

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

Cooperative Agreement No. BF-00E02304-1

**Quarterly Report No. 3
3rd Quarter – Fiscal Year 2018
April 1, 2018 – June 30, 2018**

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

July 30, 2018

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

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-00E02304-1

Date of Award: 10/11/2017

Project Dates: 10/1/2017 – 09/30/2020

Grant Amount:

\$300,000 – Hazardous Substance Brownfields

\$300,000 – Petroleum Brownfields

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I. PROGRAM INTRODUCTION

This report provides a summary of activities completed by Washington County, Wisconsin (the County) during the 3rd quarter of Fiscal Year (FY) 2018 (April 1 through June 30, 2018) 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 June 30, 2018, 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 USEPA 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 Assessment Grant budget includes \$7,800 for direct expenses for the County (travel and supplies) and \$592,200 for contracted services provided by environmental and other consulting firms. The total budget period cost is \$694,162.00 of which \$94,162 is the local in-kind contribution that will be provided by staff from the County, City of West Bend, City of Hartford, Village of Slinger, Village of Jackson, Village of Richfield, and Economic Development Washington County (EDWC).

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

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

There were no budget reallocation requests submitted to the U.S. EPA Project Officer during the 3rd Quarter FY 2018. Budget allocations are outlined below.

Budget				
Task No.	Task Description	Approved Budget as of 10/11/17	Reallocation Requests this Quarter	Current EPA Approved Budget as of 6/30/2018
0	Programmatic Activities	\$21,300	\$0.00	\$21,300.00
1	Brownfields Inventory and Site Prioritization	\$30,000.00	\$0.00	\$30,000.00
2	Phase I ESAs	\$96,000.00	\$0.00	\$96,000.00
3	Phase II ESAs, Site Investigations, and Remedial/Reuse Planning	\$341,000.00	\$0.00	\$341,000.00
4	Community Brownfields Area-wide Redevelopment Planning	\$50,000.00	\$0.00	\$50,000.00
5	Community Outreach and Involvement	\$61,700.00	\$0.00	\$61,700.00
	Total USEPA Grant	\$600,000	\$0	\$600,000

III. MODIFICATIONS TO THE WORK PLAN

No modifications to the Work Plan were implemented during the Fiscal Quarter.

IV. STATUS OF PROGRAM ACTIVITIES

This section of the report provides a summary of the status for each task as of June 30, 2018, including a summary of projects and activities approved, completed, or in progress. Also summarized are deliverables for each task, an estimate of the percent complete, and a summary of scheduled activities to be performed during the 4th Quarter of FY 2018.

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. This task has a budget of \$21,300 which includes travel costs to attend U.S. EPA-sponsored National Brownfields conferences and for work by the environmental consultant to provide assistance with reporting and other eligible programmatic activities.

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

None.

C. Completed Activities or Projects

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

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

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

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

2nd Quarter of FY 2018

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

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, the County reviewed and approved the proposed contracts between Stantec and subconsultants 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.

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.

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.

F. Percent Complete and Scheduled Activities

This task is currently approximately 15% 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.

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 budget of \$30,000. 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.

The current budget for Task 1 is \$30,000.

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

None.

C. Completed Activities or Projects

2nd Quarter of FY 2018

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

3rd Quarter of FY 2018

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

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.

E. Deliverables

None.

F. Percent Complete and Scheduled Activities

This task is currently approximately 30% 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.

Task 2 – Conduct Phase I Environmental Site Assessments

A. Task Description

This task includes conducting Phase I ESAs. Under the direction of the County, the environmental consulting firm will complete 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 budget of \$96,000.

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

3rd Quarter of FY 2018

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

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.

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.

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 (Attachment A).

F. Percent Complete and Scheduled Activities

This task is currently approximately 5% 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.

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 budget of \$341,000 which includes completion of annual updates to the existing approved 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. 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 fifteen (15) Phase II ESAs;
- Six (6) remedial action options reports (ROARs) and/ or remedial action plans (RAPs).
- Eight (8) asbestos and hazardous materials pre-demolition or renovation surveys.

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

3rd Quarter of FY 2018

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

C. Completed Activities or Projects

2nd Quarter of FY 2018

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

3rd Quarter of FY 2018

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

D. Activities or Projects in Progress

2nd Quarter of FY 2018

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

3rd Quarter of FY 2018

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

E. Deliverables

3rd Quarter of FY 2018

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

F. Percent Complete and Scheduled Activities

This task is currently 5% complete.

2nd Quarter of FY 2018

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

3rd Quarter of FY 2018

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

4th Quarter of FY 2018

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

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 \$50,000. 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

None.

C. Completed Activities or Projects

2nd Quarter of FY 2018

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

3rd Quarter of FY 2018

During the 3rd Quarter of FY 2018, representatives of Stantec, the County, Vandewalle, and the City of West Bend met on May 17 with a prospective developer regarding redevelopment and remediation of the former Gehl manufacturing site. Redevelopment planning for the Site and surrounding area was initially discussed. EDWC completed acquisition and development of an IMPACT DataSource software package, Impact Dashboard, designed to assess economic and fiscal impact of proposed brownfield redevelopment sites. The software is calibrated specifically to the County. The software

will be evaluated and further calibrated using actual brownfield successes realized as part of the FY2014 assessment grant.

