



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

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**Matthew J. Frank, Secretary**

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May 1, 2009

Deborah Orr  
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**Subject: Wisconsin Department of Natural Resources' Submittal Application for American Recovery and Reinvestment Act Supplemental Brownfields Revolving Loan Funding**

Dear Ms. Orr:

This package contains the Wisconsin Department of Natural Resources (WDNR) submission for \$8,000,000 in hazardous substance Recovery Act supplemental funding for WDNR's current brownfields Revolving Loan Fund (RLF) Program, known as the Ready for Reuse Loan & Grant Program. This application is being made on behalf of the Wisconsin Brownfields Coalition (WBC), which includes the WDNR and the state's regional planning commissions.

On behalf of the WBC, the WDNR received a \$4 million brownfields RLF grant in 2004 for this statewide initiative, and \$1.5 million in additional funds in 2007. Since 2004, the WDNR, as the grant administrator for the WBC, has developed the administrative infrastructure and expertise needed to successfully administer this brownfields RLF. The WDNR has strived to provide Wisconsin applicants with clear application information and standardized documents to assist in simplifying this federal program.

The WDNR has made excellent progress in effectively awarding grants and loans to communities that have shovel-ready projects that have resulted in the creation and retention of jobs. To date, WDNR has awarded 3 hazardous substance loans, 10 hazardous substance subgrants and 1 petroleum subgrant. Of the original \$4.5 million of hazardous substance funds awarded to the WBC, the WDNR only has \$53,000 remaining to loan to communities. The WDNR has no funds remaining for hazardous substance subgrants.

In addition, the WDNR has met with many other potential applicants concerning possible RLF projects. The WDNR's database indicates that there are 2,085 *non-petroleum* sites in the state where the site investigation has been approved, but the clean up is not yet complete. The state also has a list of 150 properties where manufacturing plants have closed their doors, from 2006 to the present. Further, please find attached to this application a list of 140 shovel-ready brownfields projects forwarded to the WDNR by communities and developers, requesting an estimated \$73 million in cleanup funds.

The WDNR is seeking to continue the "Ready for Reuse" initiative, as a reflection of the critical need for cleanup dollars to move Wisconsin's brownfields properties to the redevelopment stage. I have enclosed the Recovery Act supplemental RLF funding request from the WDNR. Please contact Darsi Foss at [darsi.foss@wisconsin.gov](mailto:darsi.foss@wisconsin.gov) or 608-267-6713 with any questions.

Sincerely,



Matthew J. Frank  
Secretary

**Attachments**

cc:

Joe Dufficy – EPA Region V  
Mike Gifford – EPA Region V  
Debi Morey – EPA HQ

**American Recovery and Reinvestment Act  
Supplemental Brownfields Revolving Loan Fund Request  
\$8,000,000 Hazardous Substance Funds  
Wisconsin Department of Natural Resources  
May 2009**

The Wisconsin Department of Natural Resources (WDNR) is requesting \$8,000,000 in American Recovery and Reinvestment Act (ARRA) supplemental hazardous substance Revolving Loan Fund (RLF) monies. This funding will be administered as part of our current Wisconsin Brownfields Coalition's Revolving Loan Fund, known as the Wisconsin Ready for Reuse Loan and Grant Program. The following table shows the anticipated budget:

**Budget Table: Project Tasks for \$8,000,000 in Hazardous Substance Loans & Subgrants**

<b>BUDGET CATEGORY</b>	<b>OPERATE RLF</b>	<b>MARKET RLF</b>	<b>CLEAN UP LOAN AMOUNT</b>	<b>TOTAL</b>
<b>Loans &amp; Subgrants - contractual</b>			\$8,000,000	\$8,000,000
<b>TOTAL</b>			\$8,000,000	\$8,000,000

**1. Demonstrated ability to make loans and subgrants with ARRA funds quickly (i.e., shovel-ready projects) for clean ups that can be started and completed expeditiously.**

When President Barack Obama signed the ARRA of 2009 (ARRA) in mid-February, the WDNR immediately began preparing for the possibility of applying for and receiving supplemental ARRA RLF funding. WDNR has a current RLF cooperative agreement with EPA. WDNR uses these federal funds to operate the Wisconsin Ready for Reuse Loan and Grant Program. Through this program, WDNR loans and subgrants brownfields clean-up funds to Wisconsin communities for brownfields clean ups. The Ready for Reuse Loan and Grant Program has been extremely successful, and if a pending hazardous substance loan is encumbered in April or May, 2009, the WDNR will be left with only about \$52,000 in hazardous substance funds, from the original amount of \$4.5 million.

