Washington County, Wisconsin
USEPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

Cooperative Agreement No. BF-00E01347-0

Quarterly Report No. 6
2nd Quarter – Fiscal Year 2016
January 1, 2016 – March 31, 2016

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

April 29, 2016
Washington County, Wisconsin
USEPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields
Cooperative Agreement No. BF-00E01347-0

A. Project Title
   Washington County, Wisconsin Community-Wide Coalition Assessment for Hazardous Substance & Petroleum Brownfields

B. Name of Grantee
   Washington County Planning & Parks Department
   333 E. Washington Street, Suite 2300
   West Bend, WI 53095-2003

C. Cooperative Agreement No.
   No. BF-00E01347-0
   Community-Wide Coalition Assessment for Hazardous Substance & Petroleum Brownfields
   Date of Award: 9/19/2014
   Project Dates: 10/1/2014 – 09/30/2017
   Grant Amount:
      $300,000 – Hazardous Substance Brownfields
      $300,000 – Petroleum Brownfields

D. Project Contact(s)
   Project Manager:
   Debora M. Sielski
   Deputy Planning & Parks Administrator
   333 E. Washington Street, Suite 2300
   P.O. Box 2003
   West Bend, WI 53095-2003
   262-335-4772
   Fax – 262-335-6868
   deb.sielski@co.washington.wi.us

   EPA Project Officer:
   Fred Bartman
   77 West Jackson Blvd., S-6J
   Chicago, IL 60604-3507
   Bartman.Fred@epa.gov
   312-886-0776
EPA Grant Specialist:
Robert Fields
Assistance Section, MC-10J
Fields.Robert@epa.gov
312-886-9017

E. Chief Executive
Herbert J. Tennies
County Board Chairperson
432 East Washington Street, Room 3029
P.O. Box 1986
West Bend, WI 53095-7986
262-335-4307
Fax – 262-306-2201
Herb.tennies@co.washington.wi.us

Submitted To:
Fred Bartman
USEPA Grant Specialist
77 West Jackson Blvd., S-6J
Chicago, IL 60604-3507
Bartman.Fred@epa.gov
312-886-0776
I. PROGRAM INTRODUCTION

This report provides a summary of activities completed by Washington County, Wisconsin (the County) during the 2nd Quarter of Fiscal Year (FY) 2016 (January 1 through March 31, 2016) for implementation of the United States Environmental Protection Agency (USEPA) Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields awarded to the County by the USEPA in 2014. Washington County Planning and Parks Department is responsible for administering the grants which are being used to provide initial funding for a County-wide Site Redevelopment Program (SRP) that was created in 2013. The County is the lead for a coalition that includes the City of West Bend, City of Hartford, Village of Slinger, Village of Richfield, and the Village of Jackson.

The County’s USEPA-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 March 31, 2016, 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>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Programmatic Activities</td>
</tr>
<tr>
<td>1</td>
<td>Brownfields Inventory and Site Prioritization</td>
</tr>
<tr>
<td>2</td>
<td>Conduct Phase I Environmental Site Assessment (ESAs)</td>
</tr>
<tr>
<td>3</td>
<td>Conduct Phase II ESAs, Site Investigations and Remedial/Reuse Planning Activities</td>
</tr>
<tr>
<td>4</td>
<td>Community Outreach and Involvement</td>
</tr>
</tbody>
</table>

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 $8,500 for direct expenses for the County (travel and supplies) and $591,500 for contracted services provided by environmental and other consulting firms. The total budget period cost is $662,463.00 of which $62,463 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 Richfield and EDWC.
On January 18, 2016, two requests were made to the EPA Project Officer to reallocate funds to offset costs for completing the Countywide Inventory and Site Selection/Prioritization Process and to allow consultants to continue to participate in regular PMT and SRC meetings as the project moves forward. Both requests were approved by the USEPA Project Officer and are detailed below.

### Budget Reallocation Requests 4 & 5

<table>
<thead>
<tr>
<th>Request</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td><strong>$37,500 - Inventory &amp; Site Selection / Prioritization</strong> - Request to shift $37,500 of grant funds from Task 3 (Phase II ESAs) to Tasks 1 for cost of completing the countywide inventory and site selection / prioritization process work that was completed by Vandewalle &amp; Assoc. The original budget for work by Vandewalle &amp; Assoc. for the countywide inventory and site selection / prioritization process was $14,000. The total cost for their work on this task was $50,000. The original budget for work by Stantec for the countywide inventory and site selection / prioritization process was $6,000. The total cost for their work on this task was $7,500.</td>
</tr>
<tr>
<td>5</td>
<td><strong>$7,000 - Meeting Participation and Outreach</strong> - Request to shift $7,000 in grant funds from Task 3 (Phase II ESAs) to Task 4. The $7,000 will be split $3,500 for Vandewalle &amp; Assoc. and $3,500 for Stantec to continue to participate in regular PMT and SRC meetings as the project moves forward.</td>
</tr>
</tbody>
</table>

### Task Details

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Task Description</th>
<th>Approved Budget as of 10/21/15 with requests 1 - 3*</th>
<th>Reallocation Requests 4 &amp; 5</th>
<th>Current EPA Approved Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Programmatic Activities</td>
<td>$14,000.00</td>
<td>$0.00</td>
<td>$14,000.00</td>
</tr>
<tr>
<td>1</td>
<td>Brownfields Inventory and Site Prioritization</td>
<td>$21,700.00</td>
<td>$37,500.00</td>
<td>$59,200.00</td>
</tr>
<tr>
<td>2</td>
<td>Phase I ESAs</td>
<td>$96,000.00</td>
<td>$0.00</td>
<td>$96,000.00</td>
</tr>
<tr>
<td>3</td>
<td>Phase II ESAs, Site Investigations, and Remedial/Reuse Planning</td>
<td>$410,650.00</td>
<td>($44,500.00)</td>
<td>$366,150.00</td>
</tr>
<tr>
<td>4</td>
<td>Community Outreach and Involvement</td>
<td>$57,650.00</td>
<td>$7,000.00</td>
<td>$64,650.00</td>
</tr>
<tr>
<td><strong>Total U.S. EPA Grant</strong></td>
<td><strong>$600,000.00</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$600,000.00</strong></td>
<td></td>
</tr>
</tbody>
</table>

* EPA Approved Budget Reallocation Requests:

**Request 1 - $20,000** Request to shift funds from Task 3 to Tasks 1 and 4 for general community outreach. EPA approved on 7/31/15.

**Request 2 - $350** Request to shift funds from Task 3 to Task 4 for Site Redev. Brand/Logo for ongoing marketing of the Site Redevelopment Program. EPA approved on 7/31/15.

**Request 3 - $35,000** Request to shift funds within Task 3 from Phase II ESAs to Reuse/Redevelopment Planning for Village of Richfield. EPA approved on 10/21/15.
III. MODIFICATIONS TO THE WORK PLAN

Based on the budget reallocation requests approved by the EPA in January 2016, Task 3 deliverables as outlined on page ten of the Work Plan will be reduced as described below:

<table>
<thead>
<tr>
<th>Type of ESA</th>
<th>No. of ESAs in Original Implementation Work Plan</th>
<th>Current No. of ESAs with Approved Reallocation Requests 3, 4 &amp; 5.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase II ESAs at small sites</td>
<td>7</td>
<td>4</td>
</tr>
<tr>
<td>Phase II ESAs at large sites</td>
<td>4</td>
<td>3</td>
</tr>
</tbody>
</table>

In addition, the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy will be a new deliverable for Task 3.

IV. STATUS OF PROGRAM ACTIVITIES

This section of the report provides a summary of the status for each task as of March 31, 2016, 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 3rd Quarter of FY 2016.

Task 0 – Programmatic Activities

A. Task Description

This task includes preparing grant progress reports, and general communications about the Cooperative Agreement to the USEPA. This task has a current budget of $14,000 which includes travel costs to attend USEPA-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 USEPA During the Fiscal Quarter

None.

C. Completed Activities or Projects

As part of advancing the County’s Site Redevelopment Program and coordination of a coalition prior to the grant application, in 2013 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 including services for grant writing and implementation. The procurement process resulted in six proposals. Two firms were
interviewed, and based on the interviews and previously submitted qualifications, a contract was executed with Stantec Consulting Services Inc. (Stantec).

2nd Quarter of FY 2015
During the 2nd Quarter of FY 2015, the County worked with the Project Team (Stantec, Vandewalle and EDWC) and finalized detailed roles and responsibilities as part of the contract with Stantec for grant implementation services on February 17, 2015. The contract with Stantec was signed on March 18, 2015.

The County drafted a Memorandum of Agreement (MOAs) and worked with coalition partners throughout March and early April to finalize.

3rd Quarter of FY 2015
During the 3rd Quarter of FY 2015, all MOAs were signed by coalition partners and submitted to the USEPA on April 23, 2015. No grant funds could be expended until all five coalition partner MOAs were signed and provided to the USEPA.

Contract agreements were finalized between Stantec, Vandewalle and EDWC. As part of the Project Team, Vandewalle will assist the County, Stantec and the EDWC with the inventory process to create a Brownfields GIS Database, lead the site selection, ranking and prioritization of sites using a two-tiered site identification and prioritization process with the SRC, prepare area-wide reuse/redevelopment plans and conduct ongoing community outreach. As part of the Project Team, EDWC will assist the County, Stantec and Vandewalle with the inventory process, determining redevelopment potential and marketability of redevelopment sites, preparing area-wide reuse/redevelopment plans and ongoing community outreach. The contract with EDWC will also utilize the services of Ady Advantage, a WBE firm that will help develop webpages integrating redevelopment sites within the EDWC website for the purpose of connecting prospective end users and local stakeholders with information on redevelopment sites and associated reuse opportunities.

The County provided coalition partners with a method of tracking local in-kind contribution hours. The Project Manager will compile all local in-kind contribution hours completed and report hours as part of upcoming USEPA Quarterly Reports. The Project Manager submitted the 2nd Quarter Report to the USEPA on April 27, 2015 and has had ongoing communication with the USEPA Project Officer.

4th Quarter of FY 2015
- During July, the quarterly report for Q3 was completed by the County with assistance from Stantec and Vandewalle, and submitted to USEPA.
- On 9/1–4/15, Stantec, EDWC, Vandewalle, and County staff attended the USEPA brownfields conference in Chicago.
Quarterly Report No. 6, 2nd Quarter Fiscal Year 2016, January 1, 2016 – March 31, 2016
Washington County, Wisconsin – USEPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

1st Quarter of FY 2016
During October 2015, 4th Quarter FY 2015 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle, and submitted to the USEPA including the required MBE/WBE Annual Reporting Form. The Project Manager continued ongoing communication with the Project Management Team (PMT), coalition partners, the Site Redevelopment Committee (SRC) members and the USEPA Project Officer. The Project Manager reviewed and approved numerous consultant invoices for payment processing.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
During January 2016, 1st Quarter FY 2016 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle, and submitted to the USEPA. In March 2016, Stantec and the Project Manager finalized the site specific tracking table which includes all environmental assessment activities as well as redevelopment reuse planning activities. The tracking table is sent to the PMT, all coalition partners and SRC members on a regular basis.

On Feb. 1, 2016, the Project Manager presented the USEPA grant and Site Redevelopment Program information along with a draft Memorandum of Agreement (MOA) to the Village of Germantown Board for their consideration in anticipation of utilizing USEPA grant funds for environmental assessment work for the proposed Saxony Village development. On Feb. 17, 2016 the Memorandum of Agreement with the Village of Germantown (MOA) was executed.

D. Activities or Projects in Progress

The Project Team (County, Stantec, Vandewalle and EDWC) is in the process of finalizing a detailed Project Timeline that outlines specific tasks, deadlines and responsible parties for each of the five main Project Tasks outlined in the Implementation Work Plan. This document will be used by the Project Team to stay on task throughout the grant period and to track progress during the monthly Project Team meetings.

1st Quarter of FY 2016
Stantec and the Project Manager are finalizing a site specific tracking table for all assessment activities to be sent to coalition partners and SRC members on a regular basis.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
Stantec and the Project Manager continue to regularly update the site specific tracking table for distribution to the PMT, all coalition partners and SRC members on a regular basis.
E. Deliverables

Memorandum of Agreement (MOAs) signed by the coalition partners (City of West Bend, City of Hartford, Village of Jackson, Village of Richfield and Village of Slinger) were submitted to the USEPA Project Officer on April 23, 2015.

1st Quarter of FY 2016
None for this Quarter.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
A Memorandum of Agreement (MOA) was executed between Washington County and the Village of Germantown on February 17, 2016 in anticipation of environmental assessment work for the Saxony Village Development project. See attached MOA.

F. Percent Complete and Scheduled Activities

This task is currently 60% completed.

1st Quarter of FY 2016
Scheduled activities for the 1st quarter of FY 2016 (October 1 through December 31, 2015) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

2nd Quarter of FY 2016
Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

On December 10, 2015, the SRC completed the Countywide Inventory and Site Selection/Prioritization Process and approved the use of the EPA Brownfield Assessment Grant funds for Site K in the Village of Germantown. A Memorandum of Agreement (MOAs) was completed and sent to the Village for review. It is scheduled for approval at the February Village Board meeting.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
Scheduled activities for the 3rd Quarter of FY 2016 (April 1 through June 30, 2016) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

Task 1 – Brownfields Inventory and Site Prioritization

A. Task Description

This task includes preparing a community-wide brownfields inventory and prioritization of brownfields sites within the County. As part of the inventory, the County will acquire digital copies of approximately 73 historic Sanborn Fire
Insurance Maps to be integrated into the County GIS system. This task had a budget of $21,700 which included preparing the inventory, development of the GIS brownfields database, acquisition of historic Sanborn Fire Insurance Maps and executing property access agreements.

On January 18, 2016, the EPA Project Officer approved a budget reallocation of $37,500 from Task 3 to Task 1 to offset costs of the Countywide Inventory and Site Selection/Prioritization Process. The current budget for Task 1 is $59,200.

B. New Activities or Projects Approved for Implementation by USEPA During the Fiscal Quarter

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

On January 18, 2016, a request was made to reallocate funds to offset costs of the Countywide Inventory and Site Selection/Prioritization Process. The request was approved by the USEPA Project Officer. See Section II – Budget Overview for further detail.

C. Completed Activities or Projects

As part of developing the coalition, meetings were held with representatives of 12 municipalities which included two cities, five villages and five towns. Nominations were obtained from five communities, each of which subsequently committed to participating in the coalition. An initial prioritization process was used to evaluate 13 nominated target sites or areas that included 47 parcels. At the final stage of this process, each of the coalition partners selected the site or area that was their highest priority in need of assessment based on site selection criteria. Assessment needs for these sites are expected to utilize approximately one third ($200,000) of the grant funds. Initial target sites include WB Place, a 3.8-acre parcel in the City of Hartford that has been in use as a tannery since the 1840s, former Praefke Brake Manufacturing in the City of West Bend which dates back to the 1920s, the Center Street Redevelopment Area which includes 10 parcels within the historic center of the Village of Jackson, the historic Hwy 175/Village of Richfield Area which includes 12 parcels bordering State Hwy 175 and the former railroad right-of-way for the Chicago, Milwaukee, St. Paul and Pacific Railroad, and the former Niphos Coating facility in the Village of Slinger which was subject to an emergency removal action by the USEPA to address more than 8,800 gallons of hazardous chemicals that were abandoned in the building.

The grant will be implemented using a parallel track approach with two major strategies progressing simultaneously. The two tracks will be implemented as described below:

1. Approximately one-third ($200,000) of the grant will go toward the implementation of the five high priority brownfield sites or areas that were identified by the five coalition partners as part of the inventory and prioritization completed in 2013. Meetings were held with coalition partners in the 3rd Quarter of FY 2015 that confirmed or requested an amendment to
the high priority sites. The funds will be utilized to perform assessment or reuse/redevelopment planning activities.

2. Complete a comprehensive county-wide inventory and prioritization of brownfield sites providing opportunity for participation by all communities in the County that may have assessment needs not identified as part of the outreach conducted in 2013.

