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. 4
4th Quarter – Fiscal Year 2018
July 1, 2018 – September 30, 2018

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

October 30, 2018
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 4th quarter of Fiscal Year (FY) 2018 (July 1 through September 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 September 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:

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Task Name</th>
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<tbody>
<tr>
<td>0</td>
<td>Programmatic Activities</td>
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<tr>
<td>1</td>
<td>Brownfields Inventory and Site Prioritization</td>
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<tr>
<td>2</td>
<td>Conduct Phase I Environmental Site Assessment (ESAs)</td>
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<tr>
<td>3</td>
<td>Conduct Phase II ESAs, Site Investigations and Remedial/Reuse Planning Activities</td>
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<tr>
<td>4</td>
<td>Community Brownfields Area-Wide Redevelopment Planning</td>
</tr>
<tr>
<td>5</td>
<td>Community Outreach and Involvement</td>
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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 4th Quarter FY 2018. Budget allocations are outlined below.

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Task Description</th>
<th>Approved Budget as of 10/11/17</th>
<th>Reallocation Requests this Quarter</th>
<th>Current EPA Approved Budget as of 6/30/2018</th>
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III. MODIFICATIONS TO THE WORK PLAN

No modifications to the Work Plan were implemented during the 4th Fiscal Quarter.

IV. STATUS OF PROGRAM ACTIVITIES

This section of the report provides a summary of the status for each task as of September 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 1st Quarter of FY 2019.

**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.

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.

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.

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.

F. Percent Complete and Scheduled Activities

This task is currently approximately 20% 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.
Quarterly Report No. 4, 4th Quarter Fiscal Year 2018, July 1, 2018 – September 30, 2018
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

**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.

**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.

**4th Quarter of FY 2018**

During the 4th Quarter of FY2018, the County, EDWC and subconsultants 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.

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).

E. Deliverables

None.

F. Percent Complete and Scheduled Activities

This task is currently approximately 80% 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 FY 2018, 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 FY 2019, 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).

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.

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.
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.

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.
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.

F. Percent Complete and Scheduled Activities

This task is currently approximately 20% 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.
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.

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.
C. Completed Activities or Projects

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

3rd Quarter of FY 2018
Stantec attended a QAPP update call with Jan Pels and Stephanie Ross of U.S. EPA and Deb Sielski of the County on May 29, 2018. Based on the results of the call the QAPP update was completed, reviewed by the County and submitted to U.S. EPA on June 19, 2018. U.S. EPA approved the QAPP update on June 22, 2018 and authorized the County to begin Phase II ESA work.

4th Quarter of FY 2018
Stantec prepared the site SAP for the Former Barton Elementary School Site dated August 22, 2018. U.S. EPA approved the SAP on September 12, 2018.

D. Activities or Projects in Progress

2nd Quarter of FY 2018
Stantec is coordinating with Jan Pels and Stephanie Ross of the U.S. EPA to complete the QAPP update.

3rd Quarter of FY 2018
Discussions began regarding completion of the Bermico Property site investigation in West Bend.

4th Quarter of FY 2018
Site field work for the Former Barton Elementary School was coordinated including coordination with site contractors, the laboratory and school district (owner). The site geophysical survey was performed on September 17 and borehole locations marked. Soil boring and groundwater monitoring well installation was performed on September 19 and 20th, 2018. Soil samples were submitted to the analytical laboratory. Groundwater samples were collected on September 21, 2018. Field data reduction was initiated (borehole logs, tables, etc.). Report preparation was initiated.

Stantec reviewed the previous approved SAP for the Former Bermico Site and evaluated tasks required to move the project forward. Stantec met with the City of West Bend and Washington County to discuss appropriate actions with respect to the property owner. Stantec initiated calls with drillers regarding availability during October 2018.

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.
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. U.S. EPA approved the SAP on September 12, 2018.

F. Percent Complete and Scheduled Activities
This task is currently 10% complete.

2nd Quarter of FY 2018
Scheduled activities for the 2nd Quarter of FY2018 include the environmental consulting firm updating the existing approved QAPP.

3rd Quarter of FY 2018
During the 3rd Quarter of FY2018, Stantec will prepare a cost estimate for additional remedial scenarios associated with reuse options at the Niphos Coatings site, which was assessed as part of the FY2014 grant. As applicable, Phase II ESA activities will be conducted. Stantec may begin Phase II ESA activities at the former Bermico site.

4th Quarter of FY 2018
During the 4th Quarter of FY2018, it is anticipated that site investigation activities will be initiated at the Bermico property in West Bend. Based on the results of the Phase I ESAs to be completed, sampling and analysis plans and Phase II ESAs will be initiated as applicable. Stantec and Vandewalle will prepare redevelopment scenarios and cost estimates associated with reuse of the Niphos Coatings site in the Village of Slinger, which was assessed as part of the FY2014 grant.

1st Quarter of FY 2019
During the 1st Quarter of FY2019, the Phase II report for the Former Barton Elementary School Site will be completed. Reuse scenario costing for the Former Niphos Site will also be completed. Site investigation activities will be initiated at the Former Bermico Site.

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

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

C. Completed Activities or Projects

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

3rd Quarter of FY 2018
During the 3rd Quarter of FY 2018, representatives of Stantec, the County, Vandewalle, and the City of West Bend met on May 17 with a prospective developer regarding redevelopment and remediation of the former Gehl manufacturing site. Redevelopment planning for the Site and surrounding area was initially discussed. EDWC completed acquisition and development of an IMPACT DataSource software package, Impact Dashboard, designed to assess economic and fiscal impact of proposed brownfield redevelopment sites. The software is calibrated specifically to the County. The software will be evaluated and further calibrated using actual brownfield successes realized as part of the FY2014 assessment grant.

4th Quarter of FY 2018
The County, Vandewalle and Stantec attended a call with the City of West Bend on August 14 to discuss the Former Gehl property planning needs. Initial discussions were held with Patek Hospitality Consultants, Inc. regarding a hotel market study.

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.