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).

E. Deliverables

None.

F. Percent Complete and Scheduled Activities

This task is currently 1% complete.

4th Quarter of FY 2018

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

Task 5 – Community Outreach and Involvement

A. Task Description

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

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

web-based communication tools including the development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations.

This task has a budget of \$61,700 which includes enhancing its capabilities in demonstrating ROI and securing investment resources by building an ROI generator designed to evaluate various proposed development deals and weigh them against return for public and private participants. Additionally, the Coalition will deploy the latest in marketing technologies to develop project wins into compelling, easy-to-share success stories and case studies. These will be packaged for both recruitment and educational purposes, extending the program's reach and attracting more qualified projects and redevelopers.

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

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

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.

3rd Quarter of FY 2018

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

The PMT met with the National Exchange Bank and Trust on April 9, 2018 with the purpose of informing and engaging local lenders on potential uses of the grant. The EDWC is in the process of coordinating an approach to reach and meet with all commercial lenders with market share in the County by the end of Q4 of FY2019.

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

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

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

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

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

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

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

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

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

D. Activities or Projects in Progress

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

2nd Quarter of FY 2018

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

3rd Quarter of FY 2018

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

E. Deliverables

None.

F. Percent Complete and Scheduled Activities

This task is currently approximately 6% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd quarter of FY2018 include:

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

3rd Quarter of FY 2018

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

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

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

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

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

Vandewalle will be creating a fact sheet summarizing this quarter.

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

4th Quarter of FY 2018

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

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

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

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

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

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

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

Quarterly Report No. 3, 3rd Quarter Fiscal Year 2018, April 1, 2018 – June 30, 2018
 Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
 Hazardous Substance & Petroleum Brownfields

Date	Activity or Milestone Description
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

Quarterly Report No. 3, 3rd Quarter Fiscal Year 2018, April 1, 2018 – June 30, 2018
 Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
 Hazardous Substance & Petroleum Brownfields

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

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

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

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

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

VII. BUDGET SUMMARY

Summary of Grant Expenses by Category for the Reporting Period 4/1/18 – 6/30/18

A summary of grant expenses by category is provided below, including the current budget, amounts previously expended, amounts expended during the 3rd Quarter of FY2018, total amounts expended through June 30, 2018, and the budget remaining as of June 30, 2018.

Quarterly Report No. 3, 3rd Quarter Fiscal Year 2018, April 1, 2018 – June 30, 2018
 Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
 Hazardous Substance & Petroleum Brownfields

Categories	Budgeted Amount	Previously Expended	Expenses this Quarter	Total Cumulative Expenses	Amount Remaining
Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$5,900.00	\$0.00	\$0.00	\$0.00	\$5,900.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$1,900.00	\$0.00	\$0.00	\$0.00	\$1,900.00
Contractual	\$592,200.00	\$0.00	\$0.00	\$0.00	\$592,200.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$600,000.00	\$ -	\$ -	\$ -	\$600,000.00

Summary of Current Budget Status by Task as of June 30, 2018

The following is a summary of the current budget status by task as of June 30, 2018.

Task No.	Task Description	Approved Budget	Cumulative Amount Expended (through 6/30/18)	Budget Remaining as of 6/30/18	Percent of Budget Expended
0	Programmatic Activities	\$21,300.00	\$0.00	\$21,300.00	0%
1	Brownfields Inventory and Site Prioritization	\$30,000.00	\$0.00	\$30,000.00	0%
2	Phase I ESAs	\$96,000.00	\$0.00	\$96,000.00	0%
3	Phase II ESAs, Site Investigations, and Remedial/Reuse Planning	\$341,000.00	\$0.00	\$341,000.00	0%
4	Community Brownfields Area-wide Redevelopment Planning	\$50,000.00	\$0.00	\$50,000.00	0%
5	Community Outreach and Involvement	\$61,700.00	\$0.00	\$61,700.00	0%
	Total USEPA Grant	\$600,000.00	\$0.00	\$600,000.00	0%

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.
- Number of completed additional site investigations and remedial action plans developed for select sites for which Phase II ESAs are completed.

- Number of successful projects where grant was used to leverage additional funding for redevelopment projects.
- 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.
- 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.
- Performing community outreach and education related to brownfields.
- Connecting potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

As the grant project is in its beginning stages, no significant performance outputs or outcomes have been attained. Outputs and outcomes will be documented in upcoming Quarterly Reports.

IX. LEVERAGED ACTIVITIES

This section summarizes leveraged activities for the Washington County FY2017 Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields. Leveraged activities include:

- Coordinated remedial activities at the former Niphos Coatings site in the Village of Slinger, which was assessed under the previous Coalition Assessment Grant. Remedial work is currently in process (Approximately \$20,000 of County funds).
- Assisted with an application for State Wisconsin Economic Development Corporation (WEDC) Site Assessment Grant (SAG) funding for the former Bermico Site in the City of West Bend previously assessed under the FY 2014 Coalition Grant. The City was notified of grant award (\$150,000) on July 13, 2018.
- Complete assessment and remedial planning for the North Bookends site that was previously assessed with the FY 2014 grant utilizing a \$150,000 SAG grant awarded to the City of Hartford by WEDC in 2017. Assisted with application for an approximate \$500,000 WEDC Brownfield Grant to address site contamination during redevelopment activities in 2018. The City of Hartford was notified of grant award on July 13, 2018.