2\textsuperscript{nd} Quarter FY 2015
During the 2\textsuperscript{nd} Quarter FY 2015, the County met with the City of West Bend, Stantec, and EDWC to discuss priority sites within the City of West Bend.

3\textsuperscript{rd} Quarter of FY 2015
During the 3\textsuperscript{rd} Quarter of FY 2015, the Project Team met with all five coalition partners to discuss and reconfirm their high priority redevelopment sites. Further discussion will continue with the Village of Jackson to define their high priority sites in the 4\textsuperscript{th} Quarter of FY 2015. The City of West Bend is considering changing their priority site. The Project Team met with the City of West Bend numerous times during this quarter to discuss changing their priority site. Upon completion of the coalition partner meetings, work began on preparing eligibility determination requests for several priority brownfield sites including WB Place in the City of Hartford and the former Niphos Coating facility in the Village of Slinger.

The County purchased 73 historic Sanborn Fire Insurance Maps through Historical Information Gatherers.

4\textsuperscript{th} Quarter of FY 2015
During the 4\textsuperscript{th} Quarter of FY 2015 the SRP Project Management Team (PMT) began the site inventory and prioritization process. First, the Team created an inventory of sites. The Team determined which data points were most important to include—based on brownfield identification best practices—to identify potential brownfield sites. From these discussions a three-level data collection system was created to filter sites to determine a manageable number of high probability brownfield sites. From this process a comprehensive countywide list of sites was identified and mapped utilizing GIS. With the map and the accompanying data table the PMT was able to further focus inventory efforts on a manageable number of sites to score in the prioritization process.

Next the PMT developed a system to score and prioritize the brownfield inventory. The system applies a three-level analysis consisting of redevelopment feasibility, environmental conditions, and community goals. Under each area of analysis there are several criteria that an expert or group of experts will use to score each site on a multipoint scale. Once this process is complete the scores will be totaled and a site prioritization ranking determined.

The PMT worked with SRP Coalition partners to further refine their priority sites. Hartford and West Bend have confirmed their priority sites that will provide them with maximum redevelopment potential. West Bend has determined the riverfront
Bermico property and an adjacent City-owned property as the highest priority site area to health, safety and environmental concerns and redevelopment potential.

On July 6, 2015, the County acquired 73 historic Sanborn Fire Insurance Maps through Historical Information Gatherers. The maps were geo-referenced and integrated into the County GIS system.

On July 22, 2015, the Project Team met with the City of West Bend and the USEPA Project Officer to discuss the new priority site for the City located near the Milwaukee River and the Eisenbahn State Trail. A list of action items were developed to move forward with the new priority site. The Project Team also discussed the former Niphos Coating facility in the Village of Slinger with the County Attorney and developed a list of action items to move the project forward.

Stantec worked with County staff to develop an access agreement form (draft completed by Stantec on July 24, 2015) and an attachment with information for property owners on various types of assessment activities that could be performed (draft completed by Stantec on August 14, 2015). The agreement was reviewed by the County Attorney and City of West Bend. On September 14, 2015, an access agreement was executed by the County with the owner of the former Bermico property in West Bend.

Stantec completed a review and screening of approximately 1,200 sites in the County that are included on the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS).

On August 11, August 24, September 8 and September 21, 2015, meetings were held by the PMT to work on the inventory and prioritization.

**1st Quarter of FY 2016**

During the 1st Quarter of FY 2016 the SRP Project Management Team (PMT) completed the site inventory and prioritization process. Attached to this quarterly report are various documents that summarize the inventory and prioritization process activities that were completed during this reporting period.

- **September 29, 2015** – The SRC completed a brainstorming session facilitated by the University of Wisconsin-Extension to gather thoughts on the potential impacts that may occur as a results of redeveloping brownfields in Washington County communities. The results of the SRC brainstorming session are attached.

- **October 15, 2015** – Washington County hosted an SRP Countywide Community Workshop to engage the public in the Site Redevelopment Program, review the site inventory and prioritization process, discuss and consider community goals and gather input for priority areas. As part of this workshop, attendees participated in a 3-part community priorities brainstorming exercise to provide input into the development of community goals for scoring of identified redevelopment sites. The community priorities were developed using the community outreach expertise of the PMT, the
UW- Extension facilitated brainstorming exercise at the September SRC meeting, and the EPA’s Livability Principles. For more information, please reference the attached documents:
  o Oct. 15, 2015 Community Workshop Flyer
  o Oct. 15, 2015 Community Workshop Exercises
  o Oct. 15, 2015 Community Workshop Results Summary

- **November 12, 2015** – The November SRC meeting provided an overview of the Oct. 15 Community Workshop results, updated the committee on the completed inventory process and discussed the prioritization process and criteria. The completed inventory consisted of 117 parcels making up 55 potential redevelopment areas in the County. Vandewalle staff facilitated a discussion of the three-tiered ranking system consisting of redevelopment feasibility, ability to advance community goals, and environmental conditions which was approved by the SRC. Each tier was composed of criteria based on industry standards for gauging the level of effort and likelihood that a brownfield site would be and/or should be redeveloped. For more information, please reference the attached documents:
  o Nov. 12, 2015 SRC Meeting Flyer
  o Nov. 12, 2015 SRC Meeting Minutes
  o Redevelopment Feasibility and Environmental Criteria

- **November 16 – December 2, 2015** - Site scoring and ranking was completed by the PMT. Redevelopment feasibility and community goals were scored by Scott Harrington, Vandewalle & Associates; Christian Tscheschlok, EDWC; and Debora Sielski, Washington County. Each PMT scorer produced his or her own scores for all 51 sites comprised of 115 parcels. Environmental conditions were scored by David Holmes of Stantec Consulting Services. Mr. Holmes scored each of the 115 parcels individually.

- **December 10, 2015** – The December SRC meeting provided a review of site scoring and rankings, a discussion of additional consideration factors and the selection of 2-3 sites for assessment funding. There were 115 parcels making up 51 sites. Some parcels and sites were grouped into 11 clusters that consisted of two or more parcels where redevelopment would likely involve all or most of the parcels. For the purposes of scoring and ranking, it made sense to look at them as a group. The committee reviewed the final scoring and ranking of the 51 sites. Local representatives discussed the top ranking sites in terms of six factors including potential to obtain site access, site eligibility, owner cooperation, project complexity and local government capacity. The SRC took action to provide assessment funding for 5 sites:
  o Cluster Site H in West Bend—former Gehl industrial property now mostly owned by the City with significant resources invested in assessments and clean-up; the City is in need of final site closure and reuse planning assistance as the next steps toward redevelopment.
  o Cluster Site B in Slinger—situated at the gateway to the Village in an area identified as critical for redevelopment. The site includes historic auto repair and industrial at the southwest and active gas station on the northeast.
Cluster Site K in Germantown—needs limited phase II work for final site closure on the northeast portion of site before redevelopment as multi-family housing.

Site #3 (WB Place) in Hartford and Site #138 (West Bend Economic Development Corporation Site) in West Bend—both sites were selected to receive services limited to Phase I assessments, as long as funding is available.

For more information, please reference the attached documents:

- Dec. 10, 2015 SRC Meeting Flyer
- Dec. 10, 2015 SRC Draft Meeting Minutes
- Dec. 10, 2015 SRC Power Point of Top Ranked Sites (Includes maps of the top ranked sites.)
- SRP Inventory and Prioritization Summary Memo (Includes an overview of the inventory process, a map of sites, overview of the site prioritization process, final scoring and ranking of sites and program principles & considerations.)

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

During the 2nd Quarter of FY 2016 several access agreements were completed. On March 8, 2016 access agreements were executed by the County with the Village of Germantown and the owner’s representatives for three parcels making up the Saxony Village Development.

On March 14, 2016 an access agreement was executed by the County with the City of West Bend and the West Bend Economic Development Corporation (WBEDC) for their parcel on Hi Mount Road in the City of West Bend.

Vandewalle & Associates completed the SRP Inventory and Prioritization Summary Memo that was included as an attachment in the 1st Quarter FY 2016 EPA Report.

D. Activities or Projects in Progress

4th Quarter of FY 2015

During the beginning of 1st Quarter of FY 2016, several meetings have been held for the purpose of completing the inventory of brownfield sites, finalizing the criteria and process to be used for prioritizing the sites, and then completing the prioritization.

1st Quarter of FY 2016

During the 1st Quarter of FY 2016, the County prepared draft access agreements for the eight parcels of the Northern Bookend sites in the City of Hartford. These are currently being reviewed by the parcel owners. Access agreements were also prepared by the County for the parcel owners of Site K in the Village of Germantown, awaiting Village Board approval of the Memorandum of Agreement (MOAs) that is scheduled for review at the February Village Board meeting.
2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

During the 2nd Quarter of FY 2016, the County prepared draft access agreements for the two parcels owned by E. H. Wolf & Sons as part of their redevelopment project in the Village of Slinger. These agreements were reviewed and signed by all parties on April 15, 2016.

Access agreements were also prepared by the County for the eight parcel owners of the site known as the Northern Bookends in the City of Hartford. The County has received three signed access agreements and anticipates that the remaining agreements will be forthcoming in the 3rd Quarter of FY 2016.

E. Deliverables

1st Quarter of FY 2016

During the 1st Quarter of FY 2016, as described above, the Countywide Inventory and Prioritization Process is complete and described in the attached document titled SRP Inventory and Prioritization Summary Memo.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

None.

F. Percent Complete and Scheduled Activities

This task is currently estimated to be approximately 90% completed.

4th Quarter of FY 2015

Scheduled activities for the 1st Quarter of FY 2016 (October 1 through December 31, 2015) include the Project Team determining variables and datasets to develop a GIS Brownfields database for analysis during the site prioritization process with the SRC. This process will also consider EDWC dashboard measures and location center tools for the EDWC website creation. Outputs of this process include completing a countywide brownfields inventory.

The Project Manager and EDWC will work with the Village of Jackson to further discuss and define their high priority site(s). Site and property owner eligibility determination requests will be completed for the three remaining high priority coalition site(s) including the City of West Bend, Village of Richfield and Village of Jackson.

The Project Manager and County Attorney will work with coalition partners to complete and execute property access agreements on the five high priority sites.

During the 1st Quarter of FY 2016, the PMT will conduct the prioritization of the brownfield inventory. This process will utilize the previously described three-level scoring system. Stantec—as the environmental expert—will score all environmental conditions criteria. The PMT will draw on its expertise in economic development/redevelopment to score the redevelopment feasibility criteria. Finally,
the community goals criteria will be scored by the SRC members. The results of the prioritization process will be presented at an SRC meeting in December 2015.

2nd Quarter of FY 2016
Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) includes the County preparing draft access agreements for those sites approved by the SRC in December for assessment funding.

The County Project Manager will work with the County GIS Department to integrate the completed inventory into the County GIS system.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
Scheduled activities for the 3rd Quarter of FY 2016 (April 1, 2016 through June 30, 2016) includes the County working with the City of Hartford to execute the remaining access agreements with property owners within the Northern Bookend site and the owner of WB Place.

The County Project Manager will prepare draft access agreements for sites that have been determined eligible by the USEPA for environmental assessment work including the seven parcels that make up the Hwy 175 / Hwy 60 Intersection in the Village of Slinger that was determined eligible by the USEPA on April 12, 2016.

The County Project Manager will work with the County GIS Department to integrate the completed inventory into the County GIS system.

Task 2 – Conduct Phase I Environmental Site Assessments (ESAs)

A. Task Description

This task is described in the USEPA approved Implementation Work Plan as follows:

“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 USEPA (for hazardous substance brownfields) or WDNR (for petroleum brownfields) for approval. Upon confirmation of eligibility, Phase I ESAs will be completed in accordance with the All Appropriate inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I Environmental Site Assessment Process.”

This task has a current budget of $96,000 which includes the environmental consulting firm, Stantec, under the direction of the County Project Manager, completing Phase I ESAs at 24 sites at an average cost of $4,000 per site.
B. New Activities or Projects Approved for Implementation by USEPA During the Fiscal Quarter

4th Quarter of FY 2015
Eligibility Determinations were approved by the USEPA Project Officer for the former Bermico site in the City of West Bend via email on September 22, 2015.

1st Quarter of FY 2016
Eligibility Determinations were approved by the USEPA Project Officer for the Former Niphos Coating Site in the Village of Slinger on Nov. 18, 2015.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
Eligibility Determinations were approved by the USEPA Project Officer for the eight parcels making up the Northern Bookends Site in the City of Hartford on January 14, 2016, the three parcels making up the Saxony Village Development in the Village of Germantown on February 17, 2016 and the West Bend Economic Development Corporation site in the City of West Bend on March 9, 2016.

Eligibility Determinations were also approved by the USEPA Project Officer on April 12, 2016 for two parcels which are part of the E.H. Wolf & Sons redevelopment project in the Village of Slinger and seven parcels that make up the Hwy 175 / Hwy 60 Intersection in the Village of Slinger.

C. Completed Activities or Projects

4th Quarter of FY 2015
During the 4th Quarter of FY 2015, work was initiated on completing eligibility determinations (EDs) for high priority brownfield sites in Slinger, West Bend, and Hartford. A draft ED was completed by Stantec for the WB Place site in Hartford, but put on hold after a determination was made that the site was being more fully utilized by a new occupant, and also that some environmental assessment activities had in fact been completed for the property. As a consequence, the City selected an alternative site to serve as its initial high priority site.

On September 9, 2015, ED’s for two sites (the former Niphos Coating facility in Slinger, and the former Bermico facility in West Bend) were completed and submitted to USEPA for review.

During September 2015, work began on preparation of ED’s for a 7 parcel redevelopment site in Hartford (North Bookend site).

1st Quarter of FY 2016
Numerous eligibility determinations (ED) were completed during this quarter for the following sites:

- Former Niphos Coating Site – Village of Slinger – The ED was completed by Stantec and reviewed by the County Project Manager and the Village of Slinger in Sept, 2015. The site was determined eligible by the USEPA Project
Quarterly Report No. 6, 2nd Quarter Fiscal Year 2016, January 1, 2016 – March 31, 2016
Washington County, Wisconsin – USEPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

Officer on November 18, 2015. The Statute of Limitations date had expired regarding any outstanding cleanup costs and therefore any enforcement actions for recovery of such costs has been closed out by the USEPA. On December 21, 2015, the County took possession of the property as part of a tax delinquency process.

- **Northern Bookends Site** – City of Hartford – The ED for the eight sites were completed by Stantec on Oct. 21, 2015, reviewed and approved by the County Project Manager on Oct. 21, 2015 and the City of Hartford on November 10, 2015. The ED was sent to the EPA Project Officer on Nov. 11, 2015.

- **Former Blaine Property** – City of West Bend – The ED was completed by Stantec on Oct. 1, 2015, reviewed and approved by the County Project Manager on Oct. 2, 2015 and the City of West Bend on Oct. 6, 2015. The ED was sent to the USEPA Project Officer for review on Oct. 6, 2015. On Oct. 21, 2015 the USEPA responded that the site is currently not eligible.

Stantec completed the Phase I ESA for the former Bermico property in West Bend on Dec. 7, 2015. After review by the County Project Manager and the City of West Bend, the Phase I ESA was finalized and sent to the EPA Project Officer on January 19, 2016 along with a signed All Appropriate Inquires Checklist.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
Numerous eligibility determinations (ED) requests and Phase I ESAs were completed during this quarter for the following sites:

- **Former Niphos Coating Site** – Village of Slinger – The Petroleum ED request was completed by Stantec on February 22, 2016 and reviewed by the County Project Manager and the Village of Slinger on March 18, 2016. The Petroleum ED was finalized and submitted to the Wisconsin DNR on March 23, 2016. The site was determined eligible by the Wisconsin DNR on March 30, 2013. See attached letter.

- **Former Bermico Site** – City of West Bend - The Petroleum ED request was completed by Stantec on February 22, 2016 and reviewed by the County Project Manager on February 24, 2016.

- **Northern Bookends Site** – City of Hartford – The site was determined eligible by the USEPA Project Officer on January 14, 2016.

