



Green Infrastructure Funding Agreement G98024P42
Green Solutions – Emerson School

1. The Parties

This Agreement is effective as of the date of last signature below and involves the:

- A. Milwaukee Metropolitan Sewerage District (**District**) located at 260 West Seeboth Street, Milwaukee, Wisconsin 53204; and
- B. Milwaukee Board of School Directors on behalf of the Milwaukee Public Schools (**Funding Recipient**) located at 5225 West Vliet Street, Milwaukee, Wisconsin 53208; and
- C. City of Milwaukee (**Milwaukee**), Department of Public Works located at 841 North Broadway, Milwaukee, Wisconsin 53202.

2. Basis for this Agreement

- A. Wisconsin law authorizes any municipality to establish an intergovernmental cooperation agreement with another municipality for the furnishing of services (Wis. Stat. § 66.0301).
- B. The District is responsible for collecting and treating wastewater from locally owned sewerage systems in the District's service area.
- C. During wet weather, stormwater enters the sewerage system, increasing the volume of wastewater the District must collect and treat.
- D. During wet weather, stormwater directly enters surface water, increasing pollution levels in those waterways and increasing the risk of flooding.
- E. Green Infrastructure (GI) such as constructed wetlands, rain gardens, green roofs, bioswales, and porous pavements, works to reduce the volume of stormwater in the sewerage system and the amount of pollutants discharged to surface waters.
- F. The District's Wisconsin Pollutant Discharge Elimination System (WPDES) permit includes a goal of 50 million gallons of GI capture capacity.
- G. The District wishes to expedite the amount of GI installed in its service area and this Agreement includes plans to install GI that supports the District's GI goals.

3. Date of Agreement

This Agreement becomes effective immediately upon the date of last signature below and ends when the Funding Recipient receives final payment from the District under this Agreement or when the parties terminate this Agreement according to Section 14 of this Agreement.

4. District Funding

The District will reimburse the Funding Recipient for the cost of the GI installations described in the attached project description (Project), up to \$140,000.00. The District will provide funding after the District receives the Baseline Report and the Conservation Easement as set forth herein.

5. Location of Project

The Project will be installed at Emerson School, 9025 West Lawrence Avenue, Milwaukee, Wisconsin 53225, as defined in the attached Project Description.

6. Baseline Report

After completion of the Project, the Funding Recipient will provide a Baseline Report using forms provided or approved by the District. The Baseline Report will include:

- A. A site drawing and topographical map showing the Project as completed with GI assets defined;
- B. Design specifications for the Project, including rainwater capture capacity (maximum per storm) and other information regarding runoff rate reduction or pollutant capture;
- C. A tabulation of the bids received, including bidder name and price;
- D. A copy of the executed construction contract(s) and a list of all permits collected during the Project construction process;
- E. A legal description of the property where the Project is located, including parcel identification numbers if a conservation easement is required;
- F. Photographs of the Project during construction and upon Project completion;
- G. An operations and maintenance plan including details on funding for operations and maintenance;
- H. An outreach and education strategy, including a description of events or activities completed or planned;
- I. An itemization of all construction costs with supporting documentation;
- J. An Economic Impact Report showing the total number of people and the estimated number of hours worked on the design and construction of the Project by the Funding Recipient, and any of its consultants, contractors, and/or volunteers that worked on the Project; and
- K. Lessons learned.

7. Procedure for Payment

The Funding Recipient shall submit an invoice to the District for the amount to be reimbursed. The invoice will document all costs to be reimbursed. Invoices will provide consultant's hourly billing rates, if applicable; the hours worked, by individual; and a summary of the tasks accomplished.

The Funding Recipient will send the Baseline Report and the invoice to:

Andy Kaminski, Senior Project Manager
Milwaukee Metropolitan Sewerage District
260 West Seeboth Street
Milwaukee, Wisconsin 53204
AKaminski@mmsd.com

The District will not provide reimbursement until the Project is complete and the District has received all required deliverables as outlined in this Agreement.

8. Changes in the Project and Modifications to the Agreement

Any changes to the Project must be approved by the District in writing in advance. The District will not reimburse for work that is not described in the original Project description unless the Funding Recipient obtains prior written approval from the District.

