

CITY BROWNFIELD BLIGHT DESIGNATION SUMMARY

DATE

August 21, 2014

RESPONSIBLE STAFF

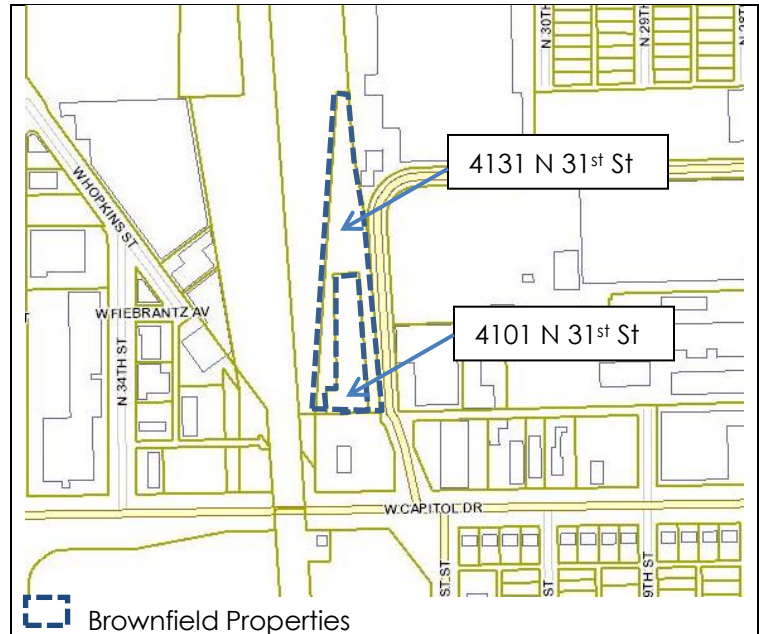
Karen Dettmer, Senior Environmental Project Engineer (286-5642) & Elaine Miller, Real Estate Manager (286-5732)

PROPOSED ACTIVITIES

Declare two City-owned properties in the 30th Street Industrial Corridor 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

4101 & 4131 N 31st St



132,358 SF (2.91 Acre) vacant lot, irregular with extensive front along the rail corridor.

ENVIRONMENTAL CONCERNS

Phase II testing conducted prior to foreclosure found low levels of volatile organic compounds (VOC's), metals (primarily arsenic and lead) and PAHs in soil and groundwater.

ANTICIPATED EPA GRANT

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

LIKELY REMEDIATION STRATEGY

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.
- The properties have irregular and obsolete platting in relation to the surrounding neighborhood.

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.