- **Saxony Village Development** – Village of Germantown – The Hazardous Substances ED request for the three parcels were completed by Stantec on Feb. 10, 2016, reviewed and approved by the County Project Manager on Feb. 12, 2016 and the Village of Germantown on Feb. 17, 2016. The ED was sent to the USEPA Project Officer on Feb. 17, 2016. The site was determined eligible by the USEPA Project Officer on Feb. 17, 2016. Stantec completed the draft Phase I ESA on March 21, 2016 and send via email to the County Project Manager, the Village of Germantown, the owners representative and their environmental consultant for review. The Phase I ESA was finalized on April 7, 2016.

- **West Bend Economic Development Corporation (WBEDC) site** – City of West Bend – The Hazardous Substances ED request for the this parcel was completed by Stantec on Feb. 11, 2016, reviewed and approved by the County
Project Manager on Feb. 12, 2016 and the WBEDC on March 7, 2016. The ED was sent to the USEPA Project Officer on March 9, 2016. The site was determined eligible by the USEPA Project Officer on March 9, 2016. Stantec completed the draft Phase I ESA on March 31, 2016 and send via email to the County Project Manager, the City of West Bend and the WBEDC for review. The Phase I ESA was finalized on April 11, 2016.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – The Hazardous Substances ED request for these seven parcels completed by Stantec on March 25, 2016 for review by the County Project Manager and the Village of Slinger. The County Project Manager reviewed and approved the ED on April 4, 2016.

D. **Activities or Projects in Progress**

**4th Quarter of FY 2015**
An ED for an additional site in West Bend (the Blaine property) was completed and submitted to USEPA on October 6, 2015. Approval of eligibility for the Blaine property is pending a review by USEPA legal staff. Approval of eligibility for the former Niphos Coating site in Slinger is also pending closeout related to the removal action completed by USEPA several years ago (which is anticipated to occur during the 1st Quarter of FY 2016). The Phase I ESA for the former Bermico property is in progress.

**1st Quarter of FY 2016**
Eligibility Determination (ED) Forms are in progress for the following sites:

- **Site #138 (West Bend EDC Site)** - West Bend – The ED is being developed for this site.
- **WB Place Site** – City of Hartford – the ED was updated by Stantec on Jan. 14, 2016. The County Project Manager approved this on Jan. 14, 2016 and it is currently being reviewed by the City of Hartford.
- **Cluster H (Former Gehl Property – Sites 97-100, 170-172)** – City of West Bend – initial data gathering for completion of ED’s for this 7 parcel redevelopment area is underway. Completion of the ED’s will follow additional discussions with the City of West Bend regarding specific assessment/reuse planning needs for each parcel.
- **Cluster B (Hwys 175/60 Redevelopment Area – Sites 20-26)** – Village of Slinger - initial data gathering for completion of ED’s for this 7 parcel redevelopment area is underway.
- **Cluster K (Saxony Village)** – Village of Germantown - initial data gathering for completion of ED’s for this 3 parcel redevelopment area is underway.

Stantec is beginning the Phase I ESAs for the parcels owned by the City of Hartford as part of the Northern Bookends Site. Phase I ESAs for the remaining parcels will be started once the access agreements are signed.
Numerous eligibility determinations (ED) and Phase I ESAs were completed during this quarter for the following sites:

- **Saxony Village Development** – Village of Germantown - The Phase I ESA was finalized by Stantec on April 7, 2016. The County Project Manager will provide the USEPA Project Office the Phase I ESA with the All Appropriate Inquires Checklist.

- **West Bend Economic Development Corporation (WBEDC) site** – Stantec finalized the Phase I ESA on April 11, 2016. The County Project Manager will provide the USEPA Project Office the Phase I ESA with the All Appropriate Inquires Checklist.

- **E.H. Wolf & Sons Redevelopment site** – Village of Slinger - The Hazardous Substances ED request was completed by Stantec on April 1, reviewed and approved by the County Project Manager on April 4, 2016 and by E.H. Wolf & Sons on April 4, 2016. The ED was sent to the USEPA Project Officer on April 7, 2016. The site was determined eligible by the USEPA Project Officer on April 12, 2016. Stantec is currently working on the draft Phase I ESA for this project.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – The ED request for the seven parcels which make up the Hwy 175 / Hwy 60 Intersection was completed by Stantec on March 25, 2016 for review by the County Project Manager and the Village of Slinger. The County Project Manager reviewed and approved the ED on April 4, 2016.

- **Northern Bookends Site** – City of Hartford – The City of Hartford is currently working to obtain the access agreements in anticipation of completing the Phase I ESA for the site.

### E. Deliverables

#### 1st Quarter of FY 2016
Stantec completed the Phase I ESA for the former Bermico property in the City of West Bend on Dec. 7, 2015. After review by the County Project Manager and the City of West Bend, the Phase I ESA was finalized and sent to the USEPA Project Officer on January 19, 2016 along with a signed All Appropriate Inquires Checklist.

#### 2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

- **Former Bermico Site** – City of West Bend - The Phase I ESA report for the former Bermico property in the City of West Bend was sent to the USEPA Project Officer on January 19, 2016 along with a signed All Appropriate Inquires Checklist.
F. Percent Complete and Scheduled Activities

This task is estimated to be approximately 50% complete and is on target with costs incurred through April 1, 2016.

1st Quarter of FY 2016
It is anticipated that the Phase I ESA for the former Bermico site will be completed during November 2015. It is anticipated that EDs will be submitted for additional sites, and (subject to confirmation of eligibility) that Phase I ESA will be completed for the Blaine, Niphos Coating, and North Bookend sites.

2nd Quarter of FY 2016
Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include preparing Eligibility Determinations for those sites approved by the SRC in December for assessment funding.

The initial Phase I ESA for the Bermico site was higher cost due to its complex issues and large size. However, with the planned assessment of several multi-parcel sites (for which per parcel costs will be significantly lower) it is anticipated that the number and type of deliverables for this task will meet or exceed those required under the Work Plan.

Stantec will continue with the owner interviews, on-site inspections, and report preparation for the Phase I ESAs for all of the parcels that make up the Northern Bookend Site in the City of Hartford once the access agreements are signed. Stantec also anticipates beginning the Phase I ESA for WB Place in the City of Hartford upon the approval of the ED by the City of Hartford and the USEPA Project Officer and obtaining a signed access agreement.

It is anticipated that the PMT will meet with local representatives to determine the scope of work necessary for Site 138 – the West Bend EDC Site in the City of West Bend. It is anticipated that a Phase I ESA for the West Bend EDC property (Site #138) will be completed this quarter.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
Scheduled activities for the 3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016) include the following:

- **Former Bermico Site** – City of West Bend – Complete the Petroleum ED request and submit to the Wisconsin DNR for approval. No additional activities related to the Phase I ESA are anticipated.
- **Former Blaine Property** – City of West Bend – It is anticipated that a ED request will be approved, an access agreement will be executed with the City and that the Phase I ESA will be completed and the report submitted to the USEPA.
- **Northern Bookends Site** – City of Hartford – It is anticipated that the Phase I ESA will be completed and the report submitted to the USEPA.
- **Saxony Village Development** – Village of Germantown – No additional Phase I ESA related activities are anticipated beyond use of the report as supporting documentation for a grant application being prepared by the property owner/developer seeking cleanup funding from the Wisconsin Economic Development Corporation (WEDC).

- **West Bend Economic Development Corporation (WBEDC) site** – City of West Bend – No additional activities related to the Phase I ESA are anticipated other than use of the completed report to support a sale/auction process.

- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - It is anticipated that the Phase I ESA will be completed and the report submitted to USEPA.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – It is anticipated that access agreements will be secured with select property owners and the Phase I ESA process will be underway.

- **WB Place** – City of Hartford - It is anticipated that access agreements will be secured with select property owners and the Phase I ESA process will be underway.

- **Village of Jackson** - No activities are anticipated unless a priority site in need of a Phase I ESA is identified over the next several weeks through the redevelopment reuse planning project.

### Task 3 – Conduct Phase II Environmental Site Assessments, Site Investigations, and Remedial/Reuse Planning Activities

#### A. Task Description

This task is described in the USEPA approved Implementation Work Plan as follows:

> “On sites that meet the site-specific eligibility requirements, and are approved for use of USEPA funds, by the USEPA (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 USEPA 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.”

The original budget for Task 4 was $410,650 which includes a QAPP, four asbestos/hazardous building material surveys, seven Phase II ESAs, eight remedial action plans and two brownfield area-wide reuse plans.

On October 21, 2015, the USEPA Project Officer approved a budget reallocation of $35,000 within Task 3 from Phase II ESAs to Reuse/Redevelopment Planning for the Village of Richfield. On January 18, 2016, the USEPA Project Officer approved a
budget reallocation of $44,500 from Task 3 to Task 1 ($37,500) to offset costs of the Countywide Inventory and Site Selection/Prioritization Process and Task 4 ($7,000) to allow consultants to continue to participate in regular PMT and SRC meetings as the project moves forward. The current budget for Task 3 is $366,150.

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

1st Quarter of FY 2016
On October 21, 2015, the USEPA Project Officer approved a budget reallocation of $35,000 within Task 3 from Phase II ESAs to Reuse/Redevelopment Planning for the Village of Richfield in an area encompassing the northwest corner of the Interstate 41/Hwy45 and Hwy 167 Interchange.

On November 11, 2015, the Quality Assurance Project Plan (QAPP) was conditionally approved by the USEPA.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
- **Former Niphos Coating Site** – Village of Slinger – The draft Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on Feb. 2, 2016.
- **Former Bermico Site** – City of West Bend – The draft Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on Feb. 3, 2016.

C. Completed Activities or Projects

3rd Quarter of FY 2015
During the 3rd Quarter of FY 2015, the County and Stantec completed the pre-QAPP conference call meeting with Jan Pels, USEPA Brownfields Quality Assurance Reviewer on May 5, 2015.

In early June 2015, Stantec solicited bids from multiple labs for use on the project. Four labs were selected (Test America Laboratories, Inc.; CT Laboratories; Environmental Monitoring and Technologies, Inc. [EMT] and Legend Technical Services, Inc.). CT Laboratories and Legend Technical Services, Inc. are both Woman-Owned Business Enterprises (WBEs). EMT is a Service Disabled Veteran Owned Small Business Enterprise (SDVOSBE). Solicitation of bids from these firms, and inclusion in the QAPP, were performed as part of the Six Good Faith Efforts to ensure participation by Disadvantaged Business Enterprises (DBE) in the project.

4th Quarter of FY 2015
Revision 0 of the Quality Assurance Project Plan (QAPP), which was submitted to USEPA on July 15, 2015.
Quarterly Report No. 6, 2nd Quarter Fiscal Year 2016, January 1, 2016 – March 31, 2016
Washington County, Wisconsin – USEPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

1st Quarter of FY 2016

None.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

- **Former Niphos Coating Site** – Village of Slinger – A site visit with the asbestos-lead based paint (LBP) survey contractor (NorthStar Environmental Testing LLC [NorthStar]) was completed on January 5, 2016. A proposal for the asbestos/LBP testing survey was prepared by NorthStar on January 6, 2016. A draft Site-Specific Sampling and Analysis Plan (SSAP) was completed by Stantec on January 20, 2016 and submitted for review by the County and the Village. The County Project Manager reviewed the SSAP on January 25, 2016. The SSAP was finalized and submitted to the USEPA Project Officer on Feb. 1, 2016. The SSAP was approved by the USEPA Project Officer on Feb. 2, 2016. Collection of samples of suspected asbestos containing materials (ACM) as well as LBP testing was completed by NorthStar on February 22, 2016. Soil sampling was conducted by Stantec on February 22, 2016 and groundwater sampling on February 23, 2016. On March 10, 2016, asbestos/LBP survey reports were issued by NorthStar, with separate reports issued for the main building at 308 Oak Street and for the rear building at 310 Oak Street. An analytical report for the soil and groundwater samples was issued by CT Laboratories to Stantec on March 11, 2016.

- **Former Bermico Site** – City of West Bend – A visit by the asbestos contractor was completed on January 5, 2016. A proposal for the survey was provided by the contractor to Stantec on January 6, 2016. The draft Site-Specific Sampling and Analysis Plan (SSAP) was completed by Stantec on January 22, 2016 and reviewed by the County Project Manager and the City of West Bend on January 25, 2016. The SSAP was finalized and submitted to the USEPA Project Officer on Feb. 1, 2016. The SSAP was approved by the USEPA Project Officer on Feb. 3, 2016. Collection of samples of suspected asbestos containing materials (ACM) as well as lead-based paint testing was completed on February 16 - 17, 2016 and March 2nd. A report documenting the pre-demolition survey findings was issued on March 17, 2016. Completion of the Phase II ESA is on hold pending potential award of a Site Assessment Grant (SAG) from the Wisconsin Economic Development Corporation (WEDC).

- **Saxony Village Development** – Village of Germantown – Some discussions related to the Phase 2 ESA occurred subsequent to completion of the draft Phase I ESA report.

- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – There were some initial communications regarding the property with the Village, company representatives, Stantec, Economic Development Washington County (EDWC), and the County.

- **Northeast Corridor Redevelopment Opportunities Analysis** – Village of Richfield – Vandewalle & Assoc. worked with the PMT and the Village of Richfield in developing an area wide plan for the northeast corridor of the Village. Major tasks included finalizing the market analysis research, assess
& opportunities and regional context maps, identifying catalytic projects, programs and growth opportunities in each of the project sub-areas.

A public charrette was conducted on March 8, 2016 (see attached flyer) which began with an overview of the SRC program. Participants rotated through four stations based on specific geographic sub-areas and provided input on particular topics to each area. See attached Summary of Charrette results. A draft plan was completed on March 25, 2016 for review by the PMT and the Village of Richfield. The plan includes all analysis completed, recommendations for future development within the entire study area and sub-areas, an implementation strategy, and an identification of Brownfields needed further investigation.

D. Activities or Projects in Progress

**4th Quarter of FY 2015**
Revision 0 of the QAPP is currently under review by USEPA staff. The PMT has drafted a scope of work for the City of West Bend’s priority redevelopment area.

**1st Quarter of FY 2016**
Stantec worked on completing a draft Sampling and Analysis Plan (SAP) for the former Bermico site in the City of West Bend. The SAP was completed on January 25, 2016. Stantec is also worked on completing a draft Sampling and Analysis Plan for the former Niphos site in the Village of Slinger. The SAP was completed on January 25, 2016.

Vandewalle is working on completing the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy. Work completed during this quarter included conducting background/due diligence research, a full-day site visit including a tour and five focus group meetings on December 9, 2015, preparing base maps, conducting stakeholder interviews over the phone, a structural conditions analysis, and coordinating the project with the Village Administrator. For more information, see attached Scope of Services.

Vandewalle and the County Project Manager met with officials from the Village of Jackson on December 17, 2015 to discuss plans to produce an opportunity analysis for the Village as part of their ongoing strategic planning efforts.

Stantec is working on completing Revision 1 of the Quality Assurance Project Plan (QAPP) based on comments received from the USEPA review of Revision 0 of the QAPP.

**2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)**
- **Former Niphos Coating Site** – Village of Slinger – Stantec is currently working on the Site Investigation Report.
• **Saxony Village** – Village of Germantown - Anticipating USEPA approval of SSAP.

• **Northeast Corridor Redevelopment Opportunities Analysis** – Village of Richfield – Vandewalle & Assoc. worked with the Village of Richfield and the PMT to produce the final draft plan which was provided to the USEPA Project Officer on April 1, 2016. The final draft plan was presented to the Village Board on April 7, 2016.

• **Village of Jackson Economic Opportunities Analysis** – Village of Jackson–Vandewalle & Assoc. worked with the PMT and the Village of Jackson in developing a scope of work.

E. Deliverables

**4th Quarter of FY 2015**

Revision 0 of the QAPP was submitted to USEPA for review.

**1st Quarter of FY 2016**

On January 18, 2016, the USEPA Project Officer approved a budget reallocation that changed the Phase II ESA and Reuse/Redevelopment Planning deliverables in Task 3. See Section II – Budget Overview and Section III – Modifications to the Work Plan above for details.