X. IN-KIND CONTRIBUTION

Summary of In-kind contribution reported for the 3rd Quarter of FY2018.

Quarterly Report No. 3, 3rd Quarter Fiscal Year 2018, April 1, 2018 – June 30, 2018
 Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
 Hazardous Substance & Petroleum Brownfields

Name	Title	Budgeted In-kind Contribution	Previous In-kind Contribution	Total In-kind 2nd Q FY2018	Total Cumulative In-kind
Washington County In-Kind					
Deb Sielski	Deputy Administrator	\$ 39,276.00	\$ 3,423.60	\$ 8,200.33	\$ 11,623.93
Hannah Keckeisen	Planning Intern	\$ 1,287.00	N/A	\$ 243.54	\$ 243.54
Tyler Betry	Plan & Parks Analyst	\$ 4,103.00	\$ 471.85	\$ 1,733.50	\$ 2,205.35
Gabi Wanasek	Plan & Parks Intern	-	-	\$ 221.40	\$ 221.40
Mike Vander Sanden	GIS Coordinator	\$ 3,360.00	N/A	N/A	\$ -
Fay Fitts	Administrative Sec.	\$ 575.00	N/A	N/A	\$ -
Brad Stern	County Attorney	\$ 4,403.00	N/A	\$ 159.59	\$ 159.59
Total Co. In-kind		\$ 53,004.00	\$ 3,895.45	\$ 10,558.36	\$ 14,453.81
City of Hartford In-Kind					
Justin Drew	Dir. of Comm. Devel.	\$ 1,224.00	N/A	N/A	\$ -
Village of Slinger In-Kind					
Jessi Balcom	Village Administrator	\$ 1,435.00	\$ 172.29	\$ 143.56	\$ 315.85
Jim Haggerty	DPW Dir/V. Engineer	\$ 138.00	\$ 172.29	\$ 29.65	\$ 88.94
Village of Richfield In-Kind					
Jim Healy	Village Administrator	\$ 1,483.00	\$ 99.50	\$ 99.50	\$ 199.00
City of West Bend In-Kind					
Jay Shambeau	City Administrator	\$ 3,055.00	N/A	N/A	\$ -
Mark Piotrowicz	Development Dir.	\$ 2,091.00	N/A	N/A	\$ -
Adam Gitter	Econ. Devel. Manager	\$ 1,189.00	N/A	N/A	\$ -
Village of Jackson In-Kind					
John Walther	Village Administrator	\$ 553.00	\$ 65.00	\$ 292.50	\$ 357.50
Brian Kober	Dir. Of Public Works/ Engineer	\$ 330.00	N/A	N/A	\$ -
Economic Development Washington County (EDWC) In-Kind					
Christian Tscheschlok	Executive Director	\$ 24,883.00	\$ 203.46	\$ 3211.68	\$ 3,415.14
Deborah Reinbold	Bus. Solutions Specialist	\$ 4,777.00	N/A	N/A	\$ -
Total Coalition Partner In-kind		\$ 41,158.00	\$ 599.54	\$ 3,776.89	\$ 4,376.43
Total In-kind		\$ 94,162.00	\$ 4,494.99	\$ 14,335.25	\$ 18,830.24

Attachments

- A. Approvals of QAPP Update and Eligibility Determinations
- B. Agenda and Minutes for SRC Meeting (5/22/2018)

Attachment A

Approvals of QAPP Update and Eligibility Determinations

ELIGIBILITY DETERMINATION REQUEST
Washington County Coalition Assessment Grant
EPA #BF-00E02304-1

