

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)

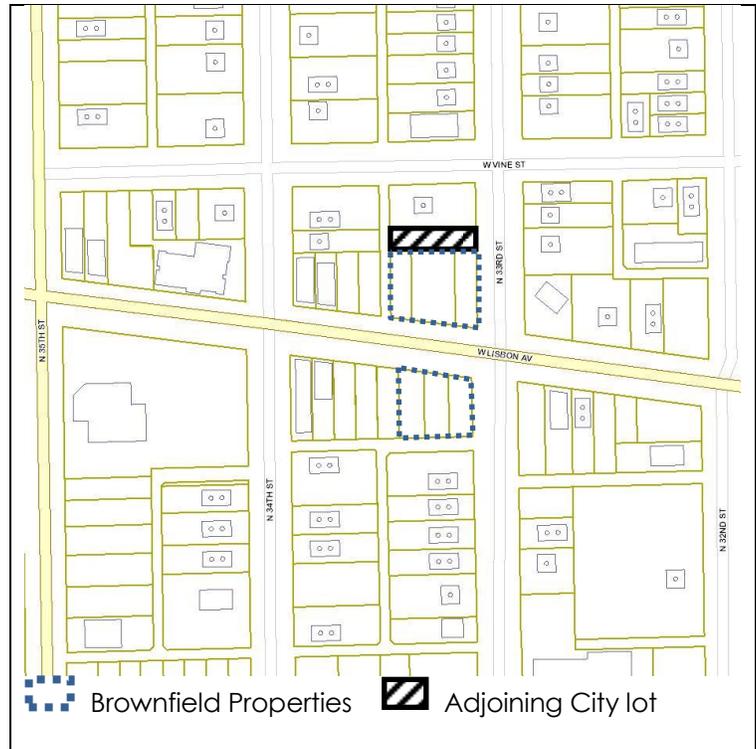
PROPOSED ACTIVITIES

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

Six of the properties are brownfields that the City acquired through tax foreclosure. Phase I and/or Phase II investigations have since been conducted and potential remediation grants identified.

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.

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



Brownfield Properties

3300-3316 West Lisbon Avenue



12,041 total SF vacant lot; consisting of three separate parcels 3300-3302 W Lisbon Ave (3,235 SF), 3304-3312 W Lisbon Ave (6,054 SF), and 3316 W Lisbon Ave (2,752 SF)

3301-3311 West Lisbon Avenue



8,967 total SF vacant lot; consisting of three separate parcels 3301-3303 W Lisbon Ave (2,685 SF), 3305-3307 W Lisbon Ave (3,005 SF), and 3309 - 3311 W Lisbon Ave (3,277 SF)

ENVIRONMENTAL CONCERNS

Phase II testing conducted based on historical uses of auto repair found concentrations of PAHs in the near surface soil.

ANTICIPATED EPA GRANT

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

LIKELY REMEDIATION STRATEGY

Remediation will likely consist of on-site soil management and capping residual contaminants with clean soil.

ADJOINING LOT

1815 North 33rd Street, a 3,660 SF vacant lot. The vacant parcel was acquired by tax foreclosure in 1994.

BLIGHT FINDING

The properties can be considered blighted pursuant to Wisconsin Statutes due to the environmental condition and vacant status, which substantially impairs or arrests the sound growth and development of the community.

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.