9. Modifications to this Agreement

Any modifications to this Agreement will be in writing and signed by both parties.

10. Project Maintenance

The Funding Recipient will maintain the GI installed under this Agreement for at least 11 years, subject to reasonable operational, technical and financial feasibility. If the GI fails to perform as anticipated or if maintaining the GI is not feasible, then the Funding Recipient will provide a report to the District explaining the failure of the GI or why maintenance is not feasible. Failure to maintain the GI after written notice from the District and a reasonable opportunity to cure will make the Funding Recipient temporarily ineligible for future District funding until the Funding Recipient has implemented corrective actions acceptable to the District to correct any maintenance problems associated with the GI.

11. Permits, Certificates, and Licenses

The Funding Recipient is solely responsible for compliance with all federal, state, and local laws and any required permits, certificates, or licenses for the Project.

12. Procurement

The Funding Recipient must select professional service providers according to the ordinances and policies of the Funding Recipient. The Funding Recipient must procure all non-professional services, such as construction, sewer inspection, and post-construction restoration, according to State of Wisconsin statutes and regulations and the ordinances and policies of the Funding Recipient. Whenever work valued over the applicable public bidding dollar threshold is procured without the use of a public bidding process, the District may reasonably request, and the Funding Recipient shall provide upon said request, an opinion from a licensed attorney representing the Funding Recipient explaining why the procurement complies with State of Wisconsin law and the ordinances of the Funding Recipient.

13. Responsibility for Work, Insurance, and Indemnification

The Funding Recipient is solely responsible for planning, design, construction, and maintenance of the Project, including the selection of and payment for consultants, contractors, and materials.

The District will not provide any insurance coverage of any kind for the Project or the Funding Recipient as related to this Agreement.

To the extent permitted by the laws of the State of Wisconsin, including but not limited to Wis. Stat. § 893.80 and Wis. Stat. § 895.46, the Funding Recipient will indemnify and hold harmless the District and its commissioners, employees, and agents to the extent caused by the negligent acts or omissions or willful misconduct of the Funding Recipient and its employees so long as such act or omission is within the scope of employment within the meaning of Wis. Stat. §

895.46, against all damages, costs, liability, and expenses, including attorneys' fees and related disbursements, arising directly from and connected with the planning, design, construction, operation, or maintenance of the Project.

14. Terminating this Agreement

The District may terminate this Agreement at any time before the commencement of construction. After the commencement of construction, the District may terminate this Agreement only for good cause including, but not limited to, a substantial breach of this Agreement by the Funding Recipient. The Funding Recipient may terminate this Agreement at any time but Funding Recipient will only receive payment from the District under this Agreement for work completed on the Project, if any, up to the date of notice of termination from the Funding Recipient. District reserves the right to pursue any other remedies available under the law in the event of such termination.

15. Conservation Easement

After the completion of construction of the Project, the District shall receive a Conservation Easement from the Funding Recipient. The Conservation Easement will be strictly limited to the GI installed through the Project. The term of the Conservation Easement will be 11 years. The Funding Recipient will reasonably cooperate with the District to prepare the Conservation Easement, provided that said cooperation does not impose undue burden or liability on the Funding Recipient.

16. Exclusive Agreement

This Agreement is the entire agreement between the Funding Recipient and the District for the Project other than the Conservation Easement to be provided to the District upon completion of the construction of the Project.

17. Severability

If a court holds any part of this Agreement unenforceable, then the remainder of the Agreement will continue in full force and effect.

18. Applicable Law

The laws of the State of Wisconsin apply to this Agreement.

19. Resolving Disputes

If a dispute arises under this Agreement, the parties shall first attempt in good faith to resolve the dispute directly between themselves. If the dispute is not resolved within 30 days after it arises, either party may seek resolution through a court of competent jurisdiction.

20. Notices

All notices and other communications related to this Agreement will be in writing and will be considered given as follows:

- A. When delivered personally to the recipient's address as stated in this Agreement; or
- B. Three days after being deposited in the United States mail, with postage prepaid to the recipient's address as stated in this Agreement.