**2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)**

• **Former Bermico Site** – City of West Bend – A report documenting the pre-demolition survey findings will be distributed in the 3rd Quarter of FY 2016.

F. Percent Complete and Scheduled Activities

This task is currently estimated to be approximately 30% complete and is on target with costs incurred through April 1, 2016.

**1st Quarter of FY 2016**

During the 1st Quarter of FY 2016, it is anticipated that the QAPP will be finalized. In addition, it is anticipated that site specific sampling and analysis plans (SAPs) will be completed for the former Bermico property, and potentially for additional sites (subject to determinations of eligibility).

**2nd Quarter of FY 2016**

Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include submittal and approval of the SAPs for the former Bermico site in the City of West Bend and the former Niphos site in the Village of Slinger.

It is anticipated that the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy will be completed during the 2nd quarter of FY 2016 and presented to the Village Board for action. In March, the Village will host a community charrette where Vandewalle & Associates will present the identified
opportunities in the study area. Attendees will be given the opportunity for interactive discussion and to provide feedback on the suitability of the development scenarios and identified opportunities in each of the four project subareas. The feedback from attendees will be used to polish the recommendations for each subarea and to inform the final Strategy and Implementation Action Plan. In early April the Site Redevelopment Program PMT and the Village of Richfield will meet for a final review of the deliverables before the final Plan is given to the Village.

Vandewalle and the County Project Manager will continue to meet with officials from the Village of Jackson to discuss their opportunity analysis for the Village. It is expected that this work will be similar to the work being done in the Village of Richfield with a focus on the downtown area, which contains several brownfield clusters that scored high in the site ranking process. The Village believes there would be more value in beginning with this type of an effort than with individual site assessments/reuse plans. A request to the USEPA Project Officer will be forthcoming.

It is anticipated that the PMT will meet with local representatives to determine the scope of work necessary for the following sites:

- Site H - Former Gehl Site - City of West Bend
- Site B – Hwy 175 and Hwy 60 Intersection – Village of Slinger
- Site K – Village of Germantown

Revision 1 of the Quality Assurance Project Plan (QAPP) will be completed and sent to the USEPA for approval.

It is anticipated that asbestos and pre-demolition sampling will be completed at the Bermico property this quarter. Similar testing as well as soil and groundwater sampling should be completed for the Niphos Coating property as well, including completion of a Supplemental Phase II ESA report.

**3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)**

Scheduled activities for the 3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016) include the following:

- **Former Niphos Coating Property** – Village of Slinger - It is anticipated that a supplemental Phase II ESA report will be completed and submitted to the USEPA and the WDNR. Furthermore, it is anticipated that a case closure request will be completed and submitted to the WDNR (potentially using funding provided by the County).

- **Former Bermico Property** – City of West Bend - It is anticipated that a grant funding request to the WEDC may be approved seeking $50,000 in additional funding to be used for assessment activities, in combination with $25,000 in USEPA funding being allocated for this purpose as required match. It is anticipated that testing may be underway by the end of this quarter.

- **Saxony Village Development** – Village of Germantown - It is anticipated that supplemental Phase II ESA testing will be completed and a report submitted to the USEPA and the WDNR. It is anticipated that some remedial action
planning or cost estimation will also be completed in order to support a grant application being submitted by the property owner for funding from the WEDC.

- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - It is anticipated that supplemental Phase II ESA testing will be completed and a report submitted to the USEPA and the WDNR. It is anticipated that some remedial action planning or cost estimation will also be completed in order to support a grant application being submitted by the property owner for funding from the WEDC.

- **Northern Bookends Property** – City of Hartford - No activities are anticipated, although preparation of a site-specific sampling and analysis plan (SSAP) may begin subject to timing for completion of the Phase I ESA.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – No activities are anticipated.

- **Northeast Corridor Redevelopment Opportunities Analysis** – Village of Richfield – Vandewalle & Assoc. will finalize the plan during the 3rd Quarter of FY 2016 and provide as a deliverable to the USEPA Project Officer.

- **Village of Jackson Economic Opportunities Analysis** – Village of Jackson – Vandewalle & Assoc. will work with the PMT and the Village of Jackson in finalizing a scope of work for review by the USEPA Project Officer including a budget reallocation request.

### Task 4 – Community Outreach and Involvement

#### A. Task Description

Since 2010, the County has proactively involved Washington County communities in the development and advancement of a brownfields-focused Site Redevelopment Program (SRP). To lead this effort, in early 2013, the County established a Site Redevelopment Committee (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 bi-monthly basis, with the public meetings widely promoted. In addition to SRC meetings, the County will hold public meetings annually, inviting residents and other stakeholders to participate in the site selection process, cleanup decisions, and reuse planning performed as part of the grant-funded Project. To provide additional technical expertise as well as outreach to community organizations, a Technical/Community Advisory Subcommittee (T/CAS) with representatives from community based organizations, the Washington County Health Department, and other stakeholder groups, is being formed. The T/CAS will provide input to the SRC, and provide input on site selection, reuse planning, and other considerations.

This task had a budget of $57,650 which included public, community and property owner meetings, development of fact sheets, press releases and other appropriate communications and development of webpages that will integrate the redevelopment sites within the EDWC website focused on connecting prospective end users and
local stake holders with information on redevelopment sites and associated reuse opportunities.

On January 18, 2016, the USEPA Project Officer approved a budget reallocation of $7,000 from Task 3 to Task 4 to allow consultants to continue to participate in regular PMT and SRC meetings as the project moves forward. The current budget for Task 4 is $64,650.

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

None.

C. Completed Activities or Projects

1st Quarter of FY 2015
During the 1st Quarter of FY 2015 the County completed a press release for circulation in local newspapers, radio stations and three major television stations serving Southeastern Wisconsin. An article was also written for the Planning & Parks Department newsletter that was sent to over 3,100 households in Washington County. The County met with the Project Team to detail the roles and responsibilities for Task 4 - Community Outreach and Involvement.

2nd Quarter of FY 2015
During the 2nd Quarter of FY 2015, as part of the development of detailed roles and responsibilities, the Project Team finalized the community outreach and involvement component to engage the public throughout the grant.

3rd Quarter of FY 2015
During the 3rd Quarter of FY 2015, the Project Team had a conference call meeting with sub consultant Ady Advantage regarding design of the EDWC website integration.

4th Quarter of FY 2015
The PMT has prepared for and conducted the initial SRC meeting under the grant, which was held on September 28, 2015. During preparation for the meeting, substantial effort was put in to developing outreach material and a strong recognizable brand for the program. This included preparation of: public meeting notices and a press release; an updated program factsheet; website upgrades; program letterhead; a program flyer; and meeting agendas and minutes. The first SRC meeting was well received. During proceedings the committee revisited the program overview and was updated on the Team’s progress to date. Each member also updated the group on their priority redevelopment site. During the meeting UW-Extension’s Paul Roback facilitated a group exercise to stimulate thought on how brownfield redevelopment benefits communities.

Additional preparation and outreach has gone into preparing for the first countywide community workshop on October 15th. This included preparation of: public meeting
notices and a press release; an updated program factsheet; website upgrades; program letterhead; a program flyer; meeting agendas; and interactive exercises.

Additional outreach activities completed during the 4th Quarter of FY 2015 include:

On July 8, 2015, a meeting was held by the PMT with the City of West Bend to review the grant program, and the status of the City’s highest priority sites.

One July 17, 2015, a meeting was held by the PMT to discuss the project.

On July 22, 2015, a meeting was held with USEPA, the County, City of West Bend, Vandewalle, and Stantec staff to discuss the Bermico property. A separate meeting was held with the Village of Slinger, the County attorney, and Stantec/Vandewalle staff to discuss the former Niphos Coating property.

1st Quarter of FY 2016
The PMT had numerous meetings throughout the 1st Quarter of FY 2016 to discuss the status of assessment funded projects, community outreach and the countywide inventory and prioritization process. Meeting dates for the quarter include October 13, October 19, November 10 and December 1, 2015.

A Countywide Community Workshop was held on Oct. 15, 2015. See Section IV Task 1, Section C – Completed Activities or Projects above for details.

As part of the Site Redevelopment Program to revitalize and market brownfield sites within the County for redevelopment, Ady Advantage was hired to determine what information about each site needs to be communicated in order to best reach the redeveloper market. Ady Advantage contacted leading developers throughout September 2015. A report of their results was completed on October 7, 2015 and presented at the November SRC meeting. For more information, see attached Summary of Developer Research Related to Criteria Identification and Prioritization.

Two meetings of the Site Redevelopment Committee were held in this quarter on November 12, 2015 and December 10, 2015. For more information, see attached meeting minutes.

Stantec and the County Project Manager attended a Wisconsin Department of Natural Resources (WI DNR) Green Team meeting on November 11, 2015 in Milwaukee to discuss the status of Site K in the Village of Germantown and determine possible assessment needs.

Vandewalle and the County Project Manager met with officials from the Village of Jackson on December 17, 2015 to discuss plans to produce an opportunity analysis for the Village as part of their ongoing strategic planning efforts.

The EDWC held a two-day economic development conference in West Bend on October 5-6, 2015, which included a lunch program with over 50 attendees focused
on brownfields redevelopment. The program included: (a) a status update on a study in progress by the State of Wisconsin on the economic impacts of the State of Wisconsin brownfield funding programs, (b) a presentation by County and EDWC staff on the SRP, and (c) a presentation by a developer (Cobalt Partners LLC) on a 65-acre brownfields development in suburban Milwaukee that included >$9 million of environmental cleanup on a site that included 6 former industrial facilities, but which has resulted in $125 million in new development projects that are creating >500 jobs and providing housing for >500 residents. The program was attended by representatives of nearly every municipality in the County, and was followed a 3-hour “Economics 101” training course focused on how municipalities can better attract economic development projects, including those focused on brownfields.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

The Project Management Team (PMT) had numerous meetings throughout the 2nd Quarter of FY 2016 to discuss the status of assessment funded projects and community outreach. Meeting dates for the PMT this quarter included January 25, 2016 and March 9, 2016. There were also numerous conference calls discussing site specific projects throughout the quarter.

The County Project Manager, Stantec and Economic Development Washington County staff prepared for the April 12, 2016 SRC meeting which included the presentation of three proposed projects for consideration of USEPA Assessment Grant funds:

- E. H. Wolf & Sons Redevelopment – Village of Slinger
- Former Bermico Property – City of West Bend
- Former Blaine Property – City of West Bend

See attached April 13, 2016 West Bend Daily News article for additional information.

D. Activities or Projects in Progress

4th Quarter of FY 2015

The Project Team is currently developing a detailed schedule for Task 4 regarding countywide inventory and prioritization of sites. The first countywide community workshop was held on October 15th. During this workshop participants learned about the program and helped develop the community goals criteria used to score/prioritize the brownfield sites inventory for redevelopment.

Work by Ady Advantage was partially completed, with the initial task focused on conducting a series of interviews with local developers with a track record of successfully developing brownfields. The interviews were used to help identify how the developers identified potential target sites for development, factors that made it more or less likely that they would pursue development of a brownfield site, and factors that most frequently led to projects becoming derailed prior to successful development. The developers were educated and asked for feedback regarding the County’s USEPA funded project. A 60-page report was completed and will be used to help better market brownfield sites for redevelopment.
1st Quarter of FY 2016
As part of the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy additional public outreach will be completed during the 2nd quarter of FY 2016 as well as a presentation to the Village Board for action.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

E. Deliverables

1st Quarter of FY 2016
Ady Advantage contacted leading developers throughout September 2015. A report of their results was completed on October 7, 2015 and presented at the November SRC meeting. For more information, see attached Summary of Developer Research Related to Criteria Identification and Prioritization.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
None.

F. Percent Complete and Scheduled Activities

This task is currently estimated to be 70% complete.

1st Quarter of FY 2016
In November and December two SRC meetings will be held. The November meeting is intended to provide the committee with the final inventory of sites and a rationale for their selection, introduce the SRC members to the scoring process, and present the community goals criteria for them to score the sites with.

In December of 2015 the SRC will reconvene for the quarterly SRC meeting. The SRC will receive updates on SRP progress and the team will present the results of the scoring and a prioritized sites list.

2nd Quarter of FY 2016
Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include quarterly meetings of the SRC unless additional meetings are deemed necessary. It is anticipated that the next SRC meeting will be held at the end of February or early March, 2016. At the next meeting of the SRC, they will be provided a status update on current projects and a grant budget report.

Ady Advantage will continue their work on the SRP objective to market brownfield sites within Washington County for redevelopment. Anticipated tasks for the 2nd Quarter FY 2016 include creating property profile sheets and creating content for a new web page on the EDWC website under “Incentives/Resources,” which will provide website content to explain the program from a marketing standpoint. In
addition, they will create online property listing sheets and suggest additional layers to add on the EDWC website mapping feature to communicate unique information designed to appeal to redevelopment experts.

The County Project Manager will continue to update the County Site Redevelopment Program website at [www.co.washington.wi.us/srp](http://www.co.washington.wi.us/srp) to keep current with the SRC meetings and SRP community workshop events. Additional information related to assessment work on project sites will be added in the 2nd Quarter FY 2016.

The SRC will also be updated on upcoming funding opportunities that could be used to further required assessment, cleanup, and redevelopment activities at priority sites targeted for assessment or reuse planning.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

It is anticipated that a PMT conference call/meeting will be held sometime in May.

The County Project Manager will continue to update the County Site Redevelopment Program website at [www.co.washington.wi.us/srp](http://www.co.washington.wi.us/srp) to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet that includes a summary of the first round of site selection for planning and environmental assessment and project budget allocation. (See attached)

Ady Advantage will continue their work on the SRP objective to market brownfield sites within Washington County for redevelopment. Anticipated tasks for the 2nd Quarter FY 2016 include creating property profile sheets and content for EDWC’s website for special brownfield / redevelopment site pages under “Doing Business Here,” which will key information about the program and key data required by developers in engaging in due diligence on redevelopment opportunities. The focus of these pages will be to secure optimal reuse for the listed brownfield sites. In addition, EDWC and Ady Advantage will create online property listing sheets and build out additional GIS layers to add on the EDWC website mapping feature, further communicating unique information designed to appeal to redevelopers and potential site “off-takers.”

G. Community Outreach Handouts

4th Quarter of FY 2015

See attached handouts that were provided to the public as part of the Community Outreach.

- Site Redevelopment Program 2013 Newsletter
- Flyer for October 15, 2015 SRP Countywide Community Workshop

1st Quarter of FY 2016

See attached handouts that were provided to the public as part of the Community Outreach. In addition, two West Bend Daily News articles are attached that describe

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
See attached Site Redevelopment Program Fact Sheet that includes a summary of the first round of site selection for planning and environmental assessment and project budget allocation.

V. PROBLEMS ENCOUNTERED/ASSISTANCE NEEDED

On October 15, 2014, the County requested an amendment to USEPA Cooperative Assistance Agreement BF00E01347 to correct the percentage calculations for the Recipient Share and Federal Share of the grant. Numerous requests have been made to the USEPA Grant Specialist for an updated agreement.

1st Quarter of FY 2016

None this quarter.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

None this quarter.

VI. SCHEDULE AND PROJECT MILESTONES

A partial summary of major milestones achieved during the project to date are summarized on the following table.

