Agenda

• Review Roles and Responsibilities of the Committee
• Status Update on EPA Brownfields Grant Administration
• Facilitated Discussion on Impacts of Redeveloped Brownfields
• Overview of Coalition Target Sites
• Phase I and Phase II Environmental Site Assessments
• Countywide Inventory and Site Prioritization Process
• Overview of October 15, 2015 Countywide Community Workshop
• Business Ready WI Annual Conference
• Discussion of Next SRC Meeting
ROLES AND RESPONSIBILITIES OF SITE REDEVELOPMENT STEERING COMMITTEE (SRC)
Roles and Responsibilities of SRC

• General oversight of $600,000 EPA Brownfields Assessment Grant
• Community outreach and involvement
• Countywide inventory scoring and ranking of sites
• $200,000 – $40,000 for each Coalition Partner priority site
• $400,000 – SRC determines what sites receive funding:
  – Phase I Environmental Site Assessment
  – Phase II Environmental Site Assessment
  – Remedial Planning
  – Reuse/Redevelopment Planning
STATUS UPDATE ON EPA BROWNFIELDS GRANT ADMINISTRATION
EPA Grant Background & Update

• **May 14, 2013** – Washington County Board of Supervisors adopts resolution to apply for EPA Grant

• **June 28, 2013** – County issues Request for Proposals for professional environmental consulting services

• **July/August 2013** – County reviews 6 proposals and 2 interviews

• **August 16, 2013** – Selection of Stantec Consulting Services, Inc.

• **Sept 2013** – Formation of Site Redevelopment Committee (SRC)
**EPA Grant Background & Update**

- **October 23, 2013** - County signs contract with Stantec
  - Assistance with grant writing
  - If grant awarded, Stantec will be awarded the contract for engineering services

- **October 28, 2013** – 1st SRC meeting
  - Provide overview of brownfield assessment grant
  - Discuss site redevelopment nomination process

- **Nov/Dec 2013** – Meeting with local governments requesting nomination of sites
  - 47 initial properties nominated by five communities
EPA Grant Background & Update

- **January 2014** – County establishes formal Site Redevelopment Coalition
  - Allows County to be eligible for up to $600,000
EPA Grant Background & Update

- **January 6, 2014** – SRC Meeting
  - Completed a modified site selection process
  - Five coalition partners determined their top target sites

- **January 22, 2014** – County submits grant application to EPA

- **May 28, 2014** – EPA announces Washington County awarded a $600,000 Brownfield Assessment Grant
  - $300,000 – Hazardous Substance Brownfield
  - $300,000 – Petroleum Brownfield
EPA Grant Background & Update

- **July 8, 2014** – Submittal of Application for Federal Assistance SF-424 including the Implementation Work Plan to the EPA for approval. This includes:
  - Pre-award compliance review reports
  - Describes management and coordination
  - Task descriptions
    - Task 0 – Programmatic Activities (consultant contracts, quarterly reports, etc.)
    - Task 1 – Site Redevelopment Inventory and Site Prioritization (preparing site eligibility determinations and property access agreements)
    - Task 2 – Conducting Phase I ESAs
    - Task 3 – Conducting Phase II ESAs, Site Investigations and Remedial/Reuse Planning Activities
    - Task 4 – Community Outreach and Involvement
  - Describes proposed outputs and outcomes
  - Provides detailed project budget based on Tasks
EPA Grant Background & Update

- **September 19, 2014** - County receives EPA Cooperative Agreement
  - Identifies Official Award Date of 9/19/14
  - Identifies 3-yr Project Period – October 1, 2014 – Sept. 30, 2017

- **January 29, 2015** – Submittal of 1st Quarterly Report to EPA
EPA Grant Background & Update

- **February 2015** – Project Management Team (PMT) finalize Roles and Responsibilities PMT members:

  - **Deb Sielski, Deputy Planning & Parks Administrator** – County Site Redevelopment Program Project Manager
    - Grant administration and reporting
    - Implementing all grant funded activities in accordance with the approved Implementation Work Plan
    - Point of contact for EPA, Coalition Partners, Consultants and SRC
    - Coordinates PMT meetings, SRC meetings, Coalition Partner meetings, etc.