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.

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.

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

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

C. Completed Activities or Projects

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

2nd Quarter of FY 2018

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

The PMT met on March 20, 2018 to review the budget, roles and responsibilities for the PMT and coalition partners, prioritize the tasks and create a detailed work list for the FY 2017 grant. Vandewalle prepared a work plan template for the grant that will be used by members of the PMT.
3rd Quarter of FY 2018
During the 3rd Quarter of FY 2018, significant community outreach occurred.

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

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

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

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

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

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

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

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

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

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.
**4th Quarter of FY 2018**

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

EDWC utilized the IMPACT DataSource software package, Impact Dashboard, to assess economic and fiscal impact/ROI of the EH Wolf & Sons redevelopment in the Village of Slinger. The final report was presented at the September 5, 2018 SRC meeting and the September 13 Brownfields Sustainability Summit in Rock Falls, Illinois (no charges for the summit other than approved transportation costs).

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

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

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

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

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

**D. Activities or Projects in Progress**

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

**2nd Quarter of FY 2018**

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

**3rd Quarter of FY 2018**

EDWC continues to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1). Other ongoing activities described above are in process.
4th Quarter of FY 2018
EDWC continues to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1). Other ongoing activities described above are in process.

E. Deliverables

None.

F. Percent Complete and Scheduled Activities

This task is currently approximately 40% 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. The EDWC will be compiling a final paper on the Rock Falls Summit.

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

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

1st Quarter of FY 2019

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

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

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

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.

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity or Milestone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>6/02/2017</td>
<td>County Project Manager sent out press release announcing award of USEPA FY2017 grant</td>
</tr>
<tr>
<td>10/11/17</td>
<td>USEPA awarded Cooperative Agreement to Washington County</td>
</tr>
</tbody>
</table>
Quarterly Report No. 4, 4th Quarter Fiscal Year 2018, July 1, 2018 – September 30, 2018
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity or Milestone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/7/2017</td>
<td>County Project Manager finalizes Roles and Responsibilities for County, Coalition Partners, EDWC, Stantec and Vandewalle</td>
</tr>
<tr>
<td>12/15/17</td>
<td>Tour of current projects with U.S. EPA Project Officer, County Project Manager, Stantec, and Vandewalle.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>3rd Quarter FY2018 Activity or Milestone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>4/9/2018</td>
<td>PMT meeting with National Exchange Bank and Trust</td>
</tr>
<tr>
<td>5</td>
<td>4/10/2018</td>
<td>County Project Manager provides MOA to Village of Germantown to participate in Site Redevelopment Program as a non-Coalition Partner</td>
</tr>
<tr>
<td>5</td>
<td>4/11/2018</td>
<td>PMT Conference Call with Village of Jackson</td>
</tr>
<tr>
<td>5</td>
<td>4/12/2018</td>
<td>PMT Conference Call with City of West Bend</td>
</tr>
<tr>
<td>5</td>
<td>4/13/2018</td>
<td>PMT Conference Call with Village of Richfield</td>
</tr>
<tr>
<td>5</td>
<td>4/16/2018</td>
<td>PMT Conference Call with Village of Slinger</td>
</tr>
<tr>
<td>5</td>
<td>4/17/2018</td>
<td>PMT Meeting Conference Call</td>
</tr>
<tr>
<td>5</td>
<td>5/3/2018</td>
<td>PMT Conference Call with City of Hartford</td>
</tr>
<tr>
<td>5</td>
<td>5/10/2018</td>
<td>PMT Presentation at WDNR Brownfields 101 Conference</td>
</tr>
<tr>
<td>5</td>
<td>5/22/2018</td>
<td>SRC Meeting</td>
</tr>
<tr>
<td>5</td>
<td>5/24/2018</td>
<td>County Project Manager meeting with U.S. EPA Project Officer</td>
</tr>
<tr>
<td>5</td>
<td>5/29/2018</td>
<td>Conference Call w/Stantec and U.S. EPA - QAPP discussion</td>
</tr>
</tbody>
</table>
### Task No. 4th Quarter FY 2018 Activity or Milestone Description

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>7/17/2018</td>
<td>PMT meeting</td>
</tr>
<tr>
<td>5</td>
<td>8/1/2018</td>
<td>PMT meeting w/Rock Falls, IL and KSU - TAB</td>
</tr>
<tr>
<td>5</td>
<td>8/7/2018</td>
<td>PMT Conference Call - inventory</td>
</tr>
<tr>
<td>5</td>
<td>8/7/2018</td>
<td>PMT Conference Call</td>
</tr>
<tr>
<td>5</td>
<td>8/14/2018</td>
<td>PMT Meeting</td>
</tr>
<tr>
<td>5</td>
<td>8/22/2018</td>
<td>PMT Conference Call - inventory/prioritization</td>
</tr>
<tr>
<td>1</td>
<td>9/5/2018</td>
<td>Site scoring and inventory completed</td>
</tr>
<tr>
<td>5</td>
<td>9/5/2018</td>
<td>Site Screening Checklist and Brownfields Redevelopment Flow Chart completed</td>
</tr>
<tr>
<td>5</td>
<td>9/5/2018</td>
<td>Site Redevelopment Committee Meeting</td>
</tr>
<tr>
<td>5</td>
<td>9/14/2018</td>
<td>PMT Conference Call - Gehl market study</td>
</tr>
<tr>
<td>5</td>
<td>9/25/2018</td>
<td>PMT Meeting</td>
</tr>
</tbody>
</table>
### City of West Bend - Gehl Site

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/14/2018</td>
<td>County conference call with City of West Bend regarding planning needs and developer</td>
</tr>
<tr>
<td>9/24/2018</td>
<td>U.S. EPA approves use of funds for Hotel Market Study</td>
</tr>
</tbody>
</table>