On February 26, 2009, WDNR's Remediation and Redevelopment Program asked Wisconsin local governments, non-profits, tribes, environmental consultants and environmental attorneys to submit detailed information about shovel-ready clean-up projects in Wisconsin. Specifically, WDNR asked for a list of brownfield projects with concrete economic benefits where site investigations are completed and remedial action plans have been developed (in other words, projects where clean up is ready to start).

WDNR received information about over 200 brownfield clean up sites across the state in less than two weeks, which demonstrates the high need for clean-up funding in Wisconsin. WDNR staff who manages the current RLF program worked with WDNR project managers to pare this list down to 140 projects that meet job creation and readiness criteria, and could potentially meet the requirements of the ARRA funding. In total, these projects demonstrate a need for an estimated \$73 million in clean-up funds.

WDNR continues to work with the communities that identified projects needing clean up funding. In particular, WDNR staff identified 14 projects that WDNR believe are "representative" of the

Wisconsin pipeline of possible shovel-ready projects that could use ARRA brownfields funding. These highlighted projects are listed in the chart below, along with the amount of funding needed and the site clean up/readiness status. This information is current as of April 23, 2009. These 14 projects will also be discussed further in the answers to questions 2, 6 and 10.

**Chart 1: Funding and Site Status**

Location	Site Name	Funds Needed	Site Status
(1) Baraboo	Baraboo Riverfront Redevelopment	\$1 million	The Site Assessment Report was completed in March 2009 and submitted to the WDNR on March 12, 2009. The Remedial Action Options Report (RAOR) will be completed by the end of April and is scheduled to be submitted to the client for review by May 4, 2009 and the WDNR by May 11, 2009
(2) Barron	Primera Foods	\$500,000	The site investigation is complete and the LUST on the property is cleaned up. The remedial action plan can be completed quickly on the non-petroleum portion of the clean up.
(3) Cedarburg	Cedarburg Library	\$2.7 million	Remedial design work plan has been conditionally approved by EPA on April 3, 2009 and remedial design has started. The building footprint design is completed. As soon as they are notified funds are available we would apply. By August they would be ready to start the clean up.
(4) Dane	Dane Manufacturing	\$200,000	Completing Phase 1 and 2 over the next two months, then will be ready to begin clean up during fall 2009.
(5) La Crosse	Patros/Steel Supply Redevelopment	\$200,000	The site investigation and remedial action plan are both complete and have been approved by WDNR.
(6) Menomonee Falls	Western Industries	\$5 million	Phase I and Phase II investigations are complete. A remedial action plan has been submitted to WDNR, but needs to be updated based on a revised development plan.
(7) Milwaukee	Cambridge Commons	\$500,000	A phase I and sampling for phase 2 have been completed and a Remedial Action Plan has been approved by the WDNR.
(8) Milwaukee	30 <sup>th</sup> Street Corridor Urban Farm	\$600,000	The City is currently completing the site investigation and is developing a remedial action plan. Clean-up work will be ready to begin this summer.
(9) Milwaukee	Former Esser Paint	\$500,000	A Phase II is currently being supplemented with information from ongoing tank pulls and building demolition. A remedial action plan will be developed when the site investigation is finished, and clean-up work can begin this summer.
(10) Milwaukee	Bishop's Creek Community Development	\$1 million	Site investigation activities for the project have been completed. All phases of this project (including the assessment, additional investigative

			activities and the remedial action implementation) have received approval from the WDNR project manager. Active remediation for the southern portion of the site is generally nearing completion, with additional groundwater sampling to follow. The remedial action plan has been approved by WDNR.
(11) Neenah	Downtown Gateway Project	\$2 million	Phase I and Phase II site assessments completed. Supplemental Phase III work has been performed. Minor additional Phase IV work required. Remedial action plans for various areas are also complete.
(12) Oshkosh	Marion/Pearl Redevelopment	\$1 million	The site assessment is complete - some additional soil sampling will be conducted to document areas of the site where hazardous waste was previously stored. The remedial action plan complete and generally consists of managing material excavated during construction as a solid waste. Much of the solid waste fill material is expected to remain on site and capped by redevelopment features.
(13) West Allis	67 <sup>th</sup> Place Industrial Park	\$1.3 million	Phase I and II site assessments are complete, as are two Site Investigation reports. Two geotechnical surveys were prepared in 2005 and 2009. A remedial action plan was submitted to WDNR in March, 2009. The site is in the Voluntary Party Liability Exemption process.
(14) West Milwaukee	Centennial Place	\$1.2 million	Site assessment is complete and the remedial action plan is approved. The project is in remediation, and the site is in the Voluntary Party Liability Exemption process.