Sec #	Eligibility Determination Request Section	1
1	SITE INFORMATION	
1.a	Site Name	Former Barton Elementary School
1.b	Street Address	614 School Place, West Bend, Wisconsin 53090
1.c	Parcel Number	11190240023
1.d	Operational History	Barton's first log cabin school was built on the site in 1845 and a grade school was instituted in 1869. The original building was condemned and demolished in 1923. Portions of current structure were built in 1924 and additions were constructed in 1955, 1960, 1969, and 2000. The Barton Elementary School was the longest continually operating public school in the Town of Barton serving the community from 1924 until 2013. The school buildings remain today.
1.e	Current Site Use and Activity	Currently Vacant, Former Barton Elementary School
	Land Area (acres)	Approximately 6.8
	Estimated Fair Market Value (Tax Year 2014)	N/A Exempt Property
2	SITE OWNERSHIP	
2a	Current Owner	West Bend Joint School District No.1 735 S. Main Street West Bend, WI 53095
2b	Year Site Purchased	1956/1991
2c	Previous Owner	Esther Dekker and Rudolph Dekker
3	SITE CONTAMINATION	Potential contamination from historic on-site coal or oil heating. Potential contamination from fill material utilized to fill in sub grade features of former residence and school building. Also due to the age of the building, possible lead-based paint, asbestos containing building materials, and other potential hazardous materials may be present in the building.
3a	Phase I ESA Report Reference	Not available
3b	Phase II ESA Report Reference	Not available
4	ENVIRONMENTAL ENFORCEMENT ACTIONS	
4a	Known Ongoing or Anticipated Environmental Enforcement Actions:	
	Is the Site Subject to Any of the Following:	
	(i) CERCLA Planned or Ongoing Removal Action:	No actions are known
	(ii-a) Unilateral Administrative Order:	
	(ii-b) Court Order:	
	(ii-c) Administrative Order on Consent:	
	(ii-d) Judicial Consent Decree:	
	(iii) Corrective Action Under the SWDA:	No corrective actions are known
	(iv) RCRA-Permitted Facility is on the Site:	No RCRA-permitted facilities are known
4b	(v) EPA or WDNR Has Been Notified as to the Intent to Close RCRA-Permitted Facility:	Not applicable
	(vi) PCB Release Subject to Remediation Under TSCA:	No portions of the Site are subject to remediation under TSCA
	(vii) Assistance for Response Activity at the Site has Been Obtained for A Portion of the Site under Subtitle I of the SWDA from the LUST Trust Fund Established under Section 9508 if the IRS Code 1986:	No assistance is known
4c	Is the Property Owned by the Federal Government:	The Site is not owned, controlled, or under the jurisdiction of the federal government
5	PREVIOUS ASSESSMENTS	Unknown
6	AFFIRMATION STATEMENT	Washington County (County) and the City of West Bend (City) are not a PRP and are not potentially liable for contamination at the Site under CERCLA Section 107.
7	NON-County OWNED PROPERTIES	
7a	Relationship Between County/City and Owner:	None
7b	Describe the Owner's Role in Work to be Performed:	It is anticipated that the owner will grant access.
7c	Indicate How County/City Will Gain Access to the Site:	
8	County OWNED PROPERTIES	
8a	Describe How the County/City Took Ownership of the Site and Date of Acquisition:	
8b	Were All Hazardous Substances Disposed of Prior to the County/City Taking Ownership of the Site?	
8c	Did the County/City Perform an AAI (i.e., ASTM Phase I ESA) of the Property Prior to Taking Ownership of the Site?	
8d	Is the County Responsible for Any of the Environmental Concerns at the Site?	
8e	Is the County/City Potentially Liable, or Affiliated with Any Other Person Who is Potentially Liable for Contamination at the Site?	
8f	Does the County/City have any Direct or Indirect Familial Relationships or Any Contractual, corporate, or financial Relationships with a Potentially Liable Entity?	Not applicable
8g	What Steps Have Been Taken with Regards to Hazardous Substances or Contamination at the Site?	
8h	As the Owner of the Site Does the County/City Confirm their Commitment to Comply with all Land Use Restrictions and Institutional Controls; Assist and Cooperate with Those Performing the Cleanup and to Provide Access to the Property; Comply with all Information requests and Administrative Subpoenas that has or may be Issued in connection with the Property; and Provide all Legally Required Notices?	
8i	Post-Acquisition Uses?	
9	REDEVELOPMENT PLANS	The Site will be redeveloped for affordable and market rate housing. The historic school building will be adaptively reused. The total redevelopment value is estimated at \$9.0 million. Funding sources for the project include; Affordable Housing Funds from the Federal Home Loan Bank of Chicago, Federal Historic Tax Credits, Wisconsin Economic Development Corporation Historic Tax Credits, Wisconsin Housing and Economic Development Authority (WHEDA) Low-Income Housing Tax Credits, Home Investment Partnership Act funds, private investment and a first mortgage from either a bank or WHEDA.

ELIGIBILITY DETERMINATION REQUEST
Washington County Coalition Assessment Grant
EPA #BF-00E02304-1

