

# CITY BROWNFIELD BLIGHT DESIGNATION SUMMARY

## DATE

November 21, 2016

## RESPONSIBLE STAFF

Mat Reimer, Senior Environmental Project Coordinator (286-5693) & Amy Turim, Real Estate Development Services Manager (286-5732)

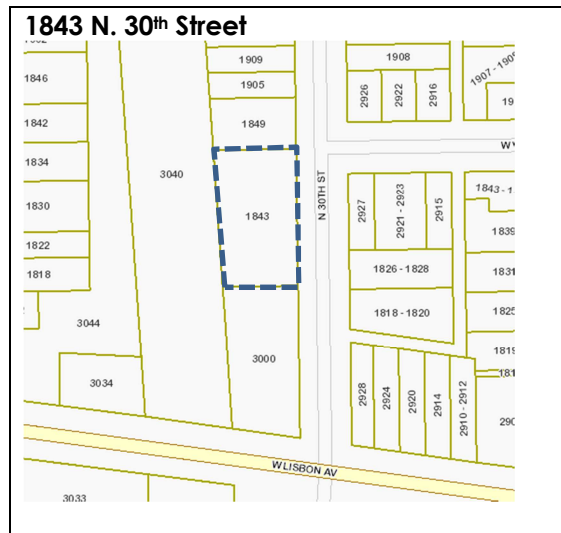
## PROPOSED ACTIVITIES

Declare two City-owned properties in the City of Milwaukee blighted for acquisition.

The properties are brownfields that the City acquired through tax foreclosure after conducting Phase I and/or Phase II investigations and identifying potential remediation grants.

The Authority expects to apply to the U.S. Environmental Protection Agency ("EPA") for Cleanup Grants for the brownfields. The Authority, rather than the City of Milwaukee, is required by EPA to be the owner, in order to accept the grants.

## BROWNFIELD PROPERTIES



14,718 SF vacant lot along rail corridor

**1330 W. Center Street**



**1330 W. Center Street**



68,728 SF vacant lot along W. Center Street.

**Environmental Concerns:**

1843 N. 30<sup>th</sup> Street – Phase II testing of the property found volatile organic compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs) and select RCRA metals in soil and/or groundwater.

1330 W. Center Street – Phase II testing of the property found PAHs, polychlorinated biphenyls (PCBs), VOCs, and chlorinated VOCs in the soil and/or groundwater.

**Anticipated EPA Grants:**

Up to \$200,000 per site, which will require a 20% match by the Authority.

**Likely Remediation Strategy:**

1843 N. 30<sup>th</sup> Street – removal of contaminated soil with off-site disposal and/or capping with clean material and monitored natural attenuation.

1330 W. Center Street – Hot spot removal with off-site disposal and/or capping with clean material and monitored natural attenuation.

**BLIGHT FINDING**

The properties can be considered blighted pursuant to Wisconsin Statutes for the following reasons:

- The environmental condition and vacant status substantially impairs or arrests the sound growth and development of the community.

**FUTURE ACTIONS**

Upon approval by the Authority and the Common Council, the properties will be conveyed to the Authority for remediation. The Commissioner of DCD or designee is authorized to execute the appropriate quit claim deed to transfer the properties to the Authority.