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Activity or Milestone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>6/28/2013</td>
<td>Issued request for proposals for professional services from environmental consulting firms following 40 CFR 31.36</td>
</tr>
<tr>
<td>0</td>
<td>8/16/2013</td>
<td>Selection of Stantec as environmental consulting firm</td>
</tr>
<tr>
<td>0</td>
<td>9/19/2014</td>
<td>Official Grant Award date</td>
</tr>
<tr>
<td>0</td>
<td>10/1/2014</td>
<td>3-year project period begins</td>
</tr>
<tr>
<td>4</td>
<td>Sept. 2013</td>
<td>Formation of Site Redevelopment Committee to oversee development and implementation of the grant</td>
</tr>
<tr>
<td>4</td>
<td>Nov - Dec 2013 &amp; Jan. 2014</td>
<td>Formation of Brownfields Coalition including Washington County, City of West Bend, City of Hartford, Village of Slinger, Village of Jackson and Village of Richfield</td>
</tr>
<tr>
<td>1</td>
<td>1/6/2014</td>
<td>Selection of high priority sites by coalition partners</td>
</tr>
<tr>
<td>4</td>
<td>5/28/2014</td>
<td>Press release completed and sent to media</td>
</tr>
<tr>
<td>4</td>
<td>12/2/2014</td>
<td>Article in Planning &amp; Parks Department newsletter regarding brownfield assessment grant</td>
</tr>
<tr>
<td>Task No.</td>
<td>Date</td>
<td>2nd Quarter FY 2015 Activity or Milestone Description</td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>0</td>
<td>1/29/2015</td>
<td>Submitted 1st Quarterly Report for FY 2015 to USEPA.</td>
</tr>
<tr>
<td>0</td>
<td>2/17/2015</td>
<td>Finalized detailed roles and responsibilities with Project Team (County, Stantec, Vandewalle and EDWC)</td>
</tr>
<tr>
<td>4</td>
<td>2/17/2015</td>
<td>Project Team finalized roles and responsibilities for community outreach and involvement. (County)</td>
</tr>
<tr>
<td>0</td>
<td>3/9/2015</td>
<td>Finalized Memorandum of Agreements (MOAs) for distribution to coalition partners.</td>
</tr>
<tr>
<td>0</td>
<td>3/13/2015 - 4/14/2015</td>
<td>Project Manager held meetings with coalition partners regarding MOAs. (County)</td>
</tr>
<tr>
<td>1</td>
<td>3/18/2015</td>
<td>Meeting with the City of West Bend to discuss priority sites. (County, Stantec, EDWC)</td>
</tr>
<tr>
<td>0</td>
<td>3/18/2015</td>
<td>County and Stantec finalized and signed contract for environmental services.</td>
</tr>
<tr>
<td>0</td>
<td>4/21/2015</td>
<td>All coalition partner MOAs signed.</td>
</tr>
<tr>
<td>0</td>
<td>4/23/2015</td>
<td>Project Manager sent signed MOAs to USEPA Project Officer. (County)</td>
</tr>
<tr>
<td>0</td>
<td>4/27/2015</td>
<td>Project Manager submitted 2nd Quarterly Report for FY 2015 to USEPA Project Officer. (County)</td>
</tr>
<tr>
<td>3</td>
<td>5/5/2015</td>
<td>Pre-QAPP Conference Call Meeting with Jan Pels, USEPA (County, USEPA and Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>5/5/2015 – 6/30/2015</td>
<td>Worked on writing QAPP (Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>6/8/2015 – 6/12/2015</td>
<td>Solicited bids from multiple labs and selected four labs. Solicitation of bids from these firms, and inclusion in the QAPP, were performed as part of the Six Good Faith Efforts to ensure participation by Disadvantaged Business Enterprises (DBE) in the project. (Stantec)</td>
</tr>
<tr>
<td>1</td>
<td>6/10/2015 – 6/23/2015</td>
<td>Meetings with coalition partners to discuss/confirm high priority redevelopment sites. (County, EDWC, Stantec and Vandewalle)</td>
</tr>
<tr>
<td>4</td>
<td>6/23/2015</td>
<td>Conference call meeting with sub consultant Ady Advantage regarding design of EDWC website integration and content development focused on connecting prospective end users with information on site redevelopment sites.</td>
</tr>
<tr>
<td>0</td>
<td>6/1/2015 – 7/1/2015</td>
<td>Contract agreements were finalized between Stantec and Vandewalle and with EDWC. The contract with EDWC will utilize the services of Ady Advantage, a WBE firm representing another positive outcome of compliance with the Six Good Faith Efforts.</td>
</tr>
<tr>
<td>1</td>
<td>6/29/2015</td>
<td>Work began on preparing eligibility determination requests for several priority brownfield sites including WB Place in Hartford and the former Niphos Coating facility in Slinger.</td>
</tr>
<tr>
<td>Task No.</td>
<td>Date</td>
<td>4th Quarter FY 2015 Activity or Milestone Description</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td>------------------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>7/6/2015</td>
<td>The County acquired 73 historic Sanborn Fire Insurance Maps through Historical Information Gatherers. The maps were geo-referenced and integrated into the County GIS system. (County, Stantec)</td>
</tr>
<tr>
<td>4</td>
<td>7/8/2015</td>
<td>Meeting held by County, Stantec, Vandewalle and EDWC staff with City of West Bend staff to discuss high priority sites and the grant program.</td>
</tr>
<tr>
<td>3</td>
<td>7/15/2015</td>
<td>QAPP submitted to USEPA for review. (Stantec)</td>
</tr>
<tr>
<td>0</td>
<td>7/17/2015</td>
<td>Meetings to finalize detailed Project Timeline (County, Stantec, Vandewalle and EDWC)</td>
</tr>
<tr>
<td>0 and 1</td>
<td>7/22/2015</td>
<td>Meeting with City of West Bend, Village of Slinger, County, Stantec, Vandewalle and USEPA Project Officer</td>
</tr>
<tr>
<td>1</td>
<td>8/5/2015</td>
<td>Meeting of PMT to discuss Ady Advantage work on outreach to developers and SRC meeting</td>
</tr>
<tr>
<td>1</td>
<td>8/11/2015</td>
<td>Meeting of PMT to work on inventory and prioritization of sites</td>
</tr>
<tr>
<td>1</td>
<td>8/24/2015</td>
<td>Meeting of PMT to work on inventory and prioritization of sites</td>
</tr>
<tr>
<td>0</td>
<td>9/2-3/2015</td>
<td>Attend Brownfields Conference in Chicago</td>
</tr>
<tr>
<td>1</td>
<td>9/8/2015</td>
<td>Meeting of PMT to work on inventory and prioritization of sites</td>
</tr>
<tr>
<td>2</td>
<td>9/9/2015</td>
<td>ED submitted to USEPA for former Niphos Coatings property (Slinger) and former Bermico property (West Bend)</td>
</tr>
<tr>
<td>1</td>
<td>9/14/2015</td>
<td>Access agreement signed by owner of former Bermico property (West Bend)</td>
</tr>
<tr>
<td>1</td>
<td>9/21/2015</td>
<td>Meeting of PMT to work on inventory and prioritization of sites</td>
</tr>
<tr>
<td>2</td>
<td>9/22/2015</td>
<td>Eligibility confirmed by USEPA for Bermico property (West Bend)</td>
</tr>
<tr>
<td>4</td>
<td>9/28/2015</td>
<td>Initial SRC meeting held</td>
</tr>
<tr>
<td>Task No.</td>
<td>Date</td>
<td>1st Quarter FY 2016 Activity or Milestone Description</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td>2</td>
<td>10/2/2015</td>
<td>Meeting with City of West Bend – Bermico property (County, Stantec)</td>
</tr>
<tr>
<td>4</td>
<td>10/5-6/2015</td>
<td>County 2-day economic development conference, including session focused on brownfields redevelopment with &gt;50 attendees (County, Stantec, Vandewalle)</td>
</tr>
<tr>
<td>2</td>
<td>10/6/2015</td>
<td>ED submitted to USEPA for the former Blaine property (West Bend)</td>
</tr>
<tr>
<td>4</td>
<td>10/7/2015</td>
<td>Ady Advantage completes Executive Summary of Developer Research Related to Criteria Identification and Prioritization</td>
</tr>
<tr>
<td>1</td>
<td>10/13/2015</td>
<td>Meeting of PMT to work on prioritization and scoring criteria (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>1</td>
<td>10/15/2015</td>
<td>Community Outreach Event (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>2</td>
<td>10/15/2015</td>
<td>Site Inspection for ESA - Bermico property – City of West Bend (County, Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>10/15/2015</td>
<td>Meeting with V. Richfield re: Infill Strategy Plan (County, Vandewalle)</td>
</tr>
<tr>
<td>1</td>
<td>10/19/2015</td>
<td>Meeting of PMT to work on prioritization and scoring criteria (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>0</td>
<td>10/21/2015</td>
<td>USEPA Project Officer approved budget reallocation request #3</td>
</tr>
<tr>
<td>1</td>
<td>11/10/2015</td>
<td>Meeting of PMT to discuss prioritization and scoring (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>3</td>
<td>11/11/2015</td>
<td>Meeting with DNR Green Team re: V. Germantown – Saxony Village (County, Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>11/11/2015</td>
<td>Quality Assurance Project Plan was conditionally approved by the US EPA</td>
</tr>
<tr>
<td>4</td>
<td>11/12/2015</td>
<td>SRC Meeting – (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>2</td>
<td>11/18/2015</td>
<td>Eligibility confirmed by USEPA for Niphos Coating Site in V. Slinger</td>
</tr>
<tr>
<td>1</td>
<td>11/23/2015</td>
<td>Meeting with EDWC – inventory scoring (County, EDWC)</td>
</tr>
<tr>
<td>0 and 1</td>
<td>11/25/2015</td>
<td>Conference Call – invoices &amp; scoring (County, Stantec, Vandewalle)</td>
</tr>
<tr>
<td>1</td>
<td>12/1/2015</td>
<td>Meeting of PMT to discuss inventory scoring (County, Stantec, Vandewalle, EDWC)</td>
</tr>
<tr>
<td>3</td>
<td>12/9/2015</td>
<td>Meeting with V. Germantown re: Saxony Village (County, Stantec, EDWC)</td>
</tr>
<tr>
<td>3</td>
<td>12/9/2015</td>
<td>Meeting with V. Slinger re: Niphos site (County, Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>12/9/2015</td>
<td>Facilitated focus groups – V. Richfield Infill Strategy Plan (Vandewalle)</td>
</tr>
<tr>
<td>3</td>
<td>12/9/2015</td>
<td>Meeting with V. Richfield focus groups – V. Richfield Infill Strategy Plan (County, Vandewalle)</td>
</tr>
<tr>
<td>4</td>
<td>12/10/2015</td>
<td>SRC Meeting – discuss scoring and approval of sites for funding (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>3</td>
<td>12/17/2015</td>
<td>Meeting with V. Jackson re: redevelopment planning (County, Vandewalle)</td>
</tr>
<tr>
<td>12/21/2015</td>
<td>County took possession of Niphos property as part of tax delinquency process.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>1/14/2016</td>
<td>Eligibility confirmed by USEPA for Northern Bookends Sites in City of Hartford</td>
</tr>
<tr>
<td>0</td>
<td>1/18/2016</td>
<td>USEPA Project Officer approved budget reallocation requests #4 and #5</td>
</tr>
<tr>
<td>3</td>
<td>1/19/2016</td>
<td>Phase I ESA sent to US EPA Project Officer with signed All Appropriate Inquires Checklist.</td>
</tr>
</tbody>
</table>
### Quarter 2: Fiscal Year 2016, January 1, 2016 – March 31, 2016

**Washington County, Wisconsin – USEPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields**

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>2nd Quarter FY 2016 Activity or Milestone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>1/18/2016</td>
<td>USEPA Project Officer approved budget reallocation requests #4 and #5</td>
</tr>
<tr>
<td>2 / 3 / 4</td>
<td>1/25/2016</td>
<td>PMT meeting - status update on projects (County/EDWC/Stantec/Vandewalle)</td>
</tr>
<tr>
<td>0</td>
<td>1/28/2016</td>
<td>Submittal of 5th Q Report 1st Q FY 2016 to EPA</td>
</tr>
<tr>
<td>0</td>
<td>2/5/2016</td>
<td>Sent EPA budget correction on 1st Quarterly Report FY2016</td>
</tr>
<tr>
<td>4</td>
<td>2/15/2016</td>
<td>County updates SRP website adding EPA Quarterly reports and completed ESAs</td>
</tr>
<tr>
<td>2 / 3 / 4</td>
<td>3/9/2016</td>
<td>PMT meeting - status update on projects (County/EDWC/Stantec/Vandewalle)</td>
</tr>
</tbody>
</table>

### Former Bermico/Line Material Co.

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>1/5/2016</td>
<td>Bermico Site Investigation (County, Stantec, City WB)</td>
</tr>
<tr>
<td>2</td>
<td>1/19/2016</td>
<td>Phase I ESA sent to USEPA Project Officer with signed All Appropriate Inquires Checklist</td>
</tr>
<tr>
<td>3</td>
<td>1/22/2016</td>
<td>Stantec completed SSAP for review by County and City of West Bend</td>
</tr>
<tr>
<td>3</td>
<td>2/1/2016</td>
<td>SSAP sent to USEPA Project Officer for approval</td>
</tr>
<tr>
<td>3</td>
<td>2/3/2016</td>
<td>SSAP approved by USEPA Project Officer</td>
</tr>
<tr>
<td></td>
<td>2/16-17/2016 and 3/22/2016</td>
<td>Collection of samples of suspected asbestos containing materials (ACM) as well as lead-based paint testing was completed</td>
</tr>
<tr>
<td>2</td>
<td>2/22/2016</td>
<td>Stantec completed draft of Bermico - Petroleum ED request for review</td>
</tr>
<tr>
<td>2 and 3</td>
<td>2/23/2016</td>
<td>Meeting with C. West Bend - status update on Bermico, Gehl and WB EDC properties (County, City, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>2</td>
<td>2/24/2016</td>
<td>County reviewed Petroleum ED request</td>
</tr>
<tr>
<td>3</td>
<td>3/17/2016</td>
<td>A report documenting the pre-demolition survey findings was issued</td>
</tr>
<tr>
<td>3</td>
<td>3/30/2016</td>
<td>Conf. Call - discuss Bermico status (County/Stantec/City WB)</td>
</tr>
</tbody>
</table>

### West Bend EDC Corp Property

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2/8/2016</td>
<td>Meeting with West Bend EDC at EDWC re: Phase I and timing of auction (County/WB EDC/EDWC)</td>
</tr>
<tr>
<td>2</td>
<td>2/11/2016</td>
<td>Stantec completion of WB EDC ED request</td>
</tr>
<tr>
<td>2</td>
<td>2/12/2016</td>
<td>County review and approval of WB EDC ED request</td>
</tr>
<tr>
<td>2 and 3</td>
<td>2/23/2016</td>
<td>Meeting with C. West Bend - status update on Bermico, Gehl and WB EDC properties (County, City, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>2</td>
<td>3/7/2016</td>
<td>WB EDC reviewed and approved WB EDC ED request</td>
</tr>
<tr>
<td>2</td>
<td>3/9/2016</td>
<td>WB EDC ED request provided to USEPA for determination of eligibility</td>
</tr>
<tr>
<td>2</td>
<td>3/9/2016</td>
<td>USEPA determined West Bend EDC site eligible</td>
</tr>
<tr>
<td>1</td>
<td>3/14/2016</td>
<td>Access agreement for WB EDC signed by all parties</td>
</tr>
<tr>
<td>2</td>
<td>3/31/2016</td>
<td>Stantec completed draft Phase I ESA for review by County/City of West Bend/WB EDC</td>
</tr>
<tr>
<td><strong>Former Blaine Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>3/30/2016</td>
<td>Conf. Call - discuss Blaine status (County/Stantec/City WB)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Former Gehl Co. Property</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>2 and 3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Former Niphos Coatings</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>0</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Hwy 175 / Hwy 60 Intersection</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>E.H. Wolf &amp; Sons Redevelopment</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
<tr>
<td>2</td>
</tr>
</tbody>
</table>
## Northern Bookend Site

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/14/2016</td>
<td>Eligibility confirmed by USEPA for Northern Bookends Sites in City of Hartford</td>
</tr>
</tbody>
</table>