  - **David Holmes, Professional Geologist** – Environmental Consultant
    - Site Redevelopment Inventory
    - Complete Phase I & Phase II Environmental Site Assessments
    - Complete Site Investigation
    - Complete Remedial Planning
EPA Grant Background & Update

- Jolena Presti, AICP, Principal Planner - Vandewalle & Assoc. Project Manager
- Scott Harrington, AICP, Principal Planner
- Jeff Maloney, Principal Designer
- Jorian Giorno, Associate Planner
  - Site Selection and Prioritization
  - Assist in Remedial Action Planning
  - Reuse/Redevelopment Planning
  - Community Outreach & Involvement

- Christian Tscheschlok, Executive Director
- Deb Reinbold, Business Solutions Specialist
  - Assist with site inventory and prioritization
  - Connect potential business and other end-users with potential redevelopment sites that can be a focus for redevelopment investment and reuse
  - Develop webpages on the EDWC website that integrates redevelopment
EPA Grant Background & Update

- **March 18, 2015** – County signs contract with Stantec for engineering consulting services for grant implementation

- **April 23, 2015** – Five Coalition Partners sign Memorandum of Agreements with County

- **April 27, 2015** - Submittal of 2\textsuperscript{nd} Quarterly Report to EPA

- **May/June 2015** – Complete background tasks for grant implementation
  - Submittal of QAPP to EPA
  - Contract agreements completed with sub-consultants
  - Begin work on site eligibility determination forms
  - Acquire historic sanborn fire maps
  - Meetings with Coalition Partners to confirm or change target sites
EPA Grant Background & Update

- **July 31, 2015** – Submittal of 3rd Quarterly Report to EPA

- **August/September 2015** – series of PMT meetings:
  - Finalize project timeline
  - Discuss Countywide Community Workshop
  - Meetings with Coalition Partners to finalize target sites
  - Complete initial work on Countywide Site Redevelopment Inventory
  - Discuss Redeveloper Interview Guide
FACILITATED DISCUSSION ON IMPACTS OF REDEVELOPED BROWNFIELDS
Facilitated Discussion on Impacts of Redeveloped Brownfields

Brainstorming Question:
What are the potential impacts that may occur as a result of redeveloping brownfields in our communities?

• ______________________________________________________________________

• ______________________________________________________________________

• ______________________________________________________________________

• ______________________________________________________________________

• ______________________________________________________________________
OVERVIEW OF COALITION TARGET SITES
Overview of Coalition Target Sites

City of West Bend – Former Bermico & Former Blaine Properties
Overview of Coalition Target Sites

City of Hartford – Northern Bookends
Overview of Coalition Target Sites

Village of Slinger – Niphos Property
Overview of Coalition Target Sites

Village of Richfield – Business Mixed Use Area
Overview of Coalition Target Sites

Village of Jackson
PHASE I & PHASE II ENVIRONMENTAL SITE ASSESSMENTS
Brownfields Redevelopment in Wisconsin
Essential steps and resources for successful redevelopment of brownfields

1. PLAN for successful redevelopment
   □ Set reuse goals
     Knowing what you want out of the process makes for a more effective and efficient cleanup.
   □ Engage the community
     Involve the community early and often in planning and decision making.
   □ Understand regulations and liability
     Before acquiring the site or initiating assessment activities, make sure you understand state and federal regulations. You should have a basic understanding of split-ownership rules, liability issues, and cleanup requirements before proceeding.

2. ASSESS current conditions
   □ Select an environmental consultant
     State and federal laws have specific requirements for environmental professionals performing brownfields assessments. Make sure you know these requirements and how to select a qualified consultant.
   □ Phase I and All Appropriate Inquiries (AAI)
     Phase I Environmental Site Assessments (ESAs) identify Recognized Environmental Concerns (RECs) current and past uses and issues that may have contributed to or indicate environmental contamination.
   □ Phase II
     If RECs are found during a Phase I ESA, a Phase II ESA should be initiated. Phase II assessments include sampling and analysis of soil, groundwater, and other media present at the site. A Site Investigation (SI) may be warranted after the Phase II to further define the extent of the contamination.

3. ACQUISITION and LIABILITY protection
   □ Understand liability risks
     You may be responsible for cleaning up a site you own even if you did not cause the contamination. There are both state and federal protections against liability if you follow certain appropriate procedures.
   □ State liability exemption
     Chapter 292, Wis. Stats., establishes certain exemptions for several different groups including:
     - Local governments that acquire a site for or as to which they have jurisdiction;
     - Recipients of transfers of real property who acquire the property in a transaction in which the transferor is not a party to any prior leasing of real property and the transferor will not be responsible for any future liability;
     - Property owners who participate in the Voluntary Party Liability Exemption (VPLE) process.