### City of West Bend - Former Barton School

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/6/2018</td>
<td>Phase I ESA report completed</td>
</tr>
<tr>
<td>8/22/2018</td>
<td>SAP submitted to U.S. EPA</td>
</tr>
<tr>
<td>9/12/2018</td>
<td>SAP approved by U.S. EPA</td>
</tr>
<tr>
<td>9/21/2018</td>
<td>Site field sampling completed, report preparation initiated.</td>
</tr>
</tbody>
</table>

### City of West Bend – Former West Bend Brewing

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/02/2018</td>
<td>Petroleum Eligibility Determination Request submitted to WDNR</td>
</tr>
<tr>
<td>8/10/2018</td>
<td>Petroleum Eligibility Determination Request approved by WDNR</td>
</tr>
</tbody>
</table>

### Village of Jackson – Former Jackson Mill

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/6/2018</td>
<td>Phase I ESA report completed</td>
</tr>
</tbody>
</table>

### Village of Slinger – Brandt Printing, Inc.

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/14/2018</td>
<td>Hazardous Eligibility Determination Request submitted to U.S. EPA</td>
</tr>
<tr>
<td>8/14/2018</td>
<td>Hazardous Eligibility Determination Request approved by U.S. EPA</td>
</tr>
<tr>
<td>8/22/2018</td>
<td>Site Access Agreement approved</td>
</tr>
<tr>
<td>8/23/2018</td>
<td>Site visit completed</td>
</tr>
<tr>
<td>8/29/2018</td>
<td>Phase I ESA report submitted</td>
</tr>
</tbody>
</table>

### Village of Slinger – Former Niphos Plating

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
</table>

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 7/1/18 – 10/26/18

A summary of grant expenses by category is provided below, including the current budget, amounts previously expended, amounts expended during the 4th Quarter of FY2018, total amounts expended through October 26, 2018, and the budget remaining as of October 26, 2018.
Summary of Current Budget Status by Task as of October 26, 2018

The following is a summary of the current budget status by task as of October 26, 2018.

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Task Description</th>
<th>Approved Budget</th>
<th>Cumulative Amount Expended (through 10/26/18)</th>
<th>Budget Remaining as of 10/26/18</th>
<th>Percent of Budget Expended</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Programmatic Activities</td>
<td>$21,300.00</td>
<td>$6,292.58</td>
<td>$15,007.42</td>
<td>29.5%</td>
</tr>
<tr>
<td>1</td>
<td>Brownfields Inventory and Site Prioritization</td>
<td>$30,000.00</td>
<td>$21,106.09</td>
<td>$8,893.91</td>
<td>70.4%</td>
</tr>
<tr>
<td>2</td>
<td>Phase I ESAs</td>
<td>$96,000.00</td>
<td>$1,393.5</td>
<td>$94,606.50</td>
<td>1.5%</td>
</tr>
<tr>
<td>3</td>
<td>Phase II ESAs, Site Investigations, and Remedial/Reuse Planning</td>
<td>$341,000.00</td>
<td>$6,622.58</td>
<td>$334,377.42</td>
<td>1.9%</td>
</tr>
<tr>
<td>4</td>
<td>Community Brownfields Area-wide Redevelopment Planning</td>
<td>$50,000.00</td>
<td>$861.25</td>
<td>$49,138.75</td>
<td>1.7%</td>
</tr>
<tr>
<td>5</td>
<td>Community Outreach and Involvement</td>
<td>$61,700.00</td>
<td>$21,355.24</td>
<td>$40,344.76</td>
<td>34.6%</td>
</tr>
<tr>
<td><strong>Total USEPA Grant</strong></td>
<td></td>
<td><strong>$600,000.00</strong></td>
<td><strong>$57,631.94</strong></td>
<td><strong>$542,368.76</strong></td>
<td><strong>9.6%</strong></td>
</tr>
</tbody>
</table>

Summary of Current Budget Status by Funding Source as of October 26, 2018

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 4th Quarter FY2018, 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 October 26, 2018.
Quarterly Report No. 4, 4th Quarter Fiscal Year 2018, July 1, 2018 – September 30, 2018
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

4th Quarter FY 2018 (July 1, 2018 - Sept. 30, 2018)

<table>
<thead>
<tr>
<th>Grants</th>
<th>Budgeted Amount</th>
<th>Previously Reimbursed</th>
<th>Reimbursed through 10/26/2018</th>
<th>Total Cumulative Reimbursement</th>
<th>Amount Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous</td>
<td>$300,000.00</td>
<td></td>
<td>$28,922.82</td>
<td>$28,922.82</td>
<td>$271,077.18</td>
</tr>
<tr>
<td>Petroleum</td>
<td>$300,000.00</td>
<td></td>
<td>$28,708.42</td>
<td>$28,708.42</td>
<td>$271,291.58</td>
</tr>
<tr>
<td>Totals</td>
<td>$600,000.00</td>
<td>$</td>
<td>$57,631.24</td>
<td>$57,631.24</td>
<td>$542,368.76</td>
</tr>
</tbody>
</table>

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.
  
  Three Phase I ESAs have been completed to date.

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

- Number of successful projects where grant was used to leverage additional funding for redevelopment projects.
  
  See IX below.

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

- Development of County GIS application for local governments to update inventory and prioritize potential redevelopment sites.

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

- Performing community outreach and education related to brownfields.
  
  See Task 5

- Connecting potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

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

This section summarizes leveraged activities for the Washington County 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 4th Quarter of FY2018.
<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Budgeted In-kind Contribution</th>
<th>Previous In-kind Contribution</th>
<th>Total In-kind 4th Q FY2018</th>
<th>Total Cumulative In-kind</th>
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Attachments

A. Approvals of Eligibility Determinations
B. Agenda and Minutes for SRC Meeting (9/05/2018)
C. Article on Former Barton Elementary School
D. Inventory Update
E. Advancement of Redevelopment Sites
F. Redevelopment Checklist
G. Preliminary Summary of Rock Falls Summit
H. Pictures of Rock Falls Summit
Attachment A

Approvals of Eligibility Determinations
Deb and Rick,

I have reviewed the Eligibility Determination for Brandt Printing, 323 Slinger Road, Slinger, 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
Thanks Rick.
One small change and we’re good to go – our regional counsel dislikes “It is anticipated that the owner will grant access.”
Since you obviously can’t do the ESA unless you have access, maybe rephrase to say that owner will grant you access, but agreement is still in negotiation. It would be best if you could just say that the owner signed an agreement granting access on x date.