21. Contact Persons

A. Notices to Milwaukee will be sent to:

Jerrel Kruschke
Department of Public Works
841 North Broadway, Room 820
Milwaukee, Wisconsin 53202
414-286-2400
jkrusc@milwaukee.gov

With a copy to:

Jordan M. Schettle
Office of the City Attorney
841 North Broadway, 10th Floor
Milwaukee, Wisconsin 53202
414-286-2615
jschet@milwaukee.gov

B. Notices to District will be sent to:

Andy Kaminski, Senior Project Manager
Milwaukee Metropolitan Sewerage District
260 West Seeboth Street
Milwaukee, Wisconsin 53204
AKaminski@mmsd.com

C. Notices to MPS will be sent to:

Heather Dietzel, P.E., Sustainability Project Specialist
Milwaukee Public Schools
1124 North 11th Street Milwaukee, Wisconsin
53233
414-283-4713
dietzehm@milwaukee.k12.wi.us

With a copy to:

Sheila Thobani
Office of the City Attorney
841 North Broadway, 10th Floor Milwaukee,
Wisconsin 53233
414-286-2601
sthoba@milwaukee.gov

D. The parties may change contact information after providing notice according to Section 20.

22. Independence of the Parties

This Agreement does not create a partnership. The Funding Recipient does not have authority to make promises binding upon the District or otherwise have authority to contract on the District's behalf.

23. Assignment

The Funding Recipient may not assign any rights or obligations under this Agreement without the District's prior written approval.

24. Public Records

The Funding Recipient will produce any records in the possession of the Funding Recipient as related to this Agreement that are subject to disclosure by the District pursuant to the State of Wisconsin's Open Records Laws, Wis. Stat. §§ 19.31 to 19.39.

**MILWAUKEE METROPOLITAN
SEWERAGE DISTRICT**

Approved as to Form

By: _____
Kevin L. Shafer, P.E.
Executive Director

Attorney for the District

Date: _____

Date: _____

CITY OF MILWAUKEE

By: _____
Mayor Cavalier Johnson

CITY CLERK

By: _____
James R. Owczarski, City Clerk

Countersigned:

By: _____
Bill Christianson, Comptroller

City Common Council Resolution File No.

CITY ATTORNEY AUTHENTICATION

The undersigned attorney, as a member in good standing of the State Bar of Wisconsin, hereby authenticates the City signatures per Wis. Stat. § 706.06 so this document may be recorded per Wis. Stat. § 706.05 (2)(b).

By: _____

Printed Name: _____

Title: _____

State Bar No.: _____

Date: _____

MILWAUKEE PUBLIC SCHOOLS

By: Brenda Cassellius
Dr. Brenda Cassellius
Superintendent of Schools

MPS AUTHENTICATION

The undersigned attorney, as a member in good standing of the State Bar of Wisconsin, hereby authenticates the signatures of the MPS signatories per Wis. Stat. § 706.06 so this document may be recorded per Wis. Stat. § 706.05 (2)(b).

By: Rachelle Johnson Bent

Printed Name: Rachelle Johnson Bent

Title: Manager of Procurement & Risk Management

State Bar No.: 1073338

Date: 4/30/2026

Green Infrastructure Funding Agreement G98024P42

Green Solutions – Emerson School

Project Description

The Funding Recipient is proposing to redevelop open hardscape / asphalt areas to incorporate green infrastructure and green space at Emerson School. The Project is anticipated to include: 32,700 square feet of impervious surface removal; 3,261 square feet of bioswales with a stormwater capture capacity of 59,300 gallons; 52 stormwater trees; 1,180 square feet of porous pavement; and 60,000 gallons of cistern storage. The Project is anticipated to provide 132,180 gallons of stormwater capture capacity.

Schedule

The Funding Recipient will complete the Project by December 31, 2027.

Outreach and Education

The Funding Recipient will post educational signage and describe the Project and its benefits in a community newsletter or web page.

Educational materials will acknowledge District funding for the Project.

Signage will:

1. Be either designed and provided by the District or provided by the Funding Recipient and approved by the District;
2. Be at a location approved by the District; and
3. Identify the District as funding this Project by name, logo, or both.