## Saxony Village Development

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/1/2016</td>
<td>Meeting with V. Germantown Board re: Saxony Village re: MOA w/Germantown</td>
</tr>
<tr>
<td>2/4/2016</td>
<td>Conf. Call re: Saxony Village - JBJ moving forward with Phase I and Phase II assessment work (County/JBJ/Himalayan Consult/Stanbec)</td>
</tr>
<tr>
<td>2/10/2016</td>
<td>Stantec completion of Hazardous ED request for Saxony Village for review by County and Village</td>
</tr>
<tr>
<td>2/12/2016</td>
<td>Conference call - Saxony Village (County/Stantec/JBJ/Himalyan Consult)</td>
</tr>
<tr>
<td>2/12/2016</td>
<td>County approval of Saxony Hazardous ED request</td>
</tr>
<tr>
<td>2/17/2016</td>
<td>MOA between County &amp; V. Germantown signed by all parties</td>
</tr>
<tr>
<td>2/17/2016</td>
<td>Village approves Saxony Hazardous ED request</td>
</tr>
<tr>
<td>3/8/2016</td>
<td>Eligibility confirmed by USEPA for Saxony Village</td>
</tr>
<tr>
<td>3/8/2016</td>
<td>Onsite Investigation Saxony Village (County/Stantec)</td>
</tr>
<tr>
<td>3/21/2016</td>
<td>Stantec completes draft Phase I ESA for Saxony Village for review by County, Village &amp; JBJ</td>
</tr>
<tr>
<td>3/22/2016</td>
<td>Conf. Call Re: Status update on Saxony Village (County/Stantec/JBJ/Himalyan Consult)</td>
</tr>
<tr>
<td>4/7/2016</td>
<td>Stantec finalized Phase I ESA for Saxony Village</td>
</tr>
</tbody>
</table>

## Village of Jackson

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/23/2016</td>
<td>Meeting with V. Jackson to discuss Redevelopment Opportunity Analysis (County, EDWC, Vandewalle, V. Jackson)</td>
</tr>
<tr>
<td>3/2/2016</td>
<td>V. Jackson approval of VA scope of work</td>
</tr>
</tbody>
</table>

## Village of Richfield

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/8/2016</td>
<td>Conference call - V. Richfield w/ WSOR (County, Vandewalle, V. Richfield)</td>
</tr>
<tr>
<td>1/21/2016</td>
<td>Meeting to discuss V. Richfield Northeast Corridor Plan (VA, V. Richfield)</td>
</tr>
<tr>
<td>1/26/2016</td>
<td>Meeting to discuss V. Richfield Northeast Corridor Plan (VA, V. Richfield)</td>
</tr>
<tr>
<td>2/15/2016</td>
<td>Conf. Call - Meeting to discuss V. Richfield Northeast Corridor Plan (VA, V. Richfield)</td>
</tr>
<tr>
<td>3/8/2016</td>
<td>Village of Richfield Public Outreach Meeting (Vandewalle/Richfield)</td>
</tr>
<tr>
<td>3/25/2016</td>
<td>VA completed draft plan for review by the PMT and Village of Richfield</td>
</tr>
<tr>
<td>3/30/2016</td>
<td>Conf. Call - Meeting to discuss V. Richfield Northeast Corridor Plan (Richfield/PMT)</td>
</tr>
</tbody>
</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 2nd Quarter of FY 2016
A summary of grant expenses based on invoices paid by the County by category is provided below, including the current budget, amounts previously expended, amounts expended during the 2nd Quarter of FY 2016 (January 1, 2016 – March 30, 2016), total amounts expended through March 30, 2016, and the budget remaining as of March 30, 2016.

<table>
<thead>
<tr>
<th>Categories</th>
<th>Budgeted Amount</th>
<th>Previously Expended</th>
<th>Expended this Quarter</th>
<th>Total Cumulative Expended</th>
<th>Amount Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Travel</td>
<td>$ 5,300.00</td>
<td>$ 1,629.44</td>
<td>$ 1,629.44</td>
<td>$ 3,670.56</td>
<td>$ -</td>
</tr>
<tr>
<td>Equipment</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Supplies</td>
<td>$ 3,200.00</td>
<td>$ 1,695.00</td>
<td>$ -</td>
<td>$ 1,695.00</td>
<td>$ 1,505.00</td>
</tr>
<tr>
<td>Contractual</td>
<td>$ 591,500.00</td>
<td>$ 164,112.12</td>
<td>$ 7,646.42</td>
<td>$ 171,758.54</td>
<td>$ 419,741.46</td>
</tr>
<tr>
<td>Other</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Totals</td>
<td>$ 600,000.00</td>
<td>$ 167,436.56</td>
<td>$ 7,646.42</td>
<td>$ 175,082.98</td>
<td>$ 424,917.02</td>
</tr>
</tbody>
</table>

Summary of Current Budget Status by Task as of March 30, 2016
The following is a summary of the current budget status by task as of March 30, 2015.

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Task Description</th>
<th>Approved Budget as of 1/18/16</th>
<th>Cumulative Amount Expended (through 3/30/16)</th>
<th>Budget Remaining as of 3/30/16</th>
<th>Percent of Budget Expended</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Programmatic Activities</td>
<td>$ 14,000.00</td>
<td>$ 9,822.09</td>
<td>$ 4,177.91</td>
<td>70%</td>
</tr>
<tr>
<td>1</td>
<td>Brownfields Inventory and Site Prioritization</td>
<td>$ 59,200.00</td>
<td>$ 59,164.67</td>
<td>$ 35.33</td>
<td>99%</td>
</tr>
<tr>
<td>2</td>
<td>Phase I ESAs</td>
<td>$ 96,000.00</td>
<td>$ 19,471.68</td>
<td>$ 76,528.32</td>
<td>20%</td>
</tr>
<tr>
<td>3</td>
<td>Phase II ESAs, Site Investigations, and Remedial/Reuse Planning</td>
<td>$ 366,150.00</td>
<td>$ 44,491.55</td>
<td>$ 321,658.45</td>
<td>12%</td>
</tr>
<tr>
<td>4</td>
<td>Community Outreach and Involvement</td>
<td>$ 64,650.00</td>
<td>$ 42,132.99</td>
<td>$ 22,517.01</td>
<td>65%</td>
</tr>
<tr>
<td>Total USEPA Grant</td>
<td></td>
<td>$ 600,000.00</td>
<td>$ 175,082.98</td>
<td>$ 424,917.02</td>
<td>29%</td>
</tr>
</tbody>
</table>
VIII. PERFORMANCE OUTPUTS AND OUTCOMES

This section summarizes performance outputs and outcomes for the Washington County Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields. Proposed outputs and outcomes include:

- Completion of a community-wide inventory and prioritization of brownfields sites within the County.
- Performing Phase I and Phase II environmental site assessments (ESAs) on priority brownfields sites.
- Completion of additional site investigation and remedial action plan development for select sites for which Phase II ESAs are completed.
- Performing community outreach and education related to brownfields.
- Connecting potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

1st Quarter of FY 2016

Several performance outputs and outcomes were accomplished in the 1st Quarter of FY 2016 including:

- **Countywide Inventory and Prioritization** - One significant output for this quarter was the completion of the countywide inventory and prioritization of brownfield sites. A performance outcome of this completed inventory was demonstrated at the December SRC meeting as the committee utilized the inventory scoring and ranking to determine which brownfield sites would obtain funding as part of the $600,000 US EPA Brownfield Coalition Assessment Grant. The action taken by the SRC to fund specific sites was not done arbitrarily, but instead the action was based on:
  1. A rigorous three tiered scoring and ranking process where each tier was composed of criteria based on industry standards for gauging the level of effort and likelihood that a brownfield site would be and/or should be redeveloped.
  2. Discussion from local representatives considering each site in terms of six factors including the potential to obtain site access, site eligibility, owner cooperation, project complexity and local government capacity to oversee the project.

This decision process will be followed by the SRC when determining which sites will obtain grant funding in the future. Also part of this work included the community outreach and education related to brownfields as part of the October 15, 2015 countywide outreach event.

- **Phase I ESAs** - Completion of the Phase I ESA for the former Bermico Site in the City of West Bend. Submitted to the EPA on January 19, 2016.
- **Connecting Businesses to End Users** – The Research completed by Ady Advantage is the first step in the development of a marketing plan to connect potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.
Several performance outputs and outcomes were accomplished in the 2nd Quarter of FY 2016 including:

- **Phase I ESAs** – Stantec completed and submitted Phase I ESA for the former Bermico Site in the City of West Bend to the EPA on January 19, 2016. The Phase I ESA for the WBEDC Site in the City of West Bend was completed and will be distributed in May. The Phase I ESA for Saxony Village Development in the Village of Germantown was completed and will be distributed in May.

- **Performing Community Outreach and Education** - Substantial community outreach was completed by Vandewalle & Assoc. as part the Northeast Corridor Redevelopment Opportunities Analysis. A public charrette was conducted on March 8, 2016 (see attached flyer) which began with an overview of the SRC program. Participants rotated through four stations based on specific geographic sub-areas and provided input on particular topics to each area. Participants were also provided a questionnaire in which they could further provide feedback on the plan process.

Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet that includes a summary of the first round of site selection for planning and environmental assessment and project budget allocation. The fact sheet will be widely distributed through the County social media outlets.

### IX. IN – KIND CONTRIBUTION

**Summary of In-Kind Contribution reported for the 2nd Quarter of FY 2016.**
<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 2nd Q FY2016</th>
<th>Total Cumulative In-kind</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Washington County Staff</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deb Sielski</td>
<td>Deputy Administrator</td>
<td>$22,131.20</td>
<td>$24,522.55</td>
<td>$15,588.84</td>
<td>$40,111.39</td>
</tr>
<tr>
<td>Kelly Strausberger</td>
<td>Planning Intern</td>
<td>$5,267.60</td>
<td>$318.26</td>
<td>$110.70</td>
<td>$428.96</td>
</tr>
<tr>
<td>Joanne Wagner</td>
<td>Office Manager</td>
<td>$1,887.50</td>
<td>$2,184.04</td>
<td>$268.47</td>
<td>$2,452.51</td>
</tr>
<tr>
<td>Eric Damkot</td>
<td>IS Manager</td>
<td>$1,408.80</td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>Karen Long</td>
<td>GIS Analyst_Tech</td>
<td>$2,431.20</td>
<td>$3,469.27</td>
<td></td>
<td>$3,469.27</td>
</tr>
<tr>
<td>Scott Schmidt</td>
<td>Highway Commissioner</td>
<td>$1,447.44</td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>Kimberly Nass</td>
<td>County Attorney</td>
<td>$5,610.00</td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>Kelly Cisar</td>
<td>Accounting Supervisor</td>
<td>$ -</td>
<td>$15.10</td>
<td></td>
<td>$15.10</td>
</tr>
<tr>
<td>Brian Braithwaite</td>
<td>Real Property Lister</td>
<td>$ -</td>
<td>$30.53</td>
<td></td>
<td>$30.53</td>
</tr>
<tr>
<td>Fay Fitts</td>
<td>Administrative Secretary</td>
<td>$ -</td>
<td>$485.47</td>
<td></td>
<td>$485.47</td>
</tr>
<tr>
<td><strong>City of Hartford Staff</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Justin Drew</td>
<td>Dir. of Comm. Devel.</td>
<td>$2,964.50</td>
<td>$107.10</td>
<td>$107.10</td>
<td></td>
</tr>
<tr>
<td><strong>Village of Slinger Staff</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jessi Balcom</td>
<td>Village Administrator</td>
<td>$1,405.50</td>
<td>$428.34</td>
<td>$57.43</td>
<td>$485.77</td>
</tr>
<tr>
<td>Jim Haggerty</td>
<td>DPW Dir./V. Engineer</td>
<td>$118.30</td>
<td>$85.59</td>
<td>$59.29</td>
<td>$144.88</td>
</tr>
<tr>
<td><strong>Village of Richfield Staff</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>James Healy</td>
<td>Village Administrator</td>
<td>$571.20</td>
<td>$572.13</td>
<td>$820.88</td>
<td>$1,393.01</td>
</tr>
<tr>
<td><strong>Village of Jackson Staff</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>John Walther</td>
<td>Village Administrator</td>
<td>$325.00</td>
<td>$325.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brian Kober</td>
<td>DPW Dir./V. Engineer</td>
<td>$120.00</td>
<td>$120.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>City of West Bend Staff</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TJ Justice</td>
<td>City Admin./Devel. Dir.</td>
<td>$1,717.98</td>
<td>$344.96</td>
<td>$769.52</td>
<td>$1,114.48</td>
</tr>
<tr>
<td>Mark Piotrowicz</td>
<td>City Planner/Oper. Mgr.</td>
<td>$778.32</td>
<td>$77.26</td>
<td>$193.15</td>
<td>$270.41</td>
</tr>
<tr>
<td>Ashley Mukasa</td>
<td>Econ. Devel Mgr.</td>
<td>$79.11</td>
<td></td>
<td>$79.11</td>
<td></td>
</tr>
<tr>
<td>Jim Reinke</td>
<td>City Planner</td>
<td>$73.50</td>
<td></td>
<td>$73.50</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Build. Inspect.</td>
<td>$41.65</td>
<td></td>
<td>$41.65</td>
<td></td>
</tr>
<tr>
<td><strong>EDWC staff</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Christian Tscheschlok</td>
<td>Exec. Director</td>
<td>$9,096.63</td>
<td>$10,268.44</td>
<td>$1,157.61</td>
<td>$11,426.05</td>
</tr>
<tr>
<td>Deb Reinbold</td>
<td>Bus. Solutions Specialist</td>
<td>$5,626.92</td>
<td>$542.33</td>
<td></td>
<td>$542.33</td>
</tr>
</tbody>
</table>

$62,463.09 $42,996.20 $20,120.32 $63,116.52
Attachments

1. Memorandum of Agreement - Village of Germantown and Washington County
2. State Eligibility Determination for Federal Petroleum Assessment Grant for Former Niphos Coating Property
3. Village of Richfield Northeast Corridor Planning Charrette Flyer
4. Village of Richfield Charrette Questionnaire Summary
5. April 13, 2016 - West Bend Daily News Article on SRC Meeting
6. SRP Fact Sheet – SRP Selects First Sites for Assessment and Reuse Planning in 2015-2016
MEMO

TO: Brenda J. Jaszewski, County Clerk
FROM: Karen Schultz, Legal Secretary
DATE: February 17, 2016
SUBJECT: #15026 Brownfields Assessment Memorandum of Agreement Between Washington County and Village of Germantown

Attached please find:

☒ Original contract/agreement for safekeeping
☐ Amendment to contract/agreement for safekeeping
☐ Addendum to contract/agreement for safekeeping
☐ Performance/Payment Bonds
☐ Insurance Certificate
☐ Other: ____________________________

Thank you for your attention to this matter.

ks

Attachment(s)

cc/attach: Village of Germantown Administrator
BROWNFIELDS ASSESSMENT
MEMORANDUM OF AGREEMENT BETWEEN THE FOLLOWING PARTIES:

WASHINGTON COUNTY
and
VILLAGE OF GERMANTOWN

This Memorandum of Agreement documents the roles and responsibilities of the various parties involved in implementing the EPA Brownfield Assessment Grant outlined in EPA Cooperative Agreement No: BF-00E01347-0.

1. On September 19, 2014 the EPA awarded the Cooperative Agreement to the Lead Coalition Member Washington County, Wisconsin. A copy of the Cooperative Agreement is included in Attachment A. The grant period is October 1, 2014 through September 30, 2017. Washington County is responsible to the EPA for management of the cooperative agreement and compliance with the statutes, regulations, and terms and conditions of the award, and ensuring that all members of the coalition are in compliance with the terms and conditions.

2. It is the responsibility of Washington County to provide timely information to Coalition Partners regarding the management of the cooperative agreement and any changes that may be made to the cooperative agreement over the period of performance. The Coalition Partners include the City of West Bend, City of Hartford, Village of Jackson, Village of Slinger and Village of Richfield. Washington County and the Coalition Partners have already implemented or completed several key steps that will ensure the successful completion of the project including the creation of the Site Redevelopment Steering Committee (SRC), which is a formal committee responsible for site selection and oversight of the Brownfield Assessment Grant.

3. The contact information is as follows:

Washington County
Debora Sielski, Deputy Planning & Parks Administrator
Project Manager for Assessment Grant
333 East Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003
262-335-4445

and

Village of Germantown
Dean Wolter, V
N112 W17001 Mequon Road
Germantown, Wisconsin 53022
262-250-4785
4. Activities funded through the cooperative agreement are outlined in the EPA approved Implementation Work Plan included in Attachment B and may include inventory preparation, site selection criteria development, assessments, planning (including cleanup planning) relating to brownfield sites, and outreach materials and implementation, and other eligible activities. Washington County has retained Stantec Consulting Services, Inc. as the prime consultant under 40 CFR 31.36 to undertake various activities funded through the cooperative agreement. Vandewalle & Associates and Economic Development Washington County (EDWC) are serving as subconsultants to Stantec Consulting Services, Inc.

