

CITY BROWNFIELD BLIGHT DESIGNATION SUMMARY

DATE

February 19, 2009

RESPONSIBLE STAFF

Elaine Miller, Real Estate Section (286-5732), Tory Kress, Environmental Team (286-8268)

PROPOSED ACTIVITIES

Declare twelve City-owned properties in Riverworks or 30th Street Industrial Corridor blighted for acquisition and remediation. Six of 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. One tax-deed property has been in the City inventory for several years, but was acquired prior to the City instituting environmental protocols for tax foreclosure.

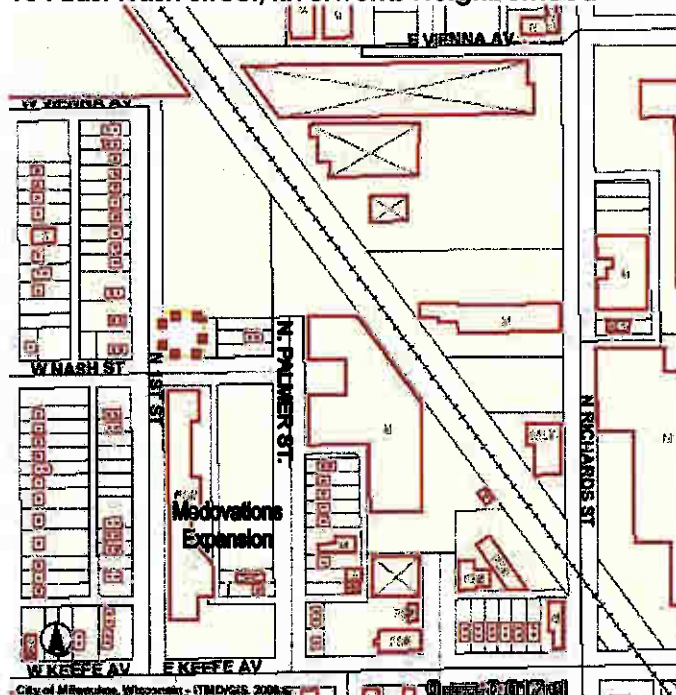
The Authority applied to the U.S. Environmental Protection Agency ("EPA") for Cleanup Grants for the seven brownfields. The Authority, rather than the City of Milwaukee, is required by EPA to be the owner, in order to accept the grants. Five additional vacant lots are included in the blight designation and acquisition approval since they adjoin one of the brownfields and need to be in common ownership for future marketing and sale.

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.
- Several lots have irregular and obsolete platting in relation to the surrounding neighborhood
- The site improvements have substantially deteriorated

104 East Nash Street/Riverworks Neighborhood



Brownfield Property:

9,828 SF vacant lot at the northeast corner of 1st and Nash in the Riverworks Business Improvement District; IL2, Industrial zoning. The City acquired the property in 1986 through tax foreclosure and demolished an industrial building after removing toxic materials from the facility. Remediation and redevelopment will contribute to the Riverworks revitalization and complement the recent \$ 3.05 million expansion by Medovations at Palmer and Keefe

Environmental Concerns

Metals, volatile organic compounds, cyanide and polychlorinated biphenyls in soil and groundwater.

EPA Grant:

\$200,000

Likely Remediation Strategy:

Contaminated soil excavation at the source and implementation of phytoremediation and natural attenuation of impacted residual soils and groundwater.

Brownfield Property

2055 North 30th Street/30th Street Industrial Corridor



Brownfield Property

Brownfield Property:

66,133 SF/1.52 acre vacant lot with IH, Industrial Heavy, zoning. The property was last used by a hinge manufacturer and the date of building demolition is unknown. The site has a slightly irregular shape with about 481 feet on 30th Street and a depth that ranges from 135 to 149 feet. The Soo Line borders the property on the West.

Environmental Concerns:

Metals, petroleum volatile organic compounds, chlorinated volatile organic compounds and polynuclear aromatic hydrocarbons (PAHs)

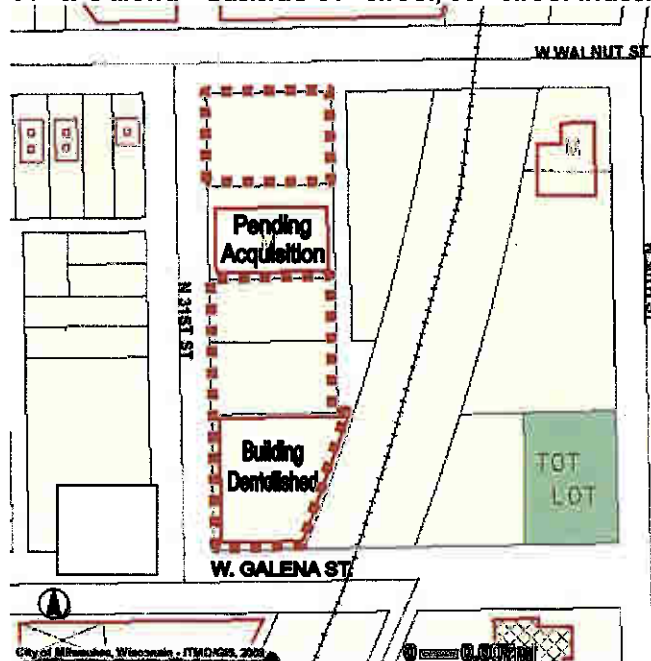
EPA Grant:

\$200,000

Likely Remediation Strategy:

Excavation of high-impact contaminated soils and on-site soil management for lower-level impacted soils. Groundwater will be monitored for effectiveness of natural attenuation.

31st & Galena – Eastside 31st Street/30th Street Industrial Corridor



Brownfield Property

Brownfield Properties:

- 1624 North 31st St., 8,400 SF vacant lot
- 1630 North 31st St., 7,200 SF vacant lot
- 3045 West Walnut, 10,800 SF vacant lot
- 3048-50 West Galena, 13,286 SF vacant lot

The four properties were acquired in August 2007 through tax foreclosure. In 2007, the City demolished a 12,676 SF commercial building at 3048-50 West Galena Street and removed an underground storage tank. The building had been used for metal plating and polishing. Other properties had a variety of industrial uses.

Adjoining Acquisition:

1638-40 North 31st Street was previously declared blighted and is currently being acquired by the Authority. The property is a 9,404 SF warehouse on a 10,800 SF lot.

Environmental Concerns:

Chlorinated volatile organic compounds, polynuclear aromatic hydrocarbons, metals and petroleum volatile organic compounds.

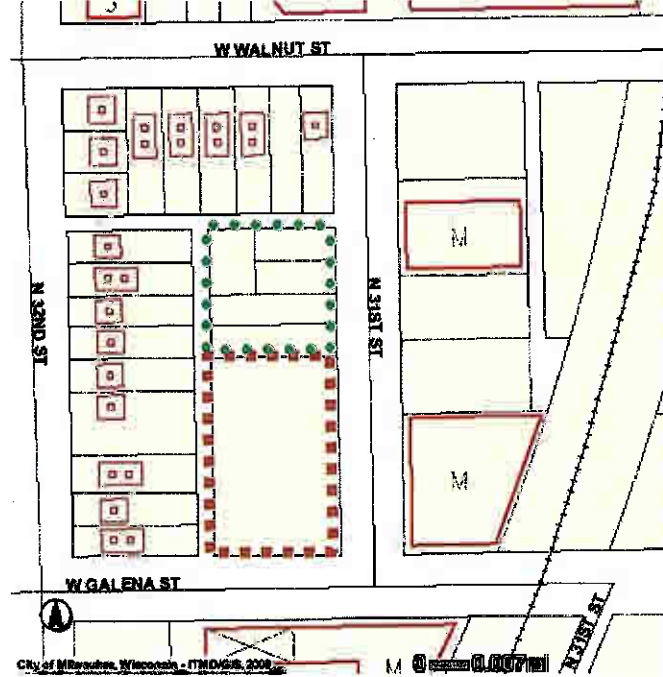
EPA Grant:

\$200,000

Likely Remediation Strategy:

Excavation of contaminated hot spots, groundwater monitoring for natural attenuation and engineered controls and vapor barriers incorporated in the site redevelopment.

31st & Galena – West 31st Street/30th Street Industrial Corridor



 Brownfield Property
 Adjoining City Lots

Brownfield Property:

1605 North 31st Street, 23,320 SF vacant lot formerly used as a laundry. The lot was acquired in July 2007 through tax foreclosure after the City razed the building and removed an underground tank in 2005.

The site is zoned RT4 and is suitable for assemblage with adjacent City lots to create new single family or multi-family lots for development to complement efforts in the 30th Street Industrial Corridor and the Washington Park Area Plan.

Adjoining City Vacant Lots:

- 1625-27 North 31st, 3,600 SF, acquired 2004
- 1629-31 North 31st, 3,600 SF, acquired 1987
- 1633-35 North 31st, 2,310 SF, acquired 1987
- 1635A North 31st, 2,580 SF, acquired in 1966
- 1637-39 North 31st, 2,310 SF, acquired in 1987

Environmental Concerns:

Petroleum volatile organic compounds and polynuclear aromatic compounds in the soil and groundwater.

EPA Grant:

\$200,000

Likely Remediation Strategy:

Excavation of higher level contaminated soil and natural attenuation of residual soils with groundwater monitoring to confirm natural attenuation. Site redevelopment may involve engineered barriers for groundwater infiltration and vapor barriers.

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.