Anyway, we should replace this language here and moving forward. After that I can give the OK!
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

The information we have is directly from the available GIS website with tax assessor information (Attached).
From: Ross, Stephanie D <Ross.StephanieD@epa.gov>
Sent: Monday, August 13, 2018 4:21 PM
To: Binder, Rick <Rick.Binder@stantec.com>
Subject: RE: Washington County, Wisconsin BF Haz. Sub. & Petro. Assessment Coalition Grant; Cooperative Agreement BF-00E02304-1

Is the fair market value really $0?

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, August 13, 2018 3:33 PM
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 Brandt Printing property located in the Village of Slinger (Coalition Partner) for your review.

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

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.
August 10, 2018

Deborah Sielski
Deputy Planning and Parks Administrator
Washington County
333 East Washington Street
West Bend, WI 53095

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
West Bend Brewing Property, 445 N Main Street, West Bend

Dear Ms. Sielski:

This letter provides a state determination of eligibility for petroleum assessment for the former West Bend Brewing property located at 445 N Main Street, Wisconsin ("the Property"). The Property has tax parcel number: 11191140702. This work will be performed under the Washington County’s 2018 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership
The Property was used as a brewery from 1848 until 1972. The Property also was used as an icehouse. The Property is currently partially vacant and is being used for a floor covering retail store, an automotive paint store, martial arts studio, warehouse and a social service organization. The Property is currently owned by WB Brewery Building LLC (Kenneth and Phyllis Hubatch) who purchased the Property in 2011 from MSK Investments LLC who owned the Property since 2005.

Contaminant Information
Because of the long use as a brewery there is potentially for petroleum and hazardous substance discharges on the Property including the possible use of oil and coal that was commonly used in boilers in similar facilities. Spills and disposal of petroleum related chemicals and well as other hazardous substances may also be present from the long historical uses of the Property. In addition, across the street from the Property was a site that had known waste oil and gasoline USTs and contamination from these tanks may have impacted the Property.

Based on the information provided by Stantec on behalf of Washington County, the Department has made the following determination regarding petroleum assessment for the former West Bend Brewing Property located at 445 N Main Street in West Bend, Wisconsin:

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA’s 2018 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, Washington County, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess, investigate or clean up the Property.
• The current and immediate past owners, WB Brewery Building LLC and MSK Investments LLC, respectively did not dispense or dispose of petroleum or petroleum products or own the Property during the dispensing or disposal of, any petroleum products. Reasonable steps were not warranted because there are not known petroleum tanks or contamination on the Property.

• Petroleum contamination would be of “relatively low risk” based on the criteria in EPA’s 2018 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the State is not aware of any outstanding requirements under the federal Oil Pollution Act.

• The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Washington County’s plan to assess the Property under its 2018 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,

Michael Prager
Bureau for Remediation and Redevelopment

cc: Richard J. Binder, Stantec
    David Homes, Stantec
    David Hanson, SER
Attachment B

Agenda and Minutes for SRC Meeting (9/5/2018)
AGENDA
Site Redevelopment Steering Committee Meeting
Wednesday, September 5, 2018 - 10:00 AM
Schgerer Hall
109 North Main Street Hartford, WI 53027

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. Pledge of Allegiance
3. Introductions
4. Election of Chair/Vice-Chair
5. Minutes of May 22, 2018
6. Discussion of the Status of FY2017 Grant Budget
7. Consideration of Budget Reallocations
8. Redevelopment Inventory Update
9. Redevelopment Checklist
10. Advancing Redevelopment Sites Flow Chart
11. Success Story Videos
13. Target Markets for Projects and Funding Phase I Work
14. Rock Falls Summit
15. USEPA Debriefing on Revolving Loan Fund Application
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 30th day of August, 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.
**ATTACHMENTS:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>Minutes of May 22, 2018</td>
<td>Minutes</td>
</tr>
</tbody>
</table>
WASHINGTON COUNTY
SITE REDEVELOPMENT STEERING COMMITTEE

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

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

Excused: Lisa Maylen

Absent: County Board Representative


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

INTRODUCTIONS

Chairperson Heidtke asked that everyone introduce themselves that were present.

ELECTION OF CHAIR/VICE-CHAIR

Mr. Heidtke asked to move this agenda item to the next meeting due to the County not yet appointing a County Board supervisor to replace Mike Miller.

MINUTES OF January 18, 2018

Mr. Heidtke presented the minutes from the last meeting.

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

DISCUSSION OF THE STATUS OF FY2014 GRANT CLOSE OUT

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

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

Ms. Sielski reviewed a handout summarizing the work that had been accomplished with the grant. Ms. Sielski also discussed the summary of leveraged funding.
DISCUSSION OF THE STATUS OF FY2017 GRANT BUDGET AND SRP GOALS
Ms. Sielski reviewed the handout with the FY2017 goals. Ms. Sielski mentioned that we will dive deeper into the budget as we proceed with projects and budget reallocations.

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

CONSIDERATION OF COUNTY PROJECT MANAGER TO APPROVE POTENTIAL PROJECT INITIAL STEPS
Ms. Sielski described the initial steps involved in determining if a proposed redevelopment site is eligible under the grant. Ms. Sielski then asked the SRC to give her authority to approve spending’s approximately $3,000 per parcel to work with consultants in completing eligibility determinations and access agreements. Further work on each site would come before the SRC for consideration if not part of a Coalition Partners $40k allocation.

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

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

CONSIDERATIONS OF NEW PROJECTS AND BUDGET REALLOCATIONS (IF ANY)
Ms. Sielski stated that there is only one reallocation for this meeting. The former Bermico Site was reallocated from the FY2014 grant to the FY2017 grant. Originally the SRC approved $24,800 as part of the reallocation but she requests an approval of an additional $200 for a total of $25,000 in order to meet the WEDC grant match requirements.