**2. Demonstrated ability to use supplemental RLF funds in a manner that maximizes job creation and economic benefit.**

The WDNR has a demonstrated ability to effectively use EPA brownfields RLF funds. To date, of the original \$4.5 million in hazardous substance funds received from EPA, the WDNR has approximately \$52,000 available. Consistent with past practice, WDNR is committed to using the ARRA funds in a way that maximizes job creation and economic benefit. Economic benefits and job creation were estimated for the 140 shovel-ready projects that were submitted to WDNR. (See Attachment B) These projects represent over 9,780 construction and permanent jobs that would be created or retained, according to the communities and developers that submitted these projects. In addition to job retention and creation, the economic benefits include increasing investment in neighborhoods, creating affordable housing, and to attracting employers to communities greatly in need of jobs. These projects occur in every geographic region of Wisconsin, and in both large cities and small towns.

In particular, the same 14 projects highlighted in the answer to question 1 above are again highlighted below. This second chart identifies the number of construction and permanent jobs that are estimated to be created and retained at the project sites, along with other economic benefits. This information is current as of April 23, 2009. These 14 projects will also be discussed further in the answers to questions 6 and 10.

**Chart 2: Jobs and Economic Benefits**

Location	Site Name	Jobs Created & Retained	Economic Benefits
(1) Baraboo	Baraboo Riverfront Redevelopment	125	\$20 million increase in property values, \$25 million total project cost. Increase investment and economic development.
(2) Barron	Primera Foods	25	\$1 million increase in property values, \$1.2 million total project cost. Construction of assisted living complex provides affordable housing and long-term jobs to Barron.
(3) Cedarburg	Cedarburg Library	17	\$6 million increase in property values, \$9.2 million total project cost. Increase in neighboring property values.
(4) Dane	Dane Manufacturing	30	\$3 million increase in property values, \$3 million total project cost.
(5) La Crosse	Patros/Steel Supply Redevelopment	250	Increase in property values estimated at \$2,000,000 for Patros portion and \$40,000,000 for the full 60 acre redevelopment project. \$35 million total project cost. The clean up of this site will assist the Redevelopment Authority in being able to launch the redevelopment of the adjacent 25 acre Exxon-Mobil property.
(6) Menomonee Falls	Western Industries	900	Current value is \$11 million - the potential value is \$100 million, total project cost is \$30 million
(7) Milwaukee	Cambridge Commons	175	\$52 million total project cost. This project addresses significant shortage of student housing for the University of Wisconsin- Milwaukee.
(8) Milwaukee	30 <sup>th</sup> Street Corridor Urban Farm	12	This project is part of the 30th Street Industrial Corridor initiative. \$750,000 total project cost
(9) Milwaukee	Former Esser Paint	20	\$1 million increase in property values, over \$2.5 million total project cost. This project is part of the 30th Street Industrial Corridor initiative.
(10) Milwaukee	Bishop's Creek Community Development	116	\$30.5 million increase in property values, over \$30 million total project cost.
(11) Neenah	Downtown Gateway Project	1,574	Over \$22.5 million in increased property value, over \$50 million in total project costs, this project will provide the critical mass of economic activity to attract new permanent downtown residents, which will lead to a further increase in downtown economic activity in services, entertainment and recreation.
(12) Oshkosh	Marion/Pearl Redevelopment	176	Over \$2 million in increased property value,
(13) West Allis	67 <sup>th</sup> Place Industrial Park	180	Over \$9 million in increased property value, \$2 million total project cost.