5. As part of advancing Washington County’s Site Redevelopment Program and coordination of the SRC and Coalition, the County advanced a qualifications based procurement process in 2013 in compliance with 40 CFR 31.36 requirements, in order to obtain the services of a consultant to assist with public meetings, evaluation, and initial scoring and prioritization of sites. Washington County issued a Request for Proposals and the procurement process resulted in six proposals. Two firms were interviewed and based on the interviews and previously submitted qualifications, a contract was executed. Washington County has been in direct contact with Coalition partners throughout 2012, 2013 and early 2014 as part of the initial discussions on partnerships, potential sites, site nomination process, formation of the SRC, prioritization of sites and procurement of a consultant.

6. Upon designation of the specific sites for assessment or remedial/reuse planning, it will be the responsibility of Washington County to work with the Village of Germantown to finalize the scope of work for Stantec Consulting Services, Inc.

7. It will be the responsibility of the Village of Germantown to:

- Obtain all required permits, easements, and/or access agreements as may be necessary to undertake assessments at the selected site.

- Assist in the eligibility determination process for sites targeted for assessment within its jurisdictional areas, by disclosing all known or reasonably available information relevant to past and current ownership and conditions, past assessment activities, known or suspected environmental liabilities, and reuse plans.

- Provide the County with information about ongoing remediation and redevelopment on sites after completion of the grant for reporting on EPA ACRES system.

- Obtain property owner cooperation for privately owned parcels within its jurisdiction for which environmental assessments are being performed, and complete required owner questionnaires for any parcels for which the Village is the owner.

- Provide copies of any past environmental reports that the Village has in its possession for sites targeted for assessment within its jurisdictional area.

- Clear public utilities as appropriate prior to intrusive subsurface sampling activities for parcels targeted for assessment within its jurisdictional area.
Agreed:

Mr. Herbert J. Tennies, County Board Chairperson  
Washington County  
Lead Coalition Member

Ms. Brenda Jaszewski, County Clerk  
Washington County

Dean Wolter, Village President  
Village of Germantown

Date: 2/16/16

Attachments:

Attachment A – U.S. EPA Cooperative Agreement BF-00E01347-0

March 30, 2016

Debora 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
Former Niphos Coatings Property
308-310 Oak Street, Slinger, Wisconsin

Dear Ms. Sielski:

This letter provides a state determination of eligibility for petroleum assessment of Former Niphos Coatings Property located at 308-310 Oak Street in Slinger, Wisconsin (the Property). This work will be performed under the Washington County’s 2014 Brownfield Petroleum Assessment grant from the Environmental Protection Agency.

History and Ownership
The Property has been used as a small factory as early as 1875 manufacturing various things including watches, pipe organs and cigars. Niphos Coatings began operations in 1962 as a metal plating facility. In 2006, the property was sold to former Niphos employee Tom Harju with Harju Holdings LLC and his operations ceased around 2012. In 2012 EPA performed a CERCLA removal action to remove hazardous materials and waste including drums from the Property. In 2013, the DNR used a state contractor to conduct a Phase II environmental assessment of the Property. This was conducted using through the Department Wisconsin Assessment Monies (WAM) program. Washington County acquired the property in 2015 through tax foreclosure. The Property is currently unoccupied.

Contaminant Information
The Phase II found various contaminants on the Property including: metals (arsenic, barium, nickel and silver) in the soil and water, cyanide in the soil and groundwater, PAHs in the shallow soil. The source of the PAHs is not clear but is likely related to the 140 year use of the Property for industrial purposes, no tanks have been identified on 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 Former Niphos Coatings Property located at 308-310 Oak Street in Slinger, Wisconsin:

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA’s 2014 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, Washington County and Harju Holdings, 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 at the Property. Also, there were no reasonable steps needed with regard to any petroleum contamination at the Property.

- Petroleum contamination would be of “relatively low risk” based on the criteria in EPA’s 2014 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 2014 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: John Feeney, DNR – Plymouth  
     David Homes, Stantec
The Site Redevelopment Program:

In 2014, the USEPA announced that Washington County was successful in securing a Countywide Coalition Brownfield Assessment Grant totaling $600,000. A portion of the grant funds were used to complete a county-wide inventory and prioritization of sites that have redevelopment potential. The next step is to begin performing Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans for select sites and perform community outreach and education related to redevelopment opportunities. As a coalition partner, the Village of Richfield has dedicated its funding to examine the long term redevelopment potential of the Northeast Corridor along Highway 175 from Holy Hill Road to Pleasant Hill Road.

For more meeting information please contact

Deb Sielski, Deputy Planning & Parks Administrator
Phone: 262-335-4445 • Email: Deb.Sielski@co.washington.wi.us
Washington County

Jim Healy, Village of Richfield Administrator
Phone: 262-628-2260 • Email: administrator@richfieldwi.gov
Village of Richfield
Community Charrette – March 8, 2016
We Need Your Input!

The Village of Richfield is a member of the Washington County Site Redevelopment coalition—a program focused on targeting resources and investment to the highest priority redevelopment sites in Washington County. As a Coalition Partner, Richfield was allocated funds to study the long term potential of its highest priority redevelopment area—the Northeast Corridor. The Community Charrette held on March 8, 2016 was an opportunity for the public to share their vision for the future of the Northeast Corridor and how it relates to the vision for the community as a whole. Thirty-four attendees registered at this event. Following is a summary of the input received. The average ranking number represented in the tables, shows the “Very Important” as a weight of “1” and “Not Important” as a weight of “4” – so the lower the average number, the more important it was ranked.
1. There are several types of development scenarios that could occur at the Holy Hill frontage—each a different mix of uses and intensity. Please indicate the level of importance for each of the following types of development:

<table>
<thead>
<tr>
<th>TYPES OF DEVELOPMENT</th>
<th>Very Important</th>
<th>Important</th>
<th>Somewhat Important</th>
<th>Not Important</th>
<th>Avg Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway oriented development (hotels, chain/fast food restaurants, truck stops, car rentals, self-storage, gas stations, auto dealerships)</td>
<td>0</td>
<td>3</td>
<td>9</td>
<td>8</td>
<td>3.25</td>
</tr>
<tr>
<td>Regional commercial development (strip centers, movie theater, general merchandise/specialty retailers)</td>
<td>6</td>
<td>1</td>
<td>4</td>
<td>9</td>
<td>2.80</td>
</tr>
<tr>
<td>Local commercial development (small format strip malls, free standing businesses, mix of personal service/niche retail)</td>
<td>3</td>
<td>4</td>
<td>6</td>
<td>7</td>
<td>2.85</td>
</tr>
<tr>
<td>Recreational development (mini-golf, batting cages, ball diamonds, bowling alley, sports fields, driving range, outdoor sportsman facility)</td>
<td>6</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>2.47</td>
</tr>
</tbody>
</table>

2. There are several aesthetic enhancements that could be made to the Holy Hill Frontage. Please indicate how important each of the following enhancements are to you:

<table>
<thead>
<tr>
<th>TYPES OF ENHANCEMENTS</th>
<th>Very Important</th>
<th>Important</th>
<th>Somewhat Important</th>
<th>Not Important</th>
<th>Avg Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks/walking paths</td>
<td>6</td>
<td>3</td>
<td>7</td>
<td>5</td>
<td>2.52</td>
</tr>
<tr>
<td>Pedestrian lighting</td>
<td>6</td>
<td>2</td>
<td>4</td>
<td>7</td>
<td>2.63</td>
</tr>
<tr>
<td>Trees, shrubs, flowers, native plants</td>
<td>11</td>
<td>3</td>
<td>5</td>
<td>1</td>
<td>1.80</td>
</tr>
<tr>
<td>Cohesive landscaping theme</td>
<td>9</td>
<td>7</td>
<td>0</td>
<td>3</td>
<td>1.84</td>
</tr>
<tr>
<td>Themed street and wayfinding signage</td>
<td>1</td>
<td>4</td>
<td>9</td>
<td>4</td>
<td>2.89</td>
</tr>
<tr>
<td>Current aesthetics are acceptable</td>
<td>1</td>
<td>4</td>
<td>9</td>
<td>1</td>
<td>2.67</td>
</tr>
</tbody>
</table>

3. What are some of your ideas for an iconic gateway feature that best represents Richfield that could be located in the area of the new roundabout on Highway 167 (Holy Hill Road) and Highway 175?
   - Want to see how it looks after roundabout and Hwy 175 are complete, then upgrade landscaping along 167 and 175.
   - Picket fence, country theme
   - Green space, flowers, trees
   - Trees
   - Big trees. Businesses that enhance downtown area to connect to it in a way.
   - Flashing double-sided yellow warning light in the middle of roundabout to slow traffic.
   - Farm, tractors, trees
   - No need for iconic gateway feature
   - None

4. If you could improve one thing about this gateway to our community what would it be?
   - Increase parking and access to school. Business development in empty business space.
   - More landscaping
   - More visually pleasing, better lighting when exiting freeway and approaching roundabout. Would rather see an updated gas station than a truck stop.
   - Lighting
   - Big trees along side of road (167)
   - Wider driveway at the truck stop spot.
   - Too much traffic now.
   - Trees, shrubs
   - Walking paths
   - No roundabout!
   - Good clean appearance
   - Traffic flow, it is hard to cross traffic coming out of businesses.
   - More trees along road.
STATION 2: THE FARM

1. What do you think the highest priority land uses for The Farm should be? Prioritize the importance to you by circling the response that best expresses your opinion:

<table>
<thead>
<tr>
<th>Priorities</th>
<th>Very Important</th>
<th>Important</th>
<th>Somewhat Important</th>
<th>Not Important</th>
<th>Avg Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>5</td>
<td>4</td>
<td>7</td>
<td>6</td>
<td>2.64</td>
</tr>
<tr>
<td>Office</td>
<td>3</td>
<td>7</td>
<td>7</td>
<td>5</td>
<td>2.64</td>
</tr>
<tr>
<td>Industrial</td>
<td>3</td>
<td>2</td>
<td>8</td>
<td>8</td>
<td>3.00</td>
</tr>
<tr>
<td>Single Family</td>
<td>4</td>
<td>5</td>
<td>7</td>
<td>3</td>
<td>2.47</td>
</tr>
<tr>
<td>Multifamily (duplexes or townhomes)</td>
<td>0</td>
<td>3</td>
<td>1</td>
<td>16</td>
<td>3.64</td>
</tr>
<tr>
<td>Recreation (trails, parks, natural amenities, etc.)</td>
<td>9</td>
<td>5</td>
<td>5</td>
<td>2</td>
<td>2.00</td>
</tr>
<tr>
<td>Public/Institutional (school, community center)</td>
<td>2</td>
<td>5</td>
<td>8</td>
<td>4</td>
<td>2.74</td>
</tr>
<tr>
<td>Agriculture</td>
<td>7</td>
<td>5</td>
<td>3</td>
<td>5</td>
<td>2.30</td>
</tr>
<tr>
<td>Other</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1.00</td>
</tr>
</tbody>
</table>

2. An opportunity exists to make improvements to Fireman’s Park thereby increasing the use by the community. Please indicate the importance of incorporating the following amenities at Fireman’s Park:

<table>
<thead>
<tr>
<th>Priorities</th>
<th>Very Important</th>
<th>Important</th>
<th>Somewhat Important</th>
<th>Not Important</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseball fields</td>
<td>2</td>
<td>5</td>
<td>5</td>
<td>8</td>
</tr>
<tr>
<td>Tennis courts</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>7</td>
</tr>
<tr>
<td>Basketball courts</td>
<td>2</td>
<td>3</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Soccer fields</td>
<td>0</td>
<td>6</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Bandshell/pavilion</td>
<td>1</td>
<td>3</td>
<td>8</td>
<td>7</td>
</tr>
<tr>
<td>Dog park</td>
<td>3</td>
<td>5</td>
<td>6</td>
<td>7</td>
</tr>
<tr>
<td>Frisbee golf</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>7</td>
</tr>
<tr>
<td>Festival grounds</td>
<td>2</td>
<td>5</td>
<td>8</td>
<td>5</td>
</tr>
<tr>
<td>Restrooms</td>
<td>4</td>
<td>7</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>Parkour/workout facility</td>
<td>1</td>
<td>3</td>
<td>8</td>
<td>7</td>
</tr>
<tr>
<td>BMX track/skatepark</td>
<td>0</td>
<td>0</td>
<td>6</td>
<td>14</td>
</tr>
<tr>
<td>Little free library</td>
<td>3</td>
<td>0</td>
<td>7</td>
<td>9</td>
</tr>
<tr>
<td>Community Center</td>
<td>3</td>
<td>7</td>
<td>8</td>
<td>3</td>
</tr>
<tr>
<td>Ice Rink</td>
<td>0</td>
<td>5</td>
<td>4</td>
<td>11</td>
</tr>
</tbody>
</table>

3. What do you think are the major challenges to developing the Farm?
   - Access thru town. No sewer/water. Expand park as buffer zone for residential
   - Water and sewer
   - Sewer and water required
   - No public water or sewer. Golf course would be perfect!
   - Water, sewer
   - Hiking
   - Senior housing is very important
   - Traffic off of 167
   - Getting access to the Farm. Roads not wide enough. Trucks have hard time getting out from truck stop. Polk Street is not wide enough. Buffering between residential and industrial if you did build. No sewer. Water table?
   - Access
   - Buffering from existing homes
   - Proper commercial, proper industrial, some multi-living for the elderly.
   - Water and roadway
1. Downtown Richfield presents the greatest potential for a walkable commercial business district in the Village. Prioritize the importance of the various features of a walkable business district below as they relate to how you think the downtown should develop. Space is provided for you to add additional issues not listed below.

<table>
<thead>
<tr>
<th>FEATURES</th>
<th>Very Important</th>
<th>Important</th>
<th>Somewhat Important</th>
<th>Not Important</th>
<th>Avg. Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking (off-street lots/public parking)</td>
<td>6</td>
<td>11</td>
<td>4</td>
<td>2</td>
<td>2.09</td>
</tr>
<tr>
<td>Pedestrian amenities (benches, lighting, sidewalks, banner poles)</td>
<td>9</td>
<td>2</td>
<td>8</td>
<td>3</td>
<td>2.23</td>
</tr>
<tr>
<td>More drinking and dining options</td>
<td>4</td>
<td>8</td>
<td>6</td>
<td>3</td>
<td>2.38</td>
</tr>
<tr>
<td>Landscaping theme (trees, planters, flowers, native plants)</td>
<td>7</td>
<td>6</td>
<td>8</td>
<td>1</td>
<td>2.14</td>
</tr>
<tr>
<td>Visual and functional downtown theme/brand</td>
<td>6</td>
<td>3</td>
<td>8</td>
<td>4</td>
<td>2.48</td>
</tr>
<tr>
<td>Attract “boutique” or lifestyle businesses to downtown</td>
<td>7</td>
<td>5</td>
<td>4</td>
<td>5</td>
<td>2.33</td>
</tr>
<tr>
<td>Increase the number of people living in or adjacent to downtown</td>
<td>0</td>
<td>5</td>
<td>4</td>
<td>12</td>
<td>3.33</td>
</tr>
<tr>
<td>Develop active open spaces and recreational assets</td>
<td>3</td>
<td>5</td>
<td>7</td>
<td>6</td>
<td>2.76</td>
</tr>
<tr>
<td>Live/work office spaces</td>
<td>0</td>
<td>4</td>
<td>8</td>
<td>8</td>
<td>3.20</td>
</tr>
</tbody>
</table>

2. What other features would you like to see in downtown not addressed in the matrix above?
- Help for people who live on 175 to landscape after the Hwy 175 project is complete.
- Public parking lots
- You covered it well.
- Bakery, pharmacy/malt shoppe, hobby shop - bike
- Parking near post office and south village, south of Amelies
- Trees, water feature
- New business
- None

3. What other specific potential businesses or services would you like to see in Downtown Richfield?
- Have existing building and businesses in use - not closed.
- Fine dining, shops
- Have an opportunity to bring another business to town, but will wait to see how restructuring goes.
- Bakery, ice cream shop
- Bakery, pharmacy/malt shoppe, hobby shop - bike
- Butcher shop, bakery, craft store
- Tear down derelict buildings.
- Bakery
- Bakery, ice cream shop
- Coffee shop
- Office business
- None, not wide enough.