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

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

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

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

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

**QAPP UPDATE**

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

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

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

**STATUS OF USEPA REVOLVING LOAN FUND APPLICATION**

Ms. Sielski mentioned that she received notification from the USEPA on April 25th that we did not receive this grant. A total of 441 proposals were submitted to the USEPA for consideration and only about a third of the applicants were awarded. They encourage us to reapply for the FY19 grant should the funds become available.

Ms. Sielski requested a debriefing with the USEPA to find out why we didn’t get the grant and what we can do to improve our application. She mentioned that she will be able to share this information with everyone at the next SRC meeting.

**SUMMARY OF DNR BROWNFIELDS CONFERENCE**

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

**DISCUSSION OF UPCOMING SRC MEETING**

Ms. Sielski mentioned that the next meeting is planned for August 16th from 1:00pm -2:30pm and it will be held in Hartford. Mr. Heidtke mentioned that he will be out of town that day so we might have to reschedule.
PUBLIC COMMENT
No Comment.

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

Ray Heidtke, Chairperson
Attachment C

Article on Former Barton Elementary School
Oct. 24, 2018 – West Bend, WI – Bids are now being taken for the Barton School Apartment/Townhome project.

The old Barton School on School Place and Fairview Drive will be turned into a 22 unit multi-family adaptive reuse of the former school building and three six unit townhome residential development located at 614 School Place, by Barton School Apartments, LLC.
Bids will be due to the General Contractor, Commonwealth Construction Co. from Fond du Lac, by Nov. 16, 2018.

There will be 22 apartments in the old school building (14 on the 1st floor, 8 on the 2nd).

Designs indicate the school gym will remain and be used for recreation and the former school library becomes a Community Room and there is a Fitness Center.

The 18 Townhomes are in three separate buildings, up on the hill that was the playground. There are actually five garage buildings (one for each of the townhome buildings and two others near the old building.)

Project start is January, 2019 and completion by Nov. 1, 2019.
Attachment D

Inventory Update
Date: August 29, 2018
To: Site Redevelopment Committee Members
From: Jolena Presti, Principal, and Jackie Mich, Associate
Re: Summary of Site Redevelopment Program Updated Site Scoring and Ranking
Methodology, Results, and Analysis

The following is a summary of the work conducted by the Project Management Team (PMT) to score sites included in the redevelopment site inventory. The update is a continuation of work completed in 2015 and involved adding five new sites/clusters to the inventory that were suggested by coalition members. The update also included removal of sites/clusters from the inventory that have been successfully redeveloped, including the Germantown Saxony Village cluster and the former EDC site in West Bend (site ID #138).

Based on conversations with coalition partners earlier this year, Vandewalle & Associates removed four parcels and one cluster from the list of 15 top-ranked sites. These sites were unprioritized because no activity had occurred on these sites since 2015, and because the local coalition partner had other higher-priority sites. Sites un prioritized in 2018 include the former Mobil Gas station in West Bend (site IDs #92, 93, and 94); the Jacobus Petroleum site in West Bend (site ID #88); and cluster G, located north of Hwy 60 in downtown Jackson. Although removed from the rankings, these sites will remain on the brownfield inventory. No scores for any other sites from the 2015 inventory were changed.

The newly identified sites were scored by the PMT, and updated rankings were prepared by Vandewalle & Associates. The ranking of identified sites presents an opportunity for the Site Redevelopment Committee (SRC) and the communities these sites are located in & Associates; Christian Tscheschlok, EDWC; and Debora Sielski, Washington County). Each PMT scorer produced his or her own scores for the five new sites, comprised of 12 parcels. All

Methodology

The same scoring methodology used in 2015 was employed in 2018. All sites were scored using a three-part scoring system consisting of redevelopment feasibility, ability to advance community goals, and environmental conditions. Each category was composed of criteria based on industry standards for gauging the level of effort and likelihood that a brownfield site will be and/or should be redeveloped.

Redevelopment feasibility and community goals were scored by three PMT members with extensive expertise in planning, redevelopment, and economic and community development (Jolena Presti, Vandewalle & Associates; Christian Tscheschlok, EDWC; and Debora Sielski, Washington County). Each PMT scorer produced his or her own scores for the five new sites, comprised of 12 parcels. All
scores were recorded in spreadsheets. Environmental conditions were scored by PMT member and environmental expert David Holmes of Stantec Consulting Services, Inc., a firm with extensive expertise in environmental services and engineering. All environmental scores were recorded on a spreadsheet.

Results

After all sites were scored, Vandewalle & Associates compiled the individual spreadsheets into a master workbook to aid in the analysis of the results. Summaries of the results are attached. Three summary tables list the sites by:

- Site ranking
- Community location
- Site ID number

Analysis

Analysis was conducted in two parts. First, basic analysis of the scoring results was conducted by Vandewalle & Associates to examine scores across sites and between scorers to check for consistency and accuracy. Second, the PMT discussed the scoring outcomes and the findings of the analysis to further verify the accuracy of results.

The PMT discussion involved discussion of scoring divergences for the new sites among PMT members. For each of these sites, PMT members explained their rationale for scoring a site in a particular way allowing for comparison of individual scoring techniques. The end result, however, was that the top five sites of each reviewer ended up in the top 15 sites overall, and only five sites included in individual reviewers’ top 15 did not make the overall list of the top 15 sites. As result, the PMT members did not see a need to make changes to their individual scores or to final rankings.

Other significant outcomes of the analysis included:

- The five new sites all scored within the overall top 15. This is not surprising given the fact that these sites were identified as priorities by the coalition partners, and therefore scored especially high in the community goals category.
- Overall, there was consistency in the scores applied by each PMT scorer across redevelopment feasibility and community goals criteria. PMT scorers approached scoring in very similar ways.
- With the exception of the top ranked site, the top 15 sites are each separated by only one to three points.
- Only one of the top 10 environmental sites fell outside the top 15 sites overall.