(14) West Milwaukee	Centennial Place	600	Over \$50 million in increased property value, \$50 million total project cost. Another \$50 million in spinoff projects.
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**3. Demonstrated ability to track and measure progress in creating jobs associated with the loans and subgrants.**

The ARRA requires extensive reporting from recipients of Federal funding. These requirements are outlined in Section 1512 of the ARRA. In order to comply with Section 1512 of the ARRA, the WDNR has created a monthly reporting form for all projects funded partially or completely by ARRA funds (Attachment C). This form will be used to collect project-specific information from subgrant or loan recipients and any consultants, contractors, or subcontractors they hire for their ARRA funded project. (This form will incorporate all EPA and OMB data collection requirements as they become available.) Information collected by WDNR on a monthly basis from the grant or loan recipient will include:

- General information, such as project name, location, etc.
- Project activity information, such as projected start date for clean up, projected redevelopment start date and actual dates of completion.
- Economic data relating to the clean up of the brownfields:
  - Hours per employee and wages, by category of worker
  - Funds leveraged from other sources
- Economic data relating to the end use of the property:
  - Number of jobs retained or created.
  - Increase in tax base of property.
  - Total project investment.
- Sustainable practices associated with the clean up and redevelopment.

The WDNR will ensure that the monthly reports on financial and clean up progress are submitted to the agency, and the data provided to EPA. The reimbursement of funds to the grant and loan recipients will be conditioned on the submittal of these monthly submittals to ensure compliance with reporting requirements.

**4. Demonstrated ability to track and measure progress of clean ups resulting from a loan or subgrant.**

The WDNR has one of the nation’s most comprehensive web-based databases of contaminated properties, called the Contaminated Lands Environmental Action Network (CLEAN). CLEAN serves as the public record of all known hazardous substance spills sites that have been reported to the state. The CLEAN data base also includes a web-based mapping system, which visually displays over 22,000 sites in Wisconsin. The web site for CLEAN is: <http://dnr.wi.gov/org/aw/rr/clean.htm>.

Approximately 22,000 “sites” are located on CLEAN. This system is maintained and updated on a daily basis by the WDNR. Information contained on each property includes: (1) name of responsible or voluntary party conducting the response actions; (2) address, including latitude/longitude for some sites; (3) type of contamination; (4) listing of major clean-up milestones (e.g., site investigation started, completed); (5) whether there is a land use control to ensure an the protectiveness of the remedial action is maintained; (6) the number of acres; and (7) name of WDNR staff person for the site.

Each site which receives a subgrant or loan is actively project managed by a WDNR hydrogeologist or engineer, and the borrower or grantee is required to provide monthly updates on financial and environmental progress on the brownfield site. The payment of subgrant and loan reimbursement requests will be conditioned on the awardees providing a monthly report to the WDNR. This information, in turn, will be made available to the EPA and entered into the WDNR tracking system. These sites will also geo-located and identified on CLEAN.

**5. The RLF grantee must have made at least one loan or subgrant AND have effectively utilized existing available loan funds**

The WDNR received a \$4 million RLF in 2004 and an additional \$1.5 million in supplemental funds in 2007. Of that \$5.5 million, \$1 million was for petroleum clean ups and the remaining \$4.5 million was for hazardous substance clean ups. With these funds, WDNR created the Wisconsin Ready for Reuse Loan and Grant Program. Every local government in Wisconsin is eligible for loans from this program. Every local government, tribe, tribal entity and non-profit association is eligible for subgrants from this program, if it is the owner of the property.

The Ready for Reuse program has been, and continues to be, very successful. Unfortunately, that means WDNR is presently in the position of having few funds available for hazardous substance clean-up projects. Out of the approximately \$4.5 million that was available for hazardous substance loans and subgrants, only \$52,000 remains available for loans. The WDNR has issued three loans and ten subgrants, for a total of \$3,807,623. Of the \$352,748 remaining for hazardous substance loan awards, there is an approved application for \$300,000. At present, WDNR is unable to accept any further applications for hazardous substance subgrants, with only \$52,000 in loan funds available.

Please see Attachment A for a current list of applications and expected award dates in the Ready for Reuse Program. Attachment B contains the list of 140 shovel-ready brownfields projects where \$73 million in estimated clean up and demolition related funds have been identified as a crucial project need.

**6. Demonstrated need for supplemental funding, including the numbers of sites and communities that may benefit from the supplemental funding.**

The WDNR is seeking \$8 million in hazardous substance supplemental brownfields funds. The WDNR's database indicates that there are 2,085 hazardous substance (i.e., *non-petroleum*) sites in the state where the site investigation has been approved, but the clean up is not yet complete. Further, due to the economic downturn and our state's plant closing law, the WDNR also has a list of 150 properties where manufacturing plants have closed their doors, from 2006 to the present. In March of this year, the WDNR solicited projects from communities, tribes, non profits and developers that fit the project profile of brownfields that created or retained jobs, and were ready for clean up. As the 10<sup>th</sup> leading manufacturing state in the nation, Wisconsin has a large number of brownfields given its population and current state resources.