Sec #	Eligibility Determination Request Section	1
1	SITE INFORMATION	
1.a	Site Name	Former Jackson Mill
1.b	Street Address	W208 N16730 S. Center Street, Jackson, WI 53037
1.c	Parcel Number	0121 and 0122
1.d	Operational History	The property is known to have been an active feed mill. The property has been used for storage since 2010. There is documented nitrogen-fertilizer and petroleum contamination at the property immediately to the south. WDNR closed the petroleum contamination after cleanup (BRRTS #0367151729) on December 1, 2000 and the nitrogen fertilizer contamination after cleanup (BRRTS # 0267547268) on September 16, 2010.
1.e	Current Site Use and Activity	Storage
	Land Area (acres)	Approximately 0.59 acre
	Estimated Fair Market Value (Tax Year 2014)	\$125,000
2	SITE OWNERSHIP	
2a	Current Owner	RICHARD C BUSER RCB GROUP, INC. N161W18878 HEATHER LYNN CIR JACKSON WI 53037-0000
2b	Year Site Purchased	2012
2c	Previous Owner	Terminator LLC (Purchased in 2003)
3	SITE CONTAMINATION	
3a	Phase I ESA Report Reference	Not available
3b	Phase II ESA Report Reference	Not available
4	ENVIRONMENTAL ENFORCEMENT ACTIONS	
4a	Known Ongoing or Anticipated Environmental Enforcement Actions:	
	Is the Site Subject to Any of the Following:	
	(i) CERCLA Planned or Ongoing Removal Action:	No actions are known
	(ii-a) Unilateral Administrative Order:	
	(ii-b) Court Order:	
	(ii-c) Administrative Order on Consent:	
	(ii-d) Judicial Consent Decree:	
	iii) Corrective Action Under the SWDA:	No corrective actions are known
	(iv) RCRA-Permitted Facility is on the Site:	No RCRA-permitted facilities are known
	(v) EPA or WDNR Has Been Notified as to the Intent to Close RCRA-Permitted Facility:	Not applicable
	(vi) PCB Release Subject to Remediation Under TSCA:	No portions of the Site are subject to remediation under TSCA
	(vii) Assistance for Response Activity at the Site has Been Obtained for A Portion of the Site under Subtitle I of the SWDA from the LUST Trust Fund Established under Section 9508 if the IRS Code 1986:	No assistance is known
4c	Is the Property Owned by the Federal Government:	The Site is not owned, controlled, or under the jurisdiction of the federal government
5	PREVIOUS ASSESSMENTS	Unknown
6	AFFIRMATION STATEMENT	Washington County (County) and the City of Jackson (City) are not a PRP and are not potentially liable for contamination at the Site under CERCLA Section 107.
7	NON-County OWNED PROPERTIES	
7a	Relationship Between County/City and Owner:	None
7b	Describe the Owner's Role in Work to be Performed:	It is anticipated that the owner will grant access.
7c	Indicate How County/City Will Gain Access to the Site:	
8	County OWNED PROPERTIES	
8a	Describe How the County/City Took Ownership of the Site and Date of Acquisition:	
8b	Were All Hazardous Substances Disposed of Prior to the County/City Taking Ownership of the Site?	
8c	Did the County/City Perform an AAI (i.e., ASTM Phase I ESA) of the Property Prior to Taking Ownership of the Site?	
8d	Is the County Responsible for Any of the Environmental Concerns at the Site?	
8e	Is the County/City Potentially Liable, or Affiliated with Any Other Person Who is Potentially Liable for Contamination at the Site?	
8f	Does the County/City have any Direct or Indirect Familial Relationships or Any Contractual, corporate, or financial Relationships with a Potentially Liable Entity?	Not applicable
8g	What Steps Have Been Taken with Regards to Hazardous Substances or Contamination at the Site?	
8h	As the Owner of the Site Does the County/City Confirm their Commitment to Comply with all Land Use Restrictions and Institutional Controls; Assist and Cooperate with Those Performing the Cleanup and to Provide Access to the Property; Comply with all Information requests and Administrative Subpoenas that has or may be Issued in connection with the Property; and Provide all Legally Required Notices?	
8i	Post-Acquisition Uses?	
9	REDEVELOPMENT PLANS	Developer is interested in purchasing the former feed mill and redeveloping the building into an entertainment area with a focus as a wedding venue.

From: [Ross, Stephanie D](#)
To: [Waller, Hiedi](#)
Cc: Deb.Sielski@co.washington.wi.us; [Binder, Rick](#)
Subject: RE: Washington County QAPP
Date: Friday, June 22, 2018 12:49:04 PM
Attachments: [image001.png](#)

Thank you Deb and Heidi,

I have received your QAPP update letter, and will place it into the project file. You are free to begin Phase II project work.

Please note that an update will be due in June of 2019.

Thank you,
Stephanie

Stephanie Ross, P.G.
Acting Chief, Brownfields and NPL Reuse Section 3
Land Revitalization Branch
USEPA Region 5
77 W. Jackson Blvd., SB-5J
Chicago, IL 60604

(312) 886-0913 direct
(312) 692-2026 fax
Ross.StephanieD@epa.gov

From: Waller, Hiedi [mailto:Hiedi.Waller@stantec.com]
Sent: Tuesday, June 19, 2018 11:56 AM
To: Ross, Stephanie D <Ross.StephanieD@epa.gov>; Pels, Jan <pels.jan@epa.gov>
Cc: Deb.Sielski@co.washington.wi.us; Binder, Rick <Rick.Binder@stantec.com>
Subject: Washington County QAPP

On behalf of Washington County, Wisconsin, I am submitting a copy of the QAPP update for the Washington County Hazardous Substances and Petroleum Brownfield Assessment Coalition Grant; Cooperative Agreement #BF-00E02304-0. A hard copy which included a CD with the current and previous lab certifications is in transit. The requested replacement CD for the Cooperative Agreement # BF-00E01347-0 QAPP submittal is also in transit. Please contact me if you need anything else.

Hiedi Waller, PE

Senior Engineer
12075 Corporate Parkway, Suite 200 Mequon WI 53092
Phone: (262) 643-9161
Cell: (414) 688-1893
Fax: (262) 241-4901



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Please consider the environment before printing this email

From: [Ross, Stephanie D](#)
To: [Binder, Rick](#); [Deb Sielski](#)
Cc: [Holmes, David](#); [Ross, Stephanie D](#)
Subject: RE: Washington County, Wisconsin BF Haz. Sub. & Petro. Assessment Coalition Grant; Cooperative Agreement BF-00E02304-1
Date: Thursday, May 03, 2018 2:44:56 PM

Deb and Rick,

I have reviewed the Eligibility Determination for the Former Barton Elementary School at 614 School Place, West Bend, WI. Based upon the information provided, the subject site meets the definition of a Brownfield as defined in the Comprehensive Environmental Response, Compensation, and Liability Relief Act (CERCLA) Section 104(k). Also, assuming that the information provided is correct, Washington County is not a Potentially Responsible Party (PRP) as defined in CERCLA Section 107. Therefore, Washington County is approved to conduct assessment of the site using USEPA Brownfields Assessment Cooperative Agreement BF 00E02304. The eligibility determination will need to be updated and resubmitted if project work or scope change.

