

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE (RACM)

The Redevelopment Authority is part of City government but is an independent corporation created by State Statute in 1958 and derives its powers solely from state law.

REDEVELOPMENT AUTHORITY MISSION

- **Eliminate blighting and slum conditions** that inhibit neighborhood reinvestment;
- Foster and promote **business expansion and job creation**; and
- Facilitate **new business and housing** development.

REDEVELOPMENT AUTHORITY OPERATIONS

Manage property and investigate
and remediate environmental
issues

ENVIRONMENTAL ISSUES = BROWNFIELDS

Abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use. Brownfields can be anything from a former 130-acre manufacturing plant to a small, abandoned corner gas station.

BROWNFIELD REDEVELOPMENT PROCESS

- Site Identification / Site Inventory
- Review Historical Uses of Site
 - Historic Check
 - Historic Land Use Investigation
 - Phase I Environmental Site Assessment
- Phase II Site Investigation
 - Soil and Groundwater Sampling
- Remedial Action Planning
- Site Cleanup
- Redevelopment

CITY OF MILWAUKEE'S VIEW OF BROWNFIELDS

- City Owned
- Privately Owned - Mothballed
- Privately Owned - Tax Delinquent

CITY OWNED - CITY PERSPECTIVE

- Positives
 - Control
 - Cleanup Cheaper at Construction
- Negatives
 - Hesitant to Test, Responsible Party (RP) Status
 - Wait for the Deal

CITY OWNED



5th and North

CITY OWNED



6th and North

CITY OWNED



7th and North

FORMERLY CITY OWNED



America's Black Holocaust Museum

FORMERLY CITY OWNED



King Drive Commons

MOTHBALLED - CITY PERSPECTIVE

- Positive: Tend to be more marketable
- Negative: No control
- Approaches
 - Try to Facilitate Transaction
 - Use Cost Recovery as Threat
 - Condemnation
 - Redevelopment Plan for Area
 - Communication with Developers - BIDs

TAX DELINQUENT - CITY PERSPECTIVE

- “Do Not Acquire (DNA)” list
 - 150+ properties with millions of dollars in back taxes
- Positives
 - Can test if given access, Grants possible
- Negatives
 - Often boarded up buildings or vacant lots
 - No redevelopment until testing done
 - Cannot clean-up

TAX DELINQUENT



Former CYD Building

TAX DELINQUENT



2532 North MLK Drive – Former Auto Repair

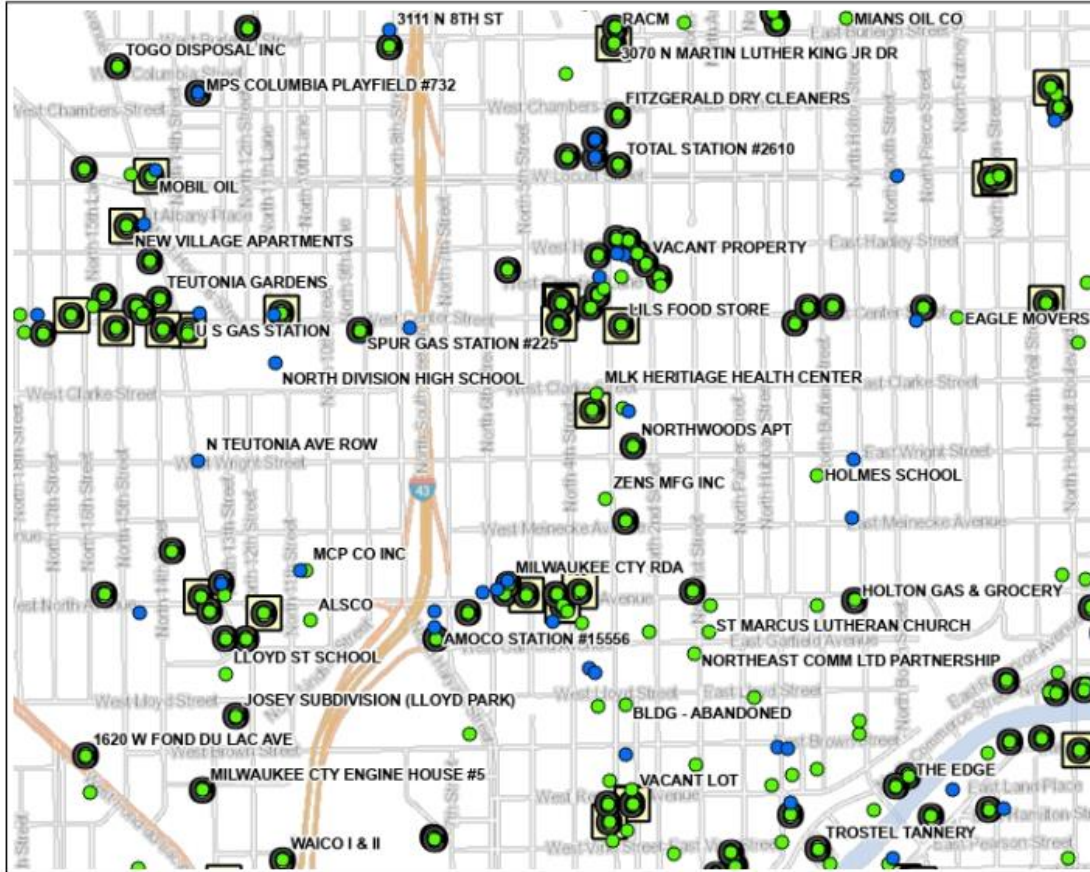
WDNR ROLE – BRRTS DATABASE

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) is WDNR's comprehensive online database that provides information on contaminated properties and other cleanup and redevelopment activities in Wisconsin.

BRRTS MAP



BRRTS SITES



Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Impacted Another Property(ies) or Right-
- Facility-wide Site

0.5 0 0.25 0.5 Miles

NAD_1983_HARN_Wisconsin_TM

1:15,840



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Note: Not all sites are mapped.

Notes

BROWNFIELD RESOURCES

- State Statute 75.106
- Financial Incentives
 - City of Milwaukee Brownfield Site Assessment Matching Grant
 - Brownfield Cleanup Revolving Loan Fund
 - Wisconsin Economic Development Corporation (WEDC) Grants
 - USEPA Brownfield Grants
- Contact us!

CONTACT US

- Redevelopment Authority of the City of Milwaukee
- 414-286-8682 (Dave Misky)
- 414-286-5693 (Mat Reimer)
- brownfields@milwaukee.gov
- [https://city.milwaukee.gov/DCD/
CityRealEstate/BrownfieldRedevelopment](https://city.milwaukee.gov/DCD/CityRealEstate/BrownfieldRedevelopment)