Outline

- Introductions
- Project Description
- Project Outcomes
- Brownfields GIS Database Demonstration
- Roles and Responsibilities of the BAC
- Next Meeting Date
Christine (Tina) A. Reese, P.G. (SYMBIONT)
- Project Manager
- 16 years with Symbiont
- 16 years working with Brownfields
- 2009 National Brownfields Conference
- “Best Overall Paper Award” - Incorporating Sustainable Environmental Practices into the Investigation and Remediation of a Contaminated Site

Ryan Eckdale-Dudley, GISP (SYMBIONT)
- GIS Manager
- 11 years with Symbiont
- Currently Managing 6th USEPA Brownfield Grant
- Principal author: E-Atlas, WIMBY, INSIT, SSMMA
- 2008 Best New Technology Award
- 2009 Peoples Choice Award
- 2010 Innovator of the Year
Introductions and Firm Overviews

Richard Heath (Bay-Lake RPC)
- Executive Director
- 21 years in Planning and Economic Development
- Authored 19 Comprehensive Plans and 3 Regional Economic Development Studies
- 2009 Regional Center of Excellence by the National Association of Regional Councils

Dan Martin (Marketing Feasibility Advisors, Inc)
- 25 years in directing market feasibility Studies.
- Experience working with Wisconsin cities
- Assessed re-use and additional uses for all properties in a twenty mall portfolio.
- Involved in more than 100 types of feasibility uses.
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Brownfield properties are abandoned, idle or underused properties, where the expansion or redevelopment is hindered by real or perceived environmental contamination.

Examples (current or FORMER):

- Malls
- Manufacturing or Industrial Facilities
- Gasoline Stations
- Drycleaners
- Trucking/Warehouse Facilities
- Automobile Dealerships/Service Stations
- OTHER
PROJECT DESCRIPTION

Why Redevelop Brownfield Properties?

- Protecting the Environment – Addressing Brownfields to ensure the Health and Well-Being of the City’s population and the Environment.

- Promoting Partnerships – Enhancing Collaboration and Communication Essential to Facilitate Brownfields Cleanup and Reuse.
Strengthening the Marketplace – Provide Financial and Technical Assistance to Facilitate Assessment, Cleanup and Sustainable Reuse of Brownfield Sites by the Private Sector.

Sustaining Reuse – Redeveloping Brownfields to enhance a Community’s Long-Term Quality of Life.
Manitowoc Applied to USEPA in Fall 2010

Two Community-Wide Brownfield Assessment Grants Awarded totally $400,000
- Hazardous Substances
- Petroleum

Workplans Developed and Approved by the USEPA for Grant Implementation in Summer of 2011

Cooperative Agreements Finalized in Fall 2011
9 Tasks

- Task 1: Consultant Selection
- Task 2: Brownfields Inventory
- Task 3: Prioritize and Screen Sites and Determine Site Eligibility
- Task 4: Execute Property Access Agreements
- Task 5: Area-Wide Planning
- Task 6: Conduct Phase I Environmental Site Assessments (ESAs)
- Task 7: Conduct Phase II ESAs, Site Investigations, and Remedial Planning Activities
- Task 8: Community Outreach and Involvement
- Task 9: Assessment Oversight and Grant Reporting
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Phase I ESA – Recognized Environmental Conditions

Phase II ESA – Did a release occur?

Site Investigation (SI) ID source and delineate extent of release

Remedial Action Plan (RAP)
  - Developed following Phase II ESA / SI
  - Plan to address impacts at a Site
PROJECT OUTCOMES
Brownfields GIS Database

- City (Assessment, Planning, Fire Department)
- State (WDNR, COM)
- Federal (USEPA)
- Historic (Sanborn, Aerials)
- Commercial
  - United States Postal Service
  - Business Listings
  - Real Estate
GIS Demonstration
**PROJECT OUTCOMES**

**ESA Process**

- **USEPA Eligibility** (Haz. Sub.)
- **WDNR Eligibility** (Pet)

<table>
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<tr>
<th>Deliverable</th>
<th>Hazardous Substances</th>
<th>Petroleum</th>
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<tr>
<td>Phase I ESA</td>
<td>8</td>
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<tr>
<td>Phase II ESA</td>
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<tr>
<td>Site Investigations</td>
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<tr>
<td>Remedial Plans</td>
<td>3</td>
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</table>
828 Memorial Drive
Former Lakeside Centre Mall

- Eligibility ✓
- Phase I ESA __
- Phase II ESA __
- SI __
- RAP __

CONCERNS

- 7 USTs
- Current/former auto garages
- ACM and lead-bearing construction materials
- Fill
2402 Franklin Street