If you have any questions or comments regarding this determination, please feel free to contact me.

Thanks,
Stephanie

Stephanie Ross, P.G.
USEPA Region 5
77 W. Jackson Blvd., SB-5J
Chicago, IL 60604

(312) 886-0913 direct
(312) 692-2026 fax
Ross.StephanieD@epa.gov

From: Binder, Rick [mailto:Rick.Binder@stantec.com]
Sent: Tuesday, May 01, 2018 7:26 AM
To: Ross, Stephanie D <Ross.StephanieD@epa.gov>; Deb Sielski <Deb.Sielski@co.washington.wi.us>
Cc: Holmes, David <David.Holmes@stantec.com>
Subject: Washington County, Wisconsin BF Haz. Sub. & Petro. Assessment Coalition Grant; Cooperative Agreement BF-00E02304-1

Stephanie,

On behalf of Washington County, attached is an Eligibility Determination request for the former Barton Elementary School property located in the City of West Bend (Coalition Partner) for your review.

The Site will be redeveloped for affordable and market rate housing. The historic school building will be adaptively reused.

The current owner, West Bend School district No.1, is not affiliated with the City of West Bend.

Please contact Deb Sielski or me with any questions.

Thanks,

Rick Binder

Richard J. Binder, PG, CPG

Senior Associate

Direct: (262) 643-9010

Mobile: (262) 422-0764

Stantec Consulting Services Inc.

12075 Corporate Parkway Suite 200

Mequon WI 53092-2649 US

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From: [Ross, Stephanie D](#)
To: [Binder, Rick](#)
Cc: "[Deb.Sielski@co.washington.wi.us](#)"; [Christian Tscheschlok](#); [Holmes, David](#); [Jolena Presti \(jpresti@vandewalle.com\)](#); [Jackie Mich](#)
Subject: RE: Washington County, Wisconsin BF Haz. Sub. & Petro. Assessment Coalition Grant; Cooperative Agreement BF-00E02304-1
Date: Monday, June 04, 2018 11:35:45 AM

Deb and Rick,

I have reviewed the Eligibility Determination for the Former Jackson Mill, at W208 N16730 S. Center Street, Jackson, WI. Based upon the information provided, the subject site meets the definition of a Brownfield as defined in the Comprehensive Environmental Response, Compensation, and Liability Relief Act (CERCLA) Section 104(k). Also, assuming that the information provided is correct, Washington County is not a Potentially Responsible Party (PRP) as defined in CERCLA Section 107. Therefore, Washington County is approved to conduct assessment of the site using USEPA Brownfields Assessment Cooperative Agreement BF 00E02304. The eligibility determination will need to be updated and resubmitted if project work or scope change.

If you have any questions or comments regarding this determination, please feel free to contact me.

Thanks,
Stephanie

Stephanie Ross, P.G.
Acting Chief, Brownfields and NPL Reuse Section 3
Land Revitalization Branch
USEPA Region 5
77 W. Jackson Blvd., SB-5J
Chicago, IL 60604

(312) 886-0913 direct
(312) 692-2026 fax
Ross.StephanieD@epa.gov

From: Binder, Rick [mailto:Rick.Binder@stantec.com]
Sent: Monday, June 04, 2018 9:32 AM
To: Ross, Stephanie D <Ross.StephanieD@epa.gov>
Cc: 'Deb.Sielski@co.washington.wi.us' <Deb.Sielski@co.washington.wi.us>; Christian Tscheschlok <tscheschlok@edwc.org>; Holmes, David <David.Holmes@stantec.com>; Jolena Presti (jpresti@vandewalle.com) <jpresti@vandewalle.com>; Jackie Mich <jmich@vandewalle.com>
Subject: Washington County, Wisconsin BF Haz. Sub. & Petro. Assessment Coalition Grant; Cooperative Agreement BF-00E02304-1

Stephanie,

On behalf of Washington County, attached is an Eligibility Determination Request for the former Jackson Mill property located in the Village of Jackson (Coalition Partner) for your review.

The Site will be redeveloped into an entertainment venue. The former feed mill buildings will be adaptively reused.

Please contact Deb Sielski or me with any questions.

Thanks,

Rick Binder

Richard J. Binder, PG, CPG

Senior Associate

Direct: (262) 643-9010

Mobile: (262) 422-0764

Stantec Consulting Services Inc.

12075 Corporate Parkway Suite 200

Mequon WI 53092-2649 US

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Attachment B

Agenda and Minutes for SRC Meeting (5/22/2018)



AGENDA
Site Redevelopment Steering Committee Meeting
Tuesday, May 22, 2018 - 10:00 AM
EH Wolf & Sons Inc.
414 Kettle Moraine Dr. S. Slinger, WI 53086

**We Invite All SRC Members to Join Us at 9:30 a.m. for a Tour of E.H. Wolf & Sons
prior to SRC Meeting**

The following business will be brought before the Committee for initiation, discussion, deliberation, and possible formal action subject to the rules of the Board, which may be inspected in the office of the County Clerk.