4. What specific businesses or services do you use often?
- Bars and eating
- Drinking - restaurants (Fat Charlie's)
- Dining post office
- None right now - did use restaurant prior to closing.
- Butcher shop, bakery, craft store
- Bar & Grills
- Grocery store, pharmacy
- Restaurant, bar, hardware, doctor/dentist
- Bar/restaurant

5. Where do you think the boundaries of downtown are?
- 167 - Pleasant Hill
- Depot to the Feed Mill
- Intersection of 167/175 to fire station
- Between 167 and Mayfield on 175
- 167/175 to railroad tracks
- Pleasant Hill to Hwy 167
- 167 - RR tracks
- Not developable, too small of road, no parking
- 167/175 to 175/Mayfield
- 167 to Firehouse in Downtown
- 167 and Wolfs Feed Mill

6. What name should be used to market this area to people outside the community?
- Richfield
- Old Downtown or Historic Downtown Richfield
- Historic Downtown Richfield - Hub of Richfield
- Not downtown. That's by Piggly Wiggly that downtown-like.
- Richfield
- Welcome to Friendly Downtown Richfield
- None
STATION 4: NORTH INDUSTRIAL/COMMERCIAL

The North Industrial/Commercial area is the north gateway to the Village and downtown. The area is characterized by varying land uses ranging from residential, to light industrial, and heavy commercial operations, some of which may be Brownfields. The following are some of the potential actions to help organize and unify the area. Prioritize the importance of these actions by circling the response that best expresses your opinion. Space is provided for you to add additional issues not listed below.

1. Are there specific services in the North Industrial/Commercial Area that you use often?
   - No (x 8)
   - Connection to bigger walking trails.

2. Indicate the importance of potential types of businesses or services you would like to see locate in the North Industrial/Commercial Area:

<table>
<thead>
<tr>
<th>TYPES OF BUSINESSES</th>
<th>Very Important</th>
<th>Important</th>
<th>Somewhat Important</th>
<th>Not Important</th>
<th>Avg. Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto-oriented commercial (hardware store, specialty home products, auto-repair)</td>
<td>1</td>
<td>6</td>
<td>5</td>
<td>8</td>
<td>3.00</td>
</tr>
<tr>
<td>Light Industrial (small machine shops, flex industrial units)</td>
<td>2</td>
<td>5</td>
<td>6</td>
<td>7</td>
<td>2.90</td>
</tr>
<tr>
<td>Pedestrian Oriented (small shops, boutiques, specialty retail)</td>
<td>4</td>
<td>3</td>
<td>6</td>
<td>7</td>
<td>2.80</td>
</tr>
<tr>
<td>Other:</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2.80</td>
</tr>
</tbody>
</table>

3. There are several aesthetic enhancements that could be made to the North Industrial/Commercial Area. Please indicate how important each of the following enhancements are to you:

<table>
<thead>
<tr>
<th>TYPES OF ENHANCEMENTS</th>
<th>Very Important</th>
<th>Important</th>
<th>Somewhat Important</th>
<th>Not Important</th>
<th>Avg. Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks/walking paths</td>
<td>5</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>2.53</td>
</tr>
<tr>
<td>Pedestrian lighting</td>
<td>5</td>
<td>1</td>
<td>5</td>
<td>7</td>
<td>2.78</td>
</tr>
<tr>
<td>Cohesive landscaping theme (trees, shrubs, flowers, native plants)</td>
<td>4</td>
<td>9</td>
<td>6</td>
<td>0</td>
<td>2.11</td>
</tr>
<tr>
<td>Themed street and wayfinding signage</td>
<td>2</td>
<td>6</td>
<td>4</td>
<td>7</td>
<td>2.84</td>
</tr>
<tr>
<td>A downtown gateway sign</td>
<td>3</td>
<td>1</td>
<td>7</td>
<td>8</td>
<td>3.05</td>
</tr>
<tr>
<td>Current aesthetics are acceptable</td>
<td>1</td>
<td>5</td>
<td>6</td>
<td>1</td>
<td>2.54</td>
</tr>
</tbody>
</table>

4. What do you think about using the environmental corridors to create a trail network throughout the community?
   - This would be excellent
   - Great!!
   - I like the idea
   - Yes
   - Like it
   - That's good.
   - Great idea!
   - Go for it.
   - Yes
   - Snowmobile trail?
   - Good idea
   - Good idea
   - Would be nice.

5. Please share any additional thoughts you have about this project and the North Industrial/Commercial Area below:
   - There are a lot of challenges - water, sewer, parking, catalyst investment
   - Would not be opposed to more light industrial if they could be considerate of their residential neighbors (i.e., too noisy). Traffic calming entering the downtown area - especially motorcycles are too fast and loud.
   - No forklifts operated outside. Traffic calming (ideas)!!!
   - Parking, parking - more than 15 cars! Hardware store. Whole Foods - high-end building stores
   - Don't overdevelop. Country look is best.
   - It should remain residential. I have concerns about traffic, noise, lights.
   - Would like to see it remain residential
   - Keep in mind this is country, not city like Milwaukee.

OTHER THOUGHTS
   - I consider the 175 Downtown Area as "Historic Richfield" and the shopping downtown area as the area with Piggly Wiggly. Important question is: Why haven't past businesses (hardware stores, etc.) stayed!
County brownfield project taking shape

By RALPH CHAPOCO
Daily News

Plans are moving forward to redevelop brownfield sites, areas officials believe are rundown throughout Washington County.

Members of the Site Redevelopment Steering Committee met Tuesday and voted to approve environmental assessments for sites in Slinger and two locations in West Bend — the former Bermico and Blaine buildings.

The county and its partners were awarded a $600,000 grant in 2014 from the Environmental Protection Agency to evaluate and potentially remediate brownfield sites. Each municipal entity was provided $40,000.

The committee conducted an inventory of locations they identified as potentially needing environmental evaluation and remediation. Additional locations could be added to the list if needed. All are eligible for funding through the grant.

According to a memo sent by Deputy Planning and Parks Administrator Debora Sielski to committee members, E.H. Wolf & Sons, a fuel and lubricant distribution company, wants to develop properties in Slinger.

The redevelopment area is located in the oldest industrial area of the village, said Village Administrator Jessi Balcom. She added some proposed areas are located on brownfield sites so they applied for funding to assist with Phase I and Phase II environmental assessments.

“We are already in Slinger, but we want to expand ... in another location in the village.”

-- Steve Kreuser
E.H. Wolf CFO

We are already in Slinger, but we want to expand ... in another location in the village.”

The projects proposed in the documents for the business improvement district, downtown BID District, will for the rest of my life!!,” said Michalak.

Among the many projects recommended for approval were: additional cost to the city to fill Michalak will preside over the final council session Tuesday night district assessments approved by the Common Council the Common Council approved the Town Administrator Debora Sielski to continue as stakeholder member, E.H. Wolf & Sons, a family-owned fuel and lubricant distribution company in West Bend, oriented to the village, “E.H. Wolf Chief Financial Officer Steve Kreuser said. “Part of the reason is to keep us in the area, but also gives us another option in the future to transport materials because it is by the train tracks.”

“Phase I involves a lot of research,” Sielski said. “You look at what the past uses are and ask if there are any previous environmental assessments done. We could take a look at the research and testing that has been done.”

She said reference maps, resources from the Department of Natural Resources and aerial photos are used.

If there is cause for concern, then they move on to a phase II environmental assessment, which involves taking samples at the site for hazards, including asbestos.

The memo stated the grant money could also be applied toward predemolition surveys looking for hazardous material and clean-up planning. The village of Slinger, acting as representative for the firm, requested $31,000 in additional grant money. The memo stated $10,000 would come from the $40,000 the village was allocated.

The city of West Bend applied for and was approved by the committee for grant funding.

“There was a raze order for the former Bermico site issued last year in the late summer and early fall,” City Administrator T.J. Justice said. “A portion of the building was deemed unsafe and the city targeted it for state and federal dollars to conduct phase I and II environmental testing.”

According to the memo Sielski sent to committee members Tuesday, the city used $36,000 of the $40,000 it was allocated to the location. This was used for a phase I environmental assessment and an asbestos/hazardous material survey.

West Bend is applying for an additional $25,000 — $21,000 from the Environmental Protection Agency grant funds for additional assessment and demolition costs, with another $4,000 coming from the leftover funds from the $40,000 the city was allocated.

West Bend also applied for a $24,000 grant for the former Blaine site. The money will be used for Phase I and II environmental assessments.

“I know about the grant money and am looking to redevelop the site,” property owner John Bagley said.

Reach reporter Ralph Chapaco at rchapoco@conleynet.com.
Between September and December the Site Redevelopment Committee (SRC) and Project Management Team (PMT) kicked off the Site Redevelopment Program (SRP), conducted community outreach, inventoried and prioritized redevelopment sites, and decided where to target the first round of unallocated program funding. All of this hard work is building a reputation for the Site Redevelopment Program as a successful economic development tool focused on long term and practical investments in the prosperity and well-being of Washington County communities through collaboration and teamwork.

Kicking Off the Site Redevelopment Program
In late September the SRC gathered at Moraine Park Technical College to launch the SRP. The PMT worked with representatives of the five coalition communities, the County, Economic Development Washington County, and the business community to develop a strategy for selecting and prioritizing redevelopment sites throughout Washington County. The PMT explained the importance of brownfield redevelopment and the resources the program can provide, the necessity of community engagement in the process, and the strategy for developing a lasting site redevelopment program with long term economic, community, and health benefits.

Determining Community Goals for the Program
To provide the citizens of Washington County with meaningful input into the site prioritization process and to provide information on the program, the PMT hosted a community input meeting in October. The meeting provided an overview of the program, long term benefits for the County, and gathered input on the community’s priorities for the program. During the meeting small groups collaborated to discuss and choose their top community priorities around site redevelopment to apply as criteria in the site prioritization process.

Creating an Inventory and Prioritizing the Sites
A scoring and ranking system was developed and implemented to provide a road map for the use of grant funds for redevelopment efforts. The SRP now has a catalogued list of sites to target existing funds and any future additional funds for site assessments and redevelopment reuse planning. The ultimate decision on where to spend program funds lies with the SRC in order to allow flexibility in targeting funds to the projects most ready for redevelopment and/or with the greatest need for assistance.

Determining and Selecting the First Sites for Action
In December, the Committee selected the top five highest priority redevelopment sites to receive the first round of program funds:
Former WB Place Tannery, Hartford, WI. This former tannery site, along the Rubicon River, is currently unoccupied and adjacent to a city park. Initial site
access and environmental assessment will be conducted to determine more details on the level of potential environmental concern.

**Intersection of Highways 60 & 175, Slinger, WI.** This area acts as the eastern gateway into the Village of Slinger. The intersection is characterized by an inconsistent land use pattern and several underutilized and aging facilities. This area has a number of industrial and heavy commercial properties with potential need for environmental assessment and planning before redevelopment can occur.

**Main and Center Streets, Jackson, WI.** This area is a high priority redevelopment project due to its proximity to downtown and the future land use considerations for the area. The Village is interested in exploring area wide opportunities and conceptual redevelopment plans for the corridor. Work will begin in late spring of 2016.

**Former Gehl Site, West Bend, WI.** Over the last several years the City of West Bend has worked to position the Gehl site for redevelopment. The site is one of the top priority redevelopment areas for the City as it is positioned well for a mix of uses with its proximity to a residential neighborhood and adjacency to downtown West Bend. The City would like to explore redevelopment plans in order to begin connecting the site to the development community.

**Saxony Village, Germantown, WI.** Currently, the Village of Germantown is working with JBJ Development to develop apartment units on parcels along Main Street. A portion of the site has documented contamination issues currently being remediated. There is a need for some limited and highly targeted assessment on the site to receive final closure from the DNR in order to complete the final construction drawings.

### Projects Funded by the Washington County Site Redevelopment Program

<table>
<thead>
<tr>
<th>Coalition Member/Projects</th>
<th>Tasks</th>
<th># of Parcels</th>
<th>Funds Allocated</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of West Bend</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Former Bermico Site</td>
<td>Phase I ESA</td>
<td>1</td>
<td>$10,900.00</td>
<td>Completed</td>
</tr>
<tr>
<td>Former Blaine Site</td>
<td>Phase I ESA</td>
<td>2</td>
<td>$6,000.00</td>
<td>Awaiting EPA Eligibility</td>
</tr>
<tr>
<td>West Bend EDC Site</td>
<td>Phase I ESA</td>
<td>1</td>
<td>$6,750.00</td>
<td>Near Completion</td>
</tr>
<tr>
<td>Former Gehl Site - Cluster H</td>
<td>Redevelop Plan</td>
<td>N/A</td>
<td>$18,000.00</td>
<td>Preparing Scope of Work</td>
</tr>
<tr>
<td>City of Hartford</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northern Bookends Site</td>
<td>Phase I ESA</td>
<td>8</td>
<td>$10,000.00</td>
<td>Awaiting agreements</td>
</tr>
<tr>
<td>Former Gehl Site</td>
<td>Phase I ESA</td>
<td>1</td>
<td>$6,000.00</td>
<td>Awaiting Agreements</td>
</tr>
<tr>
<td>Village of Slinger</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Former Niphos Coating Site</td>
<td>Phase II ESA</td>
<td>1</td>
<td>$30,000.00</td>
<td>Near Completion</td>
</tr>
<tr>
<td>E.H. Wolf &amp; Sons Site</td>
<td>Phase II ESA</td>
<td>2</td>
<td>$6,000.00</td>
<td>Awaiting Agreements</td>
</tr>
<tr>
<td>Cluster B - Hwys 175 &amp; 60</td>
<td>Phase I ESA</td>
<td>7</td>
<td>$10,000.00</td>
<td>Awaiting Agreements</td>
</tr>
<tr>
<td>Cluster B - Hwys 175 &amp; 60</td>
<td>Phase II ESA</td>
<td>7</td>
<td>$30,000.00</td>
<td>Start When Phase I ESA Done</td>
</tr>
<tr>
<td>Village of Richfield</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northeast Corridor</td>
<td>Redevelop Plan</td>
<td>N/A</td>
<td>$35,000.00</td>
<td>Near Completion</td>
</tr>
<tr>
<td>Northeast Corridor</td>
<td>Phase I ESA</td>
<td>unknown</td>
<td>$5,000.00</td>
<td>Start When Planning Done</td>
</tr>
<tr>
<td>Village of Jackson</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main &amp; Center Streets</td>
<td>Redevelop Plan</td>
<td>N/A</td>
<td>$30,000.00</td>
<td>Preparing Scope of Work</td>
</tr>
<tr>
<td>Main &amp; Center Streets</td>
<td>Phase I ESA</td>
<td>unknown</td>
<td>$10,000.00</td>
<td>Start When Planning Done</td>
</tr>
<tr>
<td>Village of Germantown</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Saxony Village Development</td>
<td>Phase I ESA</td>
<td>3</td>
<td>$12,000.00</td>
<td>Near Completion</td>
</tr>
<tr>
<td>Saxony Village Development</td>
<td>Phase II ESA</td>
<td>3</td>
<td>$25,000.00</td>
<td>Start When Phase I ESA Done</td>
</tr>
</tbody>
</table>

---

**Stay Up-to-Date with the Site Redevelopment Program**

- Debora Sielski, Washington County Planning and Parks Dept. at (262) 335-4445 or deb.sielski@co.washington.wi.us
- Quarterly SRC meetings are open to the public. The next SRC meeting is scheduled for August of 2016 with meeting agenda posted on the program website at http://www.co.washington.wi.us/srp