



# Washington County Site Redevelopment Program



**Memo To:** Washington County Site Redevelopment Steering Committee (SRC)

**From:** Debora Sielski, Deputy Planning & Parks Administrator  
David Holmes, Stantec Consulting

**Date:** April 12, 2016

**Re:** Consideration of EPA Assessment Grant Funds for the Village of Slinger – E.H. Wolf & Sons Development – **Revised 4/11/2016**

Funding is requested to support environmental assessment activities needed in support of a planned redevelopment project in the Village of Slinger by E.H. Wolf & Sons, a third generation fuel and lubricant distribution company that began in Slinger in 1941 and incorporated in 1976. The growth of the business has resulted in current plans for a multi-million dollar expansion that include construction of new warehouse and office buildings.

The project site includes multiple brownfields properties located in the oldest industrial area of the Village. The redevelopment site includes a former bulk fuel storage and distribution center, several historic warehouse buildings, a former lumber yard facility, former grain elevator, and a former foundry that dates back more than 100 years.

EPA funds will be utilized for two of the parcels located adjacent to the railroad line, one of which will serve as the location of a stormwater retention pond, and one of which contains an historic warehouse building to be demolished. It is anticipated that funding will be used to perform **Phase I environmental assessments** and supplemental Phase II environmental assessment (ESA) activities on both parcels (in combination with geotechnical testing at the proposed location for the stormwater pond). Funding may also be used for pre-demolition asbestos and hazardous material survey in the warehouse buildings to be demolished, as well as clean-up planning as necessary based on the results of the Phase II ESA.

A preliminary estimate of potential costs for assessment activities is approximately **\$35,000 \$41,000**. Of the \$40,000 allocated to the Village of Slinger for use at the Niphos Coating site, approximately \$10,000 should be remaining after all planned assessment activities at that property are completed.

The Village of Slinger is requesting approximately **\$25,000 \$31,000** of EPA Assessment Grant funds for this effort.