- 1. Call to Order and Affidavit of Posting**
- 2. Introductions**
- 3. Election of Chair/Vice-Chair**
- 4. Minutes of January 18, 2018**
- 5. Discussion of the Status of FY2014 Grant Close Out**
- 6. Discussion of the Status of FY2017 Grant Budget and SRP Goals**
- 7. Consideration of County Project Manager to Approve Potential Project Initial Steps**
- 8. Redevelopment Inventory Update**
- 9. Consideration of New Projects and Budget Reallocations (if any)**
- 10. ROI Generator and Impact Analysis**
- 11. Lenders Meetings**
- 12. Rock Falls Best Practices & Sustainability Summit Proposal**
- 13. QAPP Update**
- 14. Status Update of Current Projects - Coalition Members**
- 15. Status of USEPA Revolving Loan Fund Application**
- 16. Summary of DNR Brownfields Conference**
- 17. Discussion of Upcoming SRC Meeting**
- 18. Adjournment**

It is possible that individual members of other governing bodies of the County government may attend the above meeting. It is possible that such attendance may constitute a meeting of any such other governing body pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993). This notice is given solely to comply with the notice requirements of the open meeting law. No action will be taken by any other governmental body except by the governing body noticed in the caption above.

AFFIDAVIT OF POSTING

This agenda was posted in the office of the County Clerk on the 18th day of May, 2018. Notice was sent to the West Bend Daily News, Express News, WIBD/WMBZ Radio, WTKM Radio, My Community NOW, Hartford Times Press, Kewaskum Statesman, Milwaukee Journal-Sentinel. Individuals with disabilities requiring special accommodations for attendance at the meeting should contact the County Clerk at (262) 335-4301 at least 48 hours prior to the meeting.

1 **WASHINGTON COUNTY**
2 **SITE REDEVELOPMENT STEERING COMMITTEE**

3 EH Wolf & Sons – 1st Floor Large Conference Room
4 414 Kettle Moraine Dr. S. Slinger, WI 53086

May 22th, 2018
10:00 a.m.

5 Present: Ray Heidtke, Mark Piotrowicz, Justin Drew, Jessi Balcom, Curt Pitzen, Christian Tscheschlok, Jim
6 Healy, John Walther

7
8 Excused: Lisa Maylen

9
10 Absent: County Board Representative

11
12 Also Present: Jolena Presti – Vandewalle & Associates, Rick Binder – Stantec, Deb Sielski, Deputy Planning &
13 Parks Dept. Administrator, Tyler Betry, Planning & Parks Dept. Planning & Parks Analyst, Gabi Wanasek -
14 Planning & Parks Dept. Intern, Deb Reinbold – Economic Development Washington County, Adam Gitter –
15 Economic Development Manager City of West Bend.

16
17 Chairperson Heidtke called the meeting to order and read the Affidavit of Posting at 10:02 a.m.

18
19 **INTRODUCTIONS**

20 Chairperson Heidtke asked that everyone introduce themselves that were present.

21
22 **ELECTION OF CHAIR/VICE-CHAIR**

23 Mr. Heidtke asked to move this agenda item to the next meeting due as the County has not yet appointed a
24 County Board supervisor to replace Mike Miller.

25
26 **MINUTES OF January 18, 2018**

27 Mr. Heidtke presented the minutes from the last meeting.

28
29 **Moved by Mr. Walther, seconded by Mr. Piotrowicz, to approve the minutes of January 18, 2018 with a**
30 **few grammatical changes that need to be made. Motion carried.**

31
32 **DISCUSSION OF THE STATUS OF FY2014 GRANT CLOSE OUT**

33 Ms. Sielski gave a brief summary of the FY2014 USEPA Brownfields Coalition Assessment Grant close out.
34 Ms. Sielski believes that the SRP accomplished the goals of the Implementation Work Plan with only \$311.79
35 remaining. Ms. Sielski submitted the Final Technical Report and the Final Financial Report to the USEPA.

36
37 Ms. Sielski discussed the distribution between hazardous material and petroleum. Although, the SRC identifies
38 the FY2014 grant as one grant it is actually two separate \$300,000 grants and the expenditures must be split
39 evenly. Ms. Sielski stated that there was a difference of five cents between the two grants.

40
41 Ms. Sielski reviewed a handout summarizing the work that had been accomplished with the grant. Ms. Sielski
42 also discussed the summary of leveraged funding.

43
44 **DISCUSSION OF THE STATUS OF FY2017 GRANT BUDGET AND SRP GOALS**

45 Ms. Sielski reviewed the handout with the FY2017 goals. Ms. Sielski mentioned that we will dive deeper into
46 the budget as we proceed with projects and budget reallocations.
47

48 Mrs. Sielski wanted to remind everyone that over the course of the last year the SRC approved six projects that
49 had been in the FY2014 grant and were reallocated to the FY2017 grant. She wanted to remind everyone that
50 those funds are in addition to the \$40,000 that is allocated to each of the coalition partners.
51

52 **CONSIDERATION OF COUNTY PROJECT MANAGER TO APPROVE POTENTIAL PROJECT**
53 **INITIAL STEPS**

54 Ms. Sielski described the initial steps involved in determining if a proposed redevelopment site is eligible under
55 the grant. Ms. Sielski then asked the SRC to give her authority to approve spending's approximately \$3,000
56 per parcel to work with consultants in completing eligibility determinations and access agreements. Further
57 work on each site would come before the SRC for consideration if not part of a Coalition Partners \$40k
58 allocation.
59