4. INVESTIGATE the site and CLEANUP for future use
   □ Site Investigation
     A Site Investigation (SI) may be warranted after the Phase II if evidence of contamination is found. The purpose of an SI is to define the nature, degree, extent and source of contamination, and to determine if any interim or cleanup actions are necessary to comply with environmental and public health laws.
   □ Determine reuse
     Because cleanup standards vary for different land uses, it is important to determine to what extent the site will be reused. Risk management is an important step from an economic, environmental and public health standpoint.
   □ Evaluate and select remediation techniques
     There are several factors to consider when choosing cleanup options. In addition to the type of contaminant present, the type and intensity of future development, location in proximity to other uses, hydrogeology, and other factors are also important. With emerging green technologies like bioremediation, sustainability of the cleanup should also be considered.
   □ Develop a Remedial Action Plan (RAP)
     A Remedial Action Plan (RAP) details the technical approach to the entire cleanup process.
   □ Implement cleanup
     Cleanup should remedy the contamination to the standards appropriate for the intended use. Entities that investigate and complete a site following state requirements, with the oversight of DNR staff, can receive a Voluntary Party Liability Exemption (VPLE).
   □ Request case closure
     After completion of the investigation and cleanup, a case closure request may be submitted to the DNR. An optional Certificate of Completion (CoC) ensures that the DNR will not require current or future property owners to conduct any additional investigation or cleanup.
   □ Receive case closure or CoC
     Provide all necessary documentation to receive case closure and/or a Certificate of Completion.

5. Ready the site for REDEVELOPMENT
   □ Market the site
     Redeveloping a brownfields site has multiple community benefits including:
     - Eliminating an eyesore
     - Enhancing the safety of the neighborhood;
     - Increasing property value without adding to suburban sprawl.
     To help market the site, there are many tools available to incentivize redevelopment including tax abatements, Tax Increment Financing (TIF), and New Market Tax Credits. More information on financial tools can be found on the back of this fact sheet.
   □ Maintain continuing obligations (also known as institutional controls)
     A “must-do’s” at properties with remaining residual contamination
     - A state-approved maintenance plan may be required to assure that contact with contamination is minimized
     - Examples: secure storage systems (e.g. vaults, casks), remediation and monitoring vapor control systems
   □ Brownfields are opportunities in the making
     Most brownfields sites are not so Becky clean after cleanup, but usually meet health and safety standards for typical commercial activity. Even if the site is still in the cleanup process, new development can often be integrated into the actual environmental solution for the site. Use the liability tools in Box 3 and the financial tools referenced on the back of this fact sheet to their full advantage.
### Essential Steps for Successful Redevelopment of Brownfields (Wisc. DNR Handout)

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
</tr>
</thead>
</table>
| 1) PLAN for successful redevelopment | - Set reuse goals  
- Engage the community  
- Understand regulations and liability |
| 2) ASSESS current conditions | - Select an environmental consultant  
- Complete Phase I Environmental Site Assessment  
- Complete Phase II Environmental Site Assessment |
| 3) ACQUISITION and LIABILITY protection | - Market the site  
- Maintain continuing obligations |
| 4) INVESTIGATE and CLEANUP for future use | - Site investigation  
- Determine reuse  
- Evaluate and select remedial techniques  
- Develop a Remedial Action Plan (RAP)  
- Implement cleanup  
- Request case closure  
- Receive case closure or certificate of completion |

*Blue font designates steps or activities that can be performed using USEPA assessment grant funding.*
Phase I Environmental Site Assessments (ESAs)

What is it?

- Standardized report and study prepared for a real estate holding that identifies potential or existing environmental contamination liabilities.
- 1st step in the environmental due diligence process.
- Format and content dictated by an ASTM Standard (E1527-13).
Phase I Environmental Site Assessments (ESAs)

Phase I Components:

- On-site visit
- Assessment of risks associated with neighboring properties
- Review of environmental database records
- Review of municipal records (zoning, permit, etc.)
- File searches for public agencies (fire, health dept., etc.)
Phase I Environmental Site Assessments (ESAs)

Phase I Components (cont’d):

- Interview of owner, operator, and/or others knowledgeable regarding site history and operations
- Review of historical records (air photos, maps, city directories, etc.)
- Preparation of standardized report identifying “recognized environmental conditions” prepared and signed by a qualified environmental professional

1892 Sanborn Fire Insurance Map of downtown Hartford
Phase I Environmental Site Assessments (ESAs)

Uses:

- **Legal** – Used to protect purchasers of contaminated properties from potential liability under CERCLA (Superfund)
- **Financial** – Used to satisfy lending institution requirement for loans used to purchase commercial or industrial properties
- **Redevelopment Planning** – Used to obtain critical information that will provide the foundation for all subsequent environmental work at a site.
Phase I Environmental Site Assessments (ESAs)

Phase I ESA Problems/Challenges:

• Highly technical format (very difficult for lay person to read)
• Typically contain 5% useful information buried within 95% of required (but generally useless) information.
• Confusion over primary output (recognized environmental conditions).
• Frequently do not identify key liabilities at brownfield sites in older urban areas (i.e., historic fill, background contamination, and uses predating historical records).
• Requires skill, but often treated as a commodity service.
Phase I Environmental Site Assessments (ESAs)

Special Considerations for Brownfield Sites

• Up to 160 years of industrial activities at some sites in southeast Wisconsin, but frequently environmental records for only the past 40 years.

