

CITY BROWNFIELD BLIGHT DESIGNATION & ACQUISITION SUMMARY

DATE

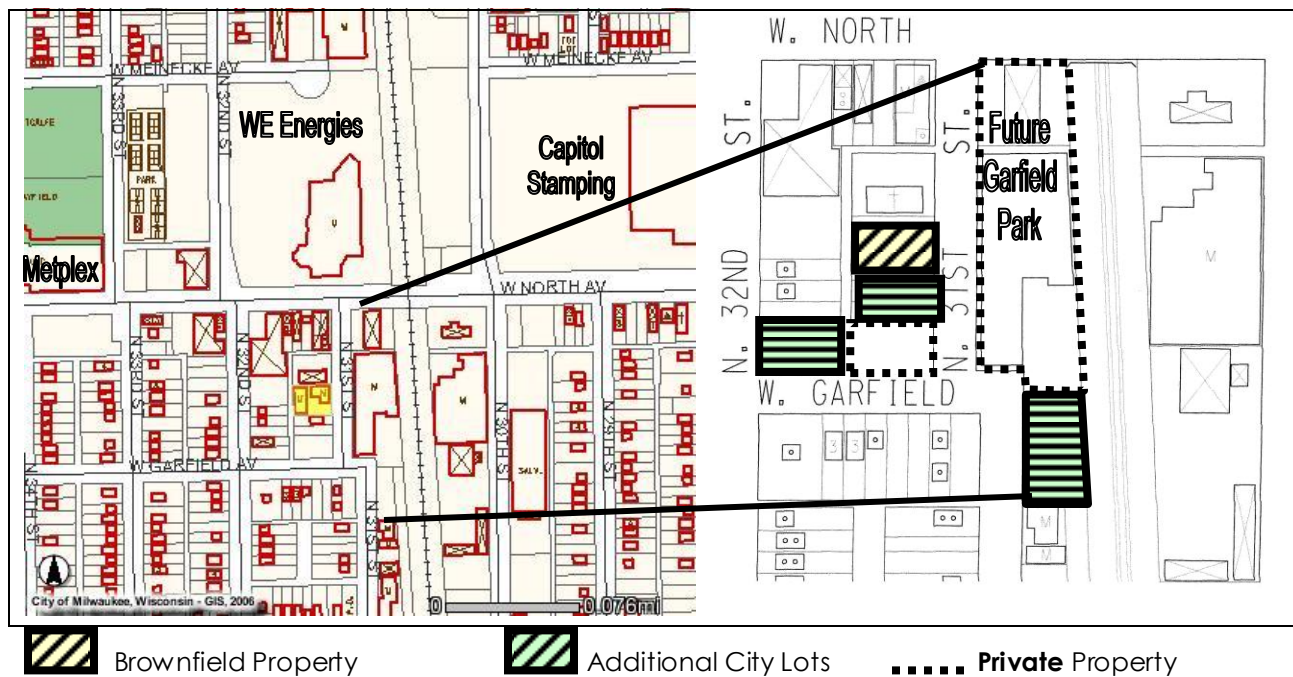
November 16, 2006

RESPONSIBLE STAFF

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

PROPOSED ACTIVITIES

Declare six City-owned properties blighted for acquisition as part of the brownfield and redevelopment efforts in the vicinity of North 31st and West Garfield Avenue. One of the properties is a suspected brownfield that the City of Milwaukee acquired through tax foreclosure when Brownfield Clean Up Grants from the U.S. Environmental Protection Agency ("EPA") were identified as a possible funding source for remediation. A condition of the grant application is that the Redevelopment Authority, rather than the City of Milwaukee, be the property owner. This action also declares five nearby City-owned vacant lots blighted for acquisition since the lots either adjoin the brownfield or are likely to be assembled for the Garfield Park redevelopment at 3041 West North Avenue.



Brownfield Property:

2227 North 31st Street is a 10,350 SF vacant lot acquired in July 2005. The property previously was used for light manufacturing, including a tool and die company. The building was demolished in 2004 prior to the In-Rem Foreclosure. The City removed an underground tank in 2006.

Environmental Concerns:

Phase II testing, conducted by the City using an EPA assessment grant, revealed hazardous levels of chlorinated solvents and lead as well as petroleum impacts and polynuclear aromatic hydrocarbons (PAHs).

EPA Grant:

\$200,000 is the expected application amount.

Remediation Strategy:

Currently being evaluated, but may involve removal of all impacted materials and/or use of a compound to convert the hazardous soils to a non-hazardous levels for encapsulation or removal.

Additional City Lots: 2211 and 2213-15 North 31st Street, 6,900 SF
 2154 North 31st Street, approximately 8,439 SF; a portion of the City-
 owned lot to the rear may be included in the future project.
 2200-2206 North 32nd Street, two adjoining lots with 7,809 SF

BLIGHT FINDING

The properties can be considered blighted for the following reasons:

- The environmental condition and vacant status substantially impairs or arrests the sound growth and development of the community.
- One lot has irregular and obsolete platting in relation to the surrounding neighborhood
- The site improvements have substantially deteriorated

FUTURE ACTIONS

Upon approval by the Authority and the Common Council, the properties will be conveyed to the Authority. Commissioner of DCD or designee is authorized to execute the appropriate quit claim deed. The Authority will apply to EPA for a grant to remediate 2227 North 31st Street. The Authority also will work with the adjacent property owner to refine the Garfield Park redevelopment proposal for presentation to the Authority and the Common Council at a future date.