

CITY BROWNFIELD BLIGHT DESIGNATION SUMMARY

DATE

December 19, 2013

RESPONSIBLE STAFF

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

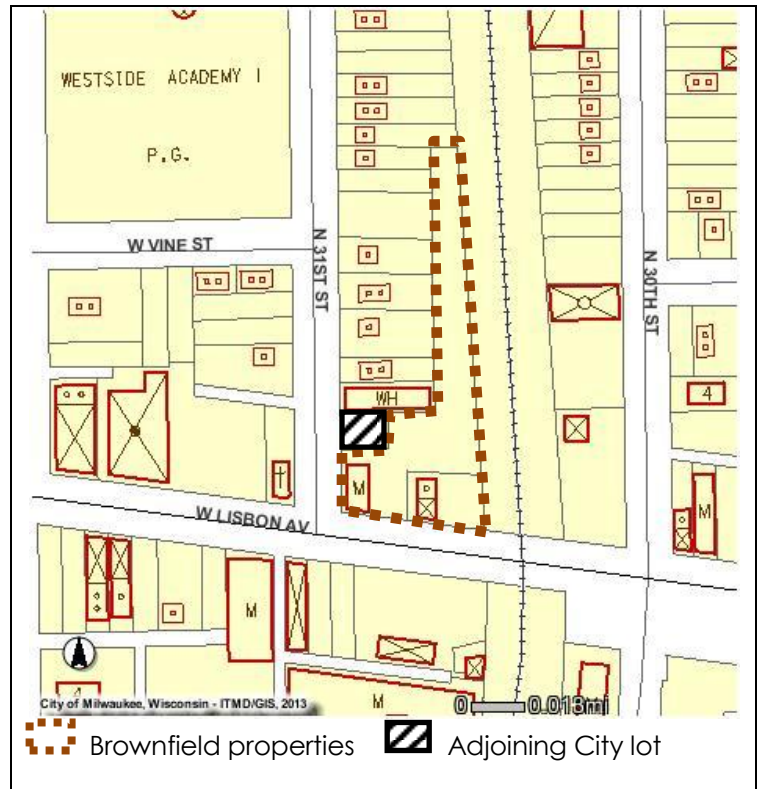
PROPOSED ACTIVITIES

Declare three City-owned properties in the 30th Street Industrial Corridor blighted for acquisition.

Two 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.

The Redevelopment Authority ("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.

A City tax-deed lot adjoins the brownfields and is suitable for acquisition for assemblage to facilitate future redevelopment under common ownership.



BROWNFIELD PROPERTIES

3044 West Lisbon



5,634 SF industrial building; last used for auto repair. 29,885 SF lot, highly irregular with extensive front along the rail corridor. Poor condition; numerous code violations; building placarded as unfit for occupation and habitation.

3034 West Lisbon



2,900 SF mixed-use building, wood frame construction. 6,600 SF lot. Poor condition with evidence of deferred maintenance.

ENVIRONMENTAL CONCERNS

Phase II testing conducted prior to foreclosure found low levels, at shallow depth, of chlorinated solvents, miscellaneous volatile organic compounds (VOC's), metals (primarily arsenic and lead) and PAH's.

ANTICIPATED EPA GRANT

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

LIKELY REMEDIATION STRATEGY

Hot spot removal and possible building demolition. Redevelopment will likely require on-site soil management and capping residual contaminants by buildings or parking lots. If grant funds are unavailable for demolition, the structures will be removed using regular City demolition funding sources.

ADJOINING LOT

1812 North 31st Street, a 2,700 SF vacant lot. When acquired by tax foreclosure in 2010, the property was improved with a single-family house. The structure was demolished in 2011 due to its very poor condition.

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.
- The buildings and site improvements have substantially deteriorated.

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.