• Frequently no persons with detailed knowledge of past operations (owners or operators) available to interview.

• Buildings may have been torn down years ago, leaving fewer clues to identify areas of potential spills.

• Industrial wastes and other contaminated materials often used on-site as fill, but with no records.
Phase II Environmental Site Assessments

**Definition:**

- An investigation performed to evaluate known or suspected environmental liabilities at a property, in particular, soil and groundwater contamination.
- “Intrusive” study that includes collection and laboratory analysis of soil, groundwater, and other media from a site, and comparison of the measured concentrations to established cleanup levels.
- 2\textsuperscript{nd} step in “environmental due diligence” process used to evaluate “recognized environmental conditions” and other potential environmental liabilities identified during a Phase I ESA.
Phase II Environmental Site Assessments

Steps:

• Eligibility determination (through USEPA and/or DNR)
• Site specific sampling and analysis plan (SAP) preparation.
• Access agreement/coordination
• Utility clearance; owner sign off on planned drilling locations; document/photograph pre-existing conditions
• Soil and groundwater sample collection and analysis
• Initial review of results – decision on whether to proceed with additional sampling
• Provide data to property owner with recommendation to proceed with required release notification, if applicable.
Phase II Environmental Site Assessments

Steps (cont’d):
- Collect and analyze additional samples (optional).
- Review results, and update County, city/village/town, and landowner
- Complete Phase II ESA report
- Submit report to WDNR and USEPA

• Optional – proceed with environmental site investigation and/or remedial action planning (subject to funding, eligibility, and SRC approval)
Phase II Environmental Site Assessments

Phase II ESA Problems/Challenges

- Generally too limited in scope (no one wants to pay).
- Will generally confirm the presence/absence of contamination at key locations, but not the full extent.
- Will in most instances trigger spill reporting requirement, and need for further investigation to satisfy WDNR rules.
- Will rarely provide sufficient data to estimate cleanup costs.
- Will provide answers to some key questions, but also raise new questions – in particular, on brownfield sites with many unknowns.
- Only as good as the Phase I ESA on which the scope is developed.
SITE INVENTORY & PRIORITIZATION PURPOSE

• Creation of database of potential sites to focus assessment $ for maximum impact of SRP program

• Continued tracking of redevelopment progress

• Future connection of available sites for developers
SITE INVENTORY PROCESS

Countywide Site Selection
Inventory Development

• Include individual community identified sites/areas of concern

• Gather relevant data to compile a countywide site list

• Eliminate sites with no Recognized Environmental Concerns (RECs)
Sources for Sites for Inventory Consideration

Step 1

1. Community identified sites
2. Xcelligent database
3. Tax delinquency records
4. Municipally/county-owned
5. Landfills
6. DNR historic waste disposal sites
7. TIF parcel data
8. DNR BRRTs records
9. WI DATCP database
Data Gathering
Step 2

1. Acres
2. Site assessed value
3. Parcel tax delinquent
4. Vacant site (no building)
5. Generalized Zoning
6. Existing Land Use
7. Planned Future Land Use
Data Gathering
Step 3

1. Property currently available (for sale)
2. Railroad access
3. Railroad ID
4. Hwy access
5. HWY ID
6. Priority in Community Redevelopment Plans
7. Building on site for reuse or demo needed
8. Square footage of building for reuse
9. Code violations
10. Historic Land Use from Sanborn Maps
SITE PRIORITIZATION PROCESS
Levels of Analysis
Ranking the Sites based on criteria:

• Redevelopment Feasibility
• Environmental Conditions
• Community Goals
Prioritized Sites Targeted

- USEPA funds for environmental assessments for top ranked sites
- SRC discretion to divert funds based on development interest
Countywide Community Workshop

October 15, 2015 from 6:00-8:00 PM
Moraine Park Technical College
2151 N Main Street, Auditorium
Countywide Workshop

Purpose

• Engage the community in the SRP

• Overview of the site inventory and prioritization process

• Engage community in exercises to determine highest priority community goals

• Goals will lead to ranking criteria development
• October 6 – Full Day
  – Keynote: Lt. Governor Rebecca Kleefisch
  – Two Tracks: Business Innovation & Workforce Innovation

• October 5 - Special Interest Sessions
  – Redevelopment Luncheon
  – Economic Development 101
  – CEO Roundtable

• Register: www.BusinessReadyWi.com/Conference
Nov. 12 SRC Meeting

Planned Agenda

• Review Site Inventory Process
• Discuss Site Prioritization Process
• Review and Discuss Ranking Criteria
• Finalize Community Goals Criteria
• EDWC - Redeveloper Interview Responses by Ady Advantage
• Confirm December SRC Meeting Date

8:00 am - location to be determined