Collaboration to Achieve Success

Germantown Saxony Village Development

- Village of Germantown
- Washington County (\$38,000 in EPA BF Grant Funded Phase I and II ESA Services)
- WDNR Green Team
- WEDC (\$375,000 brownfield grant)
- Developer (J.B.J. Companies, Inc.)
- Developer's consultant (Himalayan Consultants, LLC)

-- Catalyst for Revitalization Technical Assistance Recently Awarded--

Marketing our Success

- EH Wolf Video
 - https://tinyurl.com/EHWolfVid
- Success Story Map
 - <u>https://tinyurl.com/SRPStoryMap</u>

SRP Success Stories

Site Redevelopment Program Success Story Ma

Washington County

Site Redevelopment Program Success Stories The Success of the Courty Sta Redevelopment Forgan and industy vialate to be work that is contributed by the partners who are involved. Star indevelopment collaboration partners consist of tada (generations and expension) so such as Economic Development Washington County, Wicconsis DNR, and Wicconsis Economic Development Corporations Below are a few former contaminated and unused inducting tabs, that have now been transformed into economically thriving areas of the community, and are success sories of the Washington County Star Redevelopment Program. Click on the following table below

> 1. <u>E.H. Wolf & Sons</u> 2. Amici's & Laubenheimer's 3. Saxony Village

> > 🏽 esri

E V

E.H. Wolf & Sons Success Story

E.H. Wolf & Sons - Site Histor

EH. Wolf & Sons, a fuel and petroleum distributor, is a long standing and well known stakeholder located in the Village of Singer since the 1980s. The company sought to develop two unusers alored and vera railway totaling look acress. Historic uses of the pareis includes a foundry operation, builk oil storage and distribution, and a gravel parking lot. Due to the risk of environmental casesments (ESA) prior to any redevelopment.

Site Redevelopment Funding Sources Funding for the ESA and redevelopment work derived from the USEPA grant as well as funds from the VEOC and E-H. Wolf & Sons E. H. Wolf & Sons contributed \$316.681 to abatement and cleanup. Furthermore, the company invested 54.1 million in a new varehouse and office facility. The Village of Singer supported the project with \$317.387.1nn Financing as well as utilities \$41.000 in SinP funds for Phase I and II Environmental Site Assessments, positioning the site for cleanup and redevelopment.







Lessons Learned & Best Practices

- SRC meetings provide forum for municipal staff to learn and share best practices
- Fully integrate brownfield projects w/ local economic development programming.
- Minimize public use of the term "brownfields"
- Invest time in a comprehensive inventory of brownfield sites
- Focus on providing information most useful to developers
- Make use of all tools inventory, assessment, remedial action planning, reuse/redevelopment planning, market studies

 Multi-disciplinary approach – fully integrating planning, assessment and economic development

Next Steps & Challenges

- Apply for \$1,000,000 FY2020 USEPA Brownfield Revolving Loan Fund Grant - low or no interest loans for remediation
- Develop online application to empower local governments inventory and prioritization
- Integrate new sites and GIS layers into EDWC web tool
- Connect with lenders and commercial real estate professionals
- Utilize ROI & Economic Impact Analysis Tool
- Excel in promoting success stories
- Achieve program sustainability



Questions??

Debora Sielski

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David Holmes Senior Environmental Scientist Stantec Consulting Services, Inc. <u>David.Holmes@stantec.com</u> 262.643.9177

Jolena Presti, AICP

Principal Planner Vandewalle & Associates, Inc. jpresti@vandewalle.com 414.988.8631

Christian Tscheschlok, CEcD Executive Director Economic Development

Washington County tscheschlok@edwc.org

262.335.5769



- Redevelopment Site Analysis Web Tool
 https://businessreadywi.com/business-intelligence/redevelopment-tool/
- Site Redevelopment Program website
 <u>http://www.co.washington.wi.us/SRP</u>



Attachment E: Brownfield Summit Evaluation

Brownfield Summit ~ Evaluation September 13, 2018 18 Responses ~ 21 Participants

Please take a few minutes to complete an evaluation of today's process. Be brief and frank. Include your negative and positive comments. Your name is not required. Your evaluation is appreciated.

1. Today's session a	allowed us to:
----------------------	----------------

	Strongly Disagree		Neutral		Strongly Agree	Avg.
Exchange best practices.	2 (11%)	0 (0%)	1 (5%)	7 (40%)	8 (44%)	4.1
Elevate the profile of each program among current and future stakeholders.	1 (5%)	1 (5%)	0 (0%)	7 (40%)	9 (50%)	4.2
Advance each program's leadership in collaborative approaches and outcomes.	2 (11%)	0 (0%)	2 (11%)	8 (44%)	6 (33%)	3.9
Capture and synthesize best practices.	1 (5%)	1 (5%)	2 (11%)	7 (40%)	7 (40%)	4.0
Brainstorm paths to sustainability.	1 (5%)	1 (5%)	3 (17%)	6 (33%)	7 (40%)	3.9

Comments:

- So surprised with all that inspired me
- This greatly exceeded my expectations, which were already pretty high

2. The lunch workshop provided resources for leading a sustained high-performing brownfield program.

Average: 3.9

Comments:

- We needed more advanced and specific tools and advice
- A few resources but would have liked more- too general
- Was hoping for more detail
- Lunch presentation- too general for too long (high performing already), discussion was very helpful though

3. The afternoon planning session (Graphic Game
Plan) identified strategies to work toward an
identified vision.

Average: 4.3

Comments:

- I was skeptical over how useful this would be, but pleasantly surprised. Great job by Paul!
- Wow...lots covered and accomplished in a short time

	Strongly		Neutral		Strongly
	Disagree				Agree
	1	2	3	4	5
Ī	0 (0%)	1 (5%)	5 (29%)	6 (33%)	6 (33%)
	0 (0%)	1 (5%)	5 (29%)	6 (33%)	6 (33%)

Strongly		Neutral		Strongly
Disagree				Agree
1	2	3	4	5
0 (0%)	1 (5%)	2 (11%)	6 (33%)	9 (50%)

4. Today's session allowed me the opportunity to share my ideas while also allowing others to share their thoughts.

Average: 4.7

Comments:

• Everyone contributed

Strongly		Neutral		Strongly
Disagree				Agree
1	2	3	4	5
0 (0%)	0 (0%)	0 (0%)	6 (33%)	12 (67%)

Neutral

3

2 (12%)

4

3 (18%)

Excellent

5

12 (70%)

5. Overall, how would you rate my facilitation of	
the afternoon discussions?	

Average: 4.6

Comments:

- Paul, you have a gift for helping people share, distill and come to understanding
- Helpful that Paul understands what we do
- 6. Additional Remarks:
- Need to master AV
- Great job overall
- Experienced facilitating really showed. Tie to Wisconsin idea was great!

We ask that you voluntarily respond to the questions below. The cumulative demographic information will be used to enhance our programming efforts.

Poor

1

0 (0%)

2

0 (0%)

Gender: 10 - Male 5 - Female 3 - No Answer

Race:		Age:	
□ Asian		Under 18	
Black or African American		□ 18-34	4
Native American and Alaskan	□ 35-49	3	
Native Hawaiian and Other Pa	□ 50-64	8	
Some other Race	□ 65+	2	
Two or More Races		No Answer	1
White	16		
No Answer	2		
Ethnicity:			
Hispanic or Latino			
Not Hispanic or Latino	13		
No Answer	5		

Thank you!

Please return to the Washington County Community Development Educator