In conclusion, the analysis of site scores provided the PMT with confirmation that the scoring and ranking process resulted in an accurate list for presentation to the SRC.

So that SRC members with may refresh familiarize themselves with the sites for further discussion, the meeting packet includes aerial photos and site information for each of the top 15 sites. Many of these sites will look familiar, as they were included in the original top 15 sites developed in 2015.

In the coming months, the top-ranking sites will guide the SRC’s initial environmental assessment efforts. In addition, the new Redevelopment Site Screening Checklist prepared by Vandewalle & Associates can be used to guide the SRC’s efforts and funding priorities in the program.
### Washington County Site Redevelopment Program

#### Composite Scoring & Rankings

**Listing by Site Ranking**

**August 29, 2018**

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*Footnotes:*
Final inventory consisted of 39 parcels and 12 clusters consisting of two or more adjoining parcels. Missing site numbers were either dropped from consideration, coalition priority sites, or part of a cluster. Clusters were scored as a single "site."
Composite scores are an average of the scores by Project Management Team members.
Adjusted environmental scores provided by Stantec.
**Washington County Site Redevelopment Program**

**Composite Scoring & Rankings**

**Listing by Site Location**

*August 29, 2018*

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Footnotes:
Final inventory consisted of 39 parcels and 12 clusters consisting of two or more adjoining parcels. Missing site numbers were either dropped from consideration, coalition priority sites, or part of a cluster. Clusters were scored as a single "site."
Composite scores are an average of the scores by Project Management Team members. Adjusted environmental scores provided by Stantec.
## Washington County Site Redevelopment Program

### Composite Scoring & Rankings

**Listing by Site ID Number**

**August 29, 2018**

<table>
<thead>
<tr>
<th>Site ID #</th>
<th>Cluster</th>
<th>Location</th>
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<th>Community Goals Composite Score</th>
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**Footnotes:**
Final inventory consisted of 39 parcels and 12 clusters consisting of two or more adjoining parcels.
Missing site numbers were either dropped from consideration, coalition priority sites, or part of a cluster.
Clusters were scored as a single "site."
Composite scores are an average of the scores by Project Management Team members.
Adjusted environmental scores provided by Stantec.
City of West Bend – Site H
Gehl Cluster

**Rank # 1**
Location – 145 S. Forest Ave, Water Street, N. Forest Ave, Wisconsin Street
**Owner** – City of West Bend Redevelopment Authority

**Update:**
Active redevelopment, working towards site closure
City of West Bend – Site 243
West Bend Brewery

**Rank** # 2
**Location** – 445 N. Main Street
**Owner** – Private Ownership

**Site Added in 2018**
City of Hartford – Site N
Downtown

Rank # 3
Location – 24 S. Main Street
Owner- City of Hartford

Site Added in 2018
City of West Bend – Site M
West Bank of Milwaukee River

Rank # 4
Location – West bank of Milwaukee River between W. Washington and S. Island Avenue
Owner – Mix of City of West Bend and Private Ownership

Site Added in 2018
City of West Bend – Site 96
Praefke Brake & Supply

**Rank** # 5
**Location** – 133 Oak Street
**Owner** – Private
**Ownership**

**Update:**
Temporarily ineligible for grant while under federal enforcement action
Village of Jackson – Site 76

Rank # 6
Location – N168
W20753 Main Street
Owner- Village of Jackson

Update:
No known activity.
Village of Slinger – Site B
Hwy 60 & Hwy 175

Rank # 7
Location – Hwy 60 & Hwy 175
Owner- Privately Owned

Update:
SRP funds used for Phase I Assessment
Village of Slinger – Site C

Downtown

Rank # 8
Location – W. Washington St, Kettle Moraine Dr. and Oak Street
Owner – Private Ownership

Update:
Explored but no activity.
City of West Bend – Site 144

Rank # 9
Location – Riverbend Drive
Owner – Private Ownership

Update:
No SRP activity; City is working on advancing redevelopment
City of West Bend – Site 237
Barton School

Rank # 9
Location – 614 School Place
Owner – Joint School
District No. 1

Site Added in 2018
Village of Jackson– Site E
Former Grain Tower/Mill Cluster

Rank # 11
Location – W208 N16670, N16710, N16730 South Center Street
Owner – Private Ownership

Update:
No SRP activity; New redevelopment interest
City of Hartford – Site 3
WB Place/Tannery

Rank # 12
Location - 368 West Sumner Street
Owner – Private Ownership

Update: No SRP activity; tannery now closed
City of West Bend – Site 87
Cement Plant

Rank # 13
Location – 288 Sand Drive
Owner – Private Ownership

2015 site now in Top 15
City of Hartford – Site K
Former Kmart

Rank # 14
Location – 1201 Bell Avenue
Owner – Private
Ownership

Site Added in 2018
Village of Jackson – Site F

Downtown

Rank # 15
Location – 16761 South Center Street
Owner – Private Ownership

2015 site now in Top 15
Attachment E

Advancement of Redevelopment Sites
## Advancement of Redevelopment Sites

**WASHINGTON COUNTY SITE REDEVELOPMENT PROGRAM**

### KEY INFORMATION AT EACH STAGE

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<thead>
<tr>
<th>STAGE 0</th>
<th>Prepare for Community Change and Growth</th>
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<tr>
<td>STAGE 1</td>
<td>Identify a Specific Opportunity Site or Area: How makes it right for redevelopment?</td>
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<td>STAGE 2</td>
<td>Gather Information &amp; Develop Reuse Strategy: What is the redevelopment potential?</td>
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<td>STAGE 3</td>
<td>Advance Reuse Strategy: How can we show this reuse strategy is possible?</td>
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<td>STAGE 4</td>
<td>Marketing/Pre-Development: How can we make it happen?</td>
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### OTHER SERVICES THAT CAN ADD IMPACT