CONCERNS

- 2USTs
- Former manufacturing facility
- ACM and lead-bearing construction materials
- Fill

- Eligibility ✓
- Phase I ESA _
- Phase II ESA _
- SI _
- RAP _
18 Maritime Drive and 901 York Street

- Eligibility ✓
- Phase I ESA _
- Phase II ESA _
- SI _
- RAP _
# 36 Possible Sites of Interest

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Address</th>
<th>Site Name</th>
<th>Address</th>
<th>Site Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Medusa Cement Co. LF</td>
<td>Old Claypit Road (Revere Dr.)</td>
<td>Mirro - Spirtas</td>
<td>1512 Washington</td>
<td>Kwik Trip #637 - Pump #314</td>
<td>401 North 8th Street</td>
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<tr>
<td>WPSC Manitowoc MGP</td>
<td>402 N. 10th Street</td>
<td>Alfred Muchin Co./Sadoff (East Tank)</td>
<td>1600 South 26th Street</td>
<td>Schaus Brothers Property</td>
<td>825 South 21st Street</td>
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<td>Manitowoc County/Newton TN</td>
<td>Hecker Road</td>
<td>Alfred Muchin Co./Sadoff (North Tank)</td>
<td>1600 South 26th Street</td>
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<td>Becker Ornamental</td>
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<tr>
<td>Federal Mogul</td>
<td>2138 Waldo Blvd</td>
<td>Koenig &amp; Vits (Lead Seetling Pond &amp; Mixing)</td>
<td>2015 Mirro Drive</td>
<td>Lake View Center Property</td>
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<tr>
<td>Susies Resturant - LGU - WisDOT</td>
<td>1020 S. 26th Street</td>
<td>Bills Oil Co.</td>
<td>2717 North Rapids Road</td>
<td>Busch Agricultural Resources facility</td>
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<td>Mirro Co. Plant #1</td>
<td>1616 Wollmer Street</td>
<td>Hildebrandt Prop - former Wallander Construction</td>
<td>1417 South CTH S</td>
<td>Canadian National - Wisconsin Central Property</td>
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<tr>
<td>Manitowoc Ice (Equip. Works)</td>
<td>2110 S. 26th Street</td>
<td>Clark Oil</td>
<td>2016 Washington Street</td>
<td>Former Park Maintenance Site (Old WPS)</td>
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<td>Park Plaza Mall</td>
<td>1100 S. 30th Street</td>
<td>Kwik Trip #627</td>
<td>910 Hamilton Street</td>
<td>City Parking Lot</td>
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<td>Parker Dayco Eastman - Connectors Plant</td>
<td>1440 North 24th Street</td>
<td>Vogel Auto Body</td>
<td>2324 North Rapids Road</td>
<td>La Gerin's (spelling?) Junkyard</td>
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<tr>
<td>Alfred Muchin Co./Sadoff (South Tank)</td>
<td>1600 South 26th Street</td>
<td>Susies Resturant - LGU - WisDOT</td>
<td>1020 S. 26th Street</td>
<td>Riverland Ag Corp - City 50 year lease</td>
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<td>United Laundries &amp; Dry Cleaners</td>
<td>623 Reed Avenue</td>
<td>Manitowoc Health Care Center - Gas UST</td>
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<td>Canadian National</td>
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<td>Koenig &amp; Vits (Sumps)</td>
<td>2015 Mirro Drive</td>
<td>Cher-Make Sausage Co.</td>
<td>2915 Calumet Ave (USH 151)</td>
<td>Waterfront redevelopment</td>
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Existing Conditions Report

Develop a Conceptual Conservation and Development Plan

Propose a Conceptual Land Use Plan and Design
  - Visualization for Build Out
  - Mapped Scenarios for Redevelopment or provide the Tools for Site Design
Establish & Lead BAC

Lead Public Outreach/Participation Program

Provide Opportunity for Community Input regarding Brownfield's
PROJECT OUTCOMES

Benefits

SHORT-TERM
- Increase Community Involvement
- Promote Economic Development
- Preserve Recreational and Open Space
- Manager Storm water Runoff
- Enhance supply of Affordable Housing

LONG-TERM
- Enhance Local Utilization of Transit
- Increased Accessibility of Job Centers
- Promote Livability, Walkability
- Promote Economic Development
- Improve State of Infrastructure
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ROLES AND RESPONSIBILITIES OF THE BAC

- Help the City determine which properties get assessed.

- Foster the creation of partnerships between business and lending interests and the affected communities by actively participating in BAC meetings and potentially site visits.
It’s All About Jobs, Economic Development and Sustainability and most importantly...

Our children’s future...