60 **Moved by Mr. Pitzen, seconded by Mr. Drew to give the County Project Manager authority to approve**
61 **spending of approximately \$3,000 per parcel to secure grant eligibility and site access. Motion carried.**
62

63 **REDEVELOPMENT INVENTORY UPDATE**

64 Ms. Presti gave a PowerPoint presentation on the Inventory & Prioritization Process for the FY2014 grant. She
65 discussed and gave updates on the 15 top target sites that were identified through the inventory and
66 prioritization process. Discussion ensued.
67

68 **CONSIDERATIONS OF NEW PROJECTS AND BUDGET REALLOCATIONS (IF ANY)**

69 Ms. Sielski stated that there is only one reallocation for this meeting. The former Bermico Site was reallocated
70 from the FY2014 grant to the FY2017 grant. Originally the SRC approved \$24,800 as part of the reallocation
71 but she requests an approval of an additional \$200 for a total of \$25,000 in order to meet the WEDC grant
72 match requirements.
73

74 **Moved by Mr. Tscheschlok, seconded by Mr. Pitzen to approve an additional \$200 for a total of \$25,000**
75 **for the former Bermico Site in order to meet the WEDC grant match requirements. Motion carried.**
76

77 **ROI GENERATOR AND IMPACT ANALYSIS**

78 Mr. Tscheschlok discussed a tool that Economic Development Washington County has invested in. The
79 'Impact Datasource' tool can be used to market the successes of projects, calculate return on investment,
80 determine fiscal inputs/outputs, and demonstrate the overall macro-economic impact of any given project. Mr.
81 Tscheschlok stated that he anticipates that the program will be up and running by mid-June and could present
82 results of a pilot analysis at the next SRC meeting. EDWC purchased this tool but the SRC has funds set aside
83 to utilize the tool for specific projects.
84

85 **LENDER MEETINGS**

86 Mr. Tscheschlok stated that EDWC recently completed a focus group with their customers which included
87 lender engagement. Mr. Tscheschlok discussed that EDWC has been making appearances for about a year now
88 at individual lender's commercial lender group meetings which are held bi-monthly. Mr. Tscheschlok
89 mentioned that he would like to incorporate some of SRP's projects into the presentations of these individual
90 commercial lender group meetings. SRC gave consensus that Mr. Tscheschlok would be able to move forward
91 with this.

92 **ROCK FALLS BEST PRACTICES & SUSTAINABILITY SUMMIT PROPOSAL**

93 Mr. Tscheschlok presented a proposal for a Summit to be held in Rock Falls Illinois. He proposed a one-day
94 Summit and exchange between the SRP and Rock Fall's brownfield programs where the groups can: 1.
95 Exchange best practices. 2. Elevate the profile of each program among current and future stakeholders. 3.
96 Advance each program's leadership in collaborative approaches and outcomes. 4. Discuss key issued and
97 resulting potential policies, and 5. Brainstorm paths to sustainability. The deliverables of this Summit would
98 include a joint white paper summarizing key findings, policy recommendations and sustainability strategies to
99 the USEPA, State brownfield programs and respective policy-makers. Mr. Tscheschlok asked if there was any
100 interest of the SRC participating in the Summit and determine a date that would work, either September 13th or
101 September 27th. There was a consensus by the SRC that the September 13th date would work better for most.
102

103 **QAPP UPDATE**

104 Mr. Binder mentioned that the Quality Assurance Project Plan is being updated within the next three weeks or
105 so. This plan is required so that Stantec can move forward with onsite sampling.
106

107 **STATUS UPDATE OF CURRENT PROJECTS – COALITION MEMBERS**

108 Mr. Piotrowicz mentioned that Gehl has an accepted offer on the 8 acre site. He mentioned that there is a lot of
109 momentum going on in the Gehl area.
110

111 **STATUS OF USEPA REVOLVING LOAN FUND APPLICATION**

112 Ms. Sielski mentioned that she received notification from the USEPA on April 25th that we did not receive this
113 grant. A total of 441 proposals were submitted to the USEPA for consideration and only about a third of the
114 applicants were awarded. They encourage us to reapply for the FY19 grant should the funds become available.
115 Ms. Sielski requested a debriefing with the USEPA to find out why we didn't get the grant and what we can do
116 to improve our application. She mentioned that she will be able to share this information with everyone at the
117 next SRC meeting.
118

119 **SUMMARY OF DNR BROWNFIELDS CONFERENCE**

120 Mr. Tscheschlok gave an update on the conference that was held a few weeks ago. Mr. Walther mentioned that
121 the conference was well worth it and that Mr. Tscheschlok and Mr. Holmes did a great job presenting and
122 representing the SRP.
123

124 **DISCUSSION OF UPCOMING SRC MEETING**

125 Ms. Sielski mentioned that the next meeting is planned for August 16th from 1:00pm -2:30pm and it will be held
126 in Hartford. Mr. Heidtke mentioned that he will be out of town that day so we might have to reschedule.
127
128

129 **PUBLIC COMMENT**

130 No Comment.

131

132 **ADJOURNMENT**

133 Mr. Heidtke adjourned the meeting at 11:35 A.M.

134

135 Ray Heidtke, Chairperson

136