- Communitywide Plan
- Community Visioning
- Regional Economic Asset Mapping & Opportunity Analysis
- Industry Cluster Analysis & Development
- Region Building, Innovation Cluster Building & Positioning
- Comprehensive Plans
- Economic Positioning Projects, Strategic Plans
- Process Diagrams
- Market Analysis* (general)
- Reuse Planning and Reuse Alternatives* * 
- Sub-Area Plans*
- Site Planning and Design*
- Landscape Architecture*
- Park & Open Space Planning*
- Remediation Strategy*
- Public Outreach & Participation
- Developer Recruitment
- Asset-Based Market Positioning
- Project Financing Strategy
- Communication & Visioning Tools
- Impact Dashboard*
- Fiscal Impact & Market Assessment*
- Business Plan Development
- Funding Strategies*
- Grant Preparation and Procurement
- Sources & Uses Analysis
- Phase 1 and/or 2 Environmental Assessment*
- Site Investigation*
- Evaluate Cleanup Options*
- Remedial Action Plan*
- Property Acquisition*
- Project Facilitation
- Brownfield Disposition

### NOTE:
* These items are eligible for SRP funding

**CONGRATS!**
Project completion and success.
**Glossary of Services**

**Asset-Based Market Positioning:** Identification of specialized economic niches for redevelopment sites that leverage local economic development opportunities and capitalize on a community’s or site’s unique assets. Brownfield Disposition: Advising on the process of transferring ownership of a brownfield property.

**Business Plan Development:** Creation of a written plan document that details how a business or commercial entity will achieve its goals, including its financial development, marketing, organization and operations.

**Cluster Development:** (or cluster initiative or economic clustering) is the economic development of business clusters. The cluster concept has rapidly attracted attention from governments, consultants, and academics.

**Communication & Visioning Tools:** Creation of marketing-quality documents and graphics that effectively express a project’s direction and vision for use in attracting investors, public outreach, or communication needs.

**Community Visioning:** As part of a public planning process, development of a communitywide consensus on a shared image for the future of a redevelopment site or project area, including community values, goals, and what is necessary to achieve it.

**Communitywide Plan:** A strategic plan focused on the needs and goals of an entire community, rather than a smaller sub-area like a neighborhood or downtown.

**Comprehensive Plan:** A guide for community growth over a 20-year period. A comprehensive plan provides the legal basis and support for land use regulations and direction. A comprehensive plan is sometimes called a master plan or general plan and addresses long range outlooks for transportation, open space, housing, economic development, land use, and natural resources within a community.

**Developer Recruitment:** Creating a targeted strategy for connecting developers with redevelopment sites, carefully considering a developer’s particular focus or past projects and a site’s redevelopment plan, community vision, or specific challenges to help ensure compatibility between the developer and the project.

**Economic Positioning:** Strategic, place-based economic development that evaluates emerging economic opportunities leverages assets and aligns around a compelling economic vision to help communities or regions set a clear course of action, define catalysts for change, and secure their place and role in the economy.

**Economic Strategic Plan:** The process of defining a community or organization’s economic development strategy, identifies priorities, and creates actionable steps to pursue this direction.

**Fiscal Impact & Market Assessment:** The evaluation of the net financial impact of an investment, business, or project on the market, estimating changes in costs and revenues a government unit is likely to experience following a market-changing event.

**Grant Preparation & Procurement:** The evaluation of the landscape or local, state, federal, and private grant funding sources to determine the appropriate grant program for a particular site, completing a competitive grant application that highlights the strengths of a project in light of the program’s goals and priorities, and assisting in the implementation of any grant monies awarded.

**Impact Dashboard:** A proprietary fiscal impact tool that estimates the return on investment of economic development incentives and helps the community understand how a redevelopment project will impact local taxes and government costs.

**Industry / Innovation Cluster Development:** Landscape Architecture: The design of outdoor areas, landmarks, and structures to achieve environmental, social-behavioral, or aesthetic outcomes. Landscape architectural services include the design of parks, open spaces, streetscapes, site plans, public gathering spaces, waterfronts, housing developments, commercial areas, and redevelopment districts.

**Market Analysis:** A quantitative assessment of an area market, reviewing size, volume, patterns and trend and finding comparable markets for determining the potential success of a project.

**Park & Open Space Planning:** The process of allocating community resources toward parks, open spaces, and recreational land uses, including the design of park facilities and amenities for public use.

**Phase I Environmental Site Assessment:** An investigation of a subject property by a trained environmental professional that includes the current and past history of a property to determine potential sources of contamination, including past land uses, recorded spills, or the presence of fuel or chemical storage tanks. If contamination is suspected, a Phase II Environmental Site Assessment may be recommended.

**Phase II Environmental Assessment:** An intrusive investigation, following a Phase I Environmental Site Assessment, which collects original samples of soil, groundwater, air quality, or building materials to analyze for qualitative values of contaminants. The assessment may include the installation of monitoring wells.

**Process Diagrams:** Create clear, graphic documents that outline the redevelopment process to serve as simple communication tools.

**Project Facilitation:** Assisting in the implementation of a project plan, ensuring the smooth execution of a redevelopment plan by all parties.

**Project Financing Strategy:** Identifying and organizing the various financial sources and stakeholders needed to advance a project, including public funds, private investment, debt, equity, and grants.

**Property Acquisition:** Purchasing property, often by a municipal entity, from the current owner to further a redevelopment project.

**Public Outreach & Participation:** The process of including community residents and members of the public in the development of a project or plan to identify community needs, priorities and values, and receive input on project ideas. Outreach helps keep the public informed of the status of a planning process.

**Regional Economic Asset Mapping:** Identifying the unique economic, environmental, industrial, geographic, and cultural resources of a region that provide a competitive advantage and build a regional identity.

**Regional Economic Opportunity Analysis:** A systematic inventory and analysis of the various socio-economic, cultural, and geographic forces at work in the region. This informs strategies for successful and sustainable revitalization and economic growth in the targeted redevelopment area that are based realities of the current and emerging marketplace and knitted within the context of the larger economic region.

**Remedial Action Plan:** A cleanup strategy for a contaminated site, including determining the objectives of the remediation, evaluation of cleanup options, specifying how remediation will be carried out and how success of remediation results will be validated.

**Reuse Planning:** The process of determining the best use for a site or building that is currently underutilized. For example, reuse planning may recommend the adaptive reuse of a former school building into housing or the reuse of a former industrial site as a park and public gathering space.

**Sources and Uses Analysis:** A framework for analyzing how the project is financed that describes the sources of funds and uses of funds involved in a redevelopment project.

**Site Investigation:** Determination of the engineering properties of a site, including the soil and rock composition and how they will support a planned development or site improvement.

**Site Planning & Design:** Determining the optimal use and design of a site, including the mix and layout of buildings, land uses, open space, and infrastructure, that highlights environmental assets and minimizes site constraints.

**Sub-Area Plan:** A plan for a small area such as a neighborhood, downtown, historic district or redevelopment area, rather than an entire community.
Attachment F

Redevelopment Checklist
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

Is there potential to obtain site access?

- **NO**
  - Without access, the site is not a good candidate for SRP funding.

- **YES**
  - Access is essential to site closure; Contact the PMT for advice on the most successful method to gain access.

Is the property owner interested in redevelopment and willing to work with the SRP?

- **NO**
  - The site is not a good candidate for SRP funding.

- **YES**
  - Property owner interest is essential to moving forward to site closure. Contact the PMT for advice.

Is the site eligible for EPA grant funding for site cleanup?

- **NO**
  - Because the site cannot be defined as a Brownfield...

- **YES**
  - 1. Meets the definition of a Brownfield:

  A Brownfield is any real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

  ...and/or Washington County and/or the local government are responsible parties...

  ...and/or the site has known open environmental enforcement actions

  - 2. Neither Washington County nor local government are a responsible party

  - 3. Is free of known open environmental enforcement actions

Is the end user/developer prepared to address Phase 1 findings?

- **NO**
  - The site is not a good candidate for SRP funding.

- **YES**
  - Excellent! Move to the next question.

Does the local government have the economic development tools, time, and resources in place to make the site a priority?

- **NO**
  - The site is not a good candidate for SRP funding.

- **YES**
  - These tools make a project far more likely to be successful and provide a good return on investment for the SRP.
**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.
- **Is there 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.

---

**WASHINGTON COUNTY**

**Business Ready Wi.com**

**Small Project Assistance Program**
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
Attachment G

Preliminary Summary of Rock Falls Summit
Brownfield Summit - Preliminary Notes  
Rock Falls, IL ~ September 13, 2018

Synthesizing Program Best Practices

1) What were your ah-ha’s 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- what we propose the site to look like
   - Need strong base-funding source
   - 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 technical- community project for redevelopment
   - County-wide coalition may be a preferred model- vision to use sales tax dollars
     - Economic Development is 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

2) 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

3) What similar strategies did these project 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 success- perseverance 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

4) 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

**Building a Long-Term Brownfield Program**

**Washington County**

**Mission:**
To ensure economic growth and vitality through countywide collaboration and proactive redevelopment planning.

**Goals:**
- To prioritize certain redevelopment opportunities
- To advance strategic redevelopment and reinvestment in the area; historic downtowns, along rivers
- To turn dead sites into redevelopment opportunities
- To strengthen the local economy
- To 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 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

Stakeholders
- 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 that program definitely made a difference - the project wouldn't have happened without the program
- Good for public good and community
- Improvement - higher and better use

Challenges:
- Stakeholders - the more you have the more potential change in stakeholders
  - Turnover of elected officials - always educating
  - Turnover of staff
- Lack of resources - financial, personnel, etc.
- Communication
- Changing legislation and one size fits all legislation (talk to Kenosha’s Mayor)
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

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

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

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

Challenges:
 Thinking past a 2-person effort
 Community doesn’t appreciate/aware of/value the level of success to date
 Difficult to effectively facilitate community engagement
Parting Thoughts

- 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!
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 allowed us to:

<table>
<thead>
<tr>
<th></th>
<th>Strongly Disagree</th>
<th>Neutral</th>
<th>Strongly Agree</th>
<th>Avg.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exchange best practices.</td>
<td>2 (11%)</td>
<td>0 (0%)</td>
<td>1 (5%)</td>
<td>8 (44%)</td>
</tr>
<tr>
<td>Elevate the profile of each program among current and future stakeholders.</td>
<td>1 (5%)</td>
<td>1 (5%)</td>
<td>0 (0%)</td>
<td>7 (40%)</td>
</tr>
<tr>
<td>Advance each program’s leadership in collaborative approaches and outcomes.</td>
<td>2 (11%)</td>
<td>0 (0%)</td>
<td>2 (11%)</td>
<td>8 (44%)</td>
</tr>
<tr>
<td>Capture and synthesize best practices.</td>
<td>1 (5%)</td>
<td>1 (5%)</td>
<td>2 (11%)</td>
<td>7 (40%)</td>
</tr>
<tr>
<td>Brainstorm paths to sustainability.</td>
<td>1 (5%)</td>
<td>1 (5%)</td>
<td>3 (17%)</td>
<td>6 (33%)</td>
</tr>
</tbody>
</table>

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
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

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.

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

**Race:**
- □ Asian
- □ Black or African American
- □ Native American and Alaskan Native
- □ Native Hawaiian and Other Pacific Islander
- □ Some other Race
- □ Two or More Races
- □ White    16
  - No Answer    2

**Age:**
- □ Under 18
- □ 18-34 4
- □ 35-49 3
- □ 50-64 8
- □ 65+ 2
- □ No Answer 1

**Ethnicity:**
- □ Hispanic or Latino
- □ Not Hispanic or Latino 13
  - No Answer 5

Thank you!

Please return to the Washington County Community Development Educator
Attachment H

Pictures of Rock Falls Summit
Washington County - Rock Falls, IL Brownfields Redevelopment Summit
Sept. 13, 2018