As previously mentioned, the WDNR received over 200 brownfields projects that were deemed to need funds for clean up. This list was pared down to 140 projects, representing an estimated \$73 million in clean up funds (see Chart 3). From that list 14 projects were selected as "representative" of the communities and projects in Wisconsin that have been significantly impacted by the decline in the manufacturing sector. These projects represent urban and rural areas of the state. The commonality amongst the projects is that funding represents hope to these communities that they can emerge from this economic recession in a stronger, more competitive position.

Presently, Wisconsin is facing an almost \$6 billion budget deficit (Wisconsin State Journal, 11/12/08). According to data provided by the Center on Budget and Policy Priorities (10/24/08), only four states have worse fiscal climates: California, Florida, New Jersey and New York. For the month of August, 2008 (one month prior to the subprime fallout of September, 2008), all Wisconsin tax collections were down 4.8% or \$60 million for the month (Wisconsin State Journal, 10/15/08). The State estimates two consecutive yearly losses in tax revenues (2.5% this fiscal year and 1.5% next fiscal year). The almost \$6 billion deficit represents a shortfall of 15% of overall state spending (Wisconsin State Journal, 11/12/08). In February 2009, Wisconsin reported the fourth highest number of initial unemployment claims in the nation due to mass layoffs, mostly in the manufacturing sector (US Bureau of Labor Statistics).

In response to this situation, there have been a number of budgetary actions taken by the state to address an almost \$6 billion deficit. Those actions impacting the state's brownfields initiatives and the state's ability to fund environmental clean ups include:

- \$2 million dollar reduction of Wisconsin Department of Commerce's brownfields grant program this biennium. These funds pay for assessments, investigation, demolition, clean up and acquisition.
- \$2 million dollar reduction in the WDNR's fund to pay for assessments, investigations and clean ups where there is no willing or financially viable responsible party. This represents a 30% decrease in funds for this biennium.
- Over an 85% reduction in funding for the WDNR's brownfields green space clean-up grant program.

The state continues to struggle economically, as is summarized by this financial data: (1) In 2006, the state ranked 4<sup>th</sup> nationally in mass layoff off and plant closings (2006 Corporation for Enterprise Development Report); (2) Wisconsin's economic growth has fallen off the national pace, as the national income per capita exceeds Wisconsin by \$2,500 and the gap is growing. (The State of Working Wisconsin 2008 report – Center on Wisconsin Strategy); (3) Since June 2007, Wisconsin has lost 24,000 jobs.

From June, 2007, to June, 2008, Wisconsin lost 13,000 manufacturing jobs. Manufacturing still employs 17% of Wisconsin's workforce, with only Indiana having a higher rate. (Ibid); (3) Wisconsin's unemployment rate has edged up to 5%. In 2007, Wisconsin's unemployment rate (4.9%) exceeded the national average for the first time since the 1980's. (Ibid); (4) Wisconsin's median family income has fallen at an annual rate of -1.5% per year, while the national family income has fallen at half that rate (Ibid); (5) The poverty gap between whites and blacks in Milwaukee was the highest disparity posted by any of the nation's top 100 metropolitan areas in 2006; (6) The unemployment rate of whites in Wisconsin is 4.5%; for African Americans it is 11.4%. The underemployment rate (those who have quit looking for jobs) is 16.6% for African Americans; and (7) In Wisconsin, 23% of all working families and 43% of all minority working families have too little money to meet basic needs. (Ibid)

The WDNR is seeking ARRA hazardous substance funds to continue to address brownfields in both rural and urban communities in Wisconsin. Inner-city, urban communities in Wisconsin continue to struggle with the impacts of the most-recent economic downturn, including the persistence and creation of brownfields, crime, poverty and lack of job opportunities. The state's urban areas - such as Kenosha, Racine, Milwaukee and the Green Bay-Appleton area – are in need of funds due to the closing of many manufacturing businesses. Since 1979, Milwaukee, Kenosha and Racine counties – which account for 55% of the state's industrial employment - have lost more than 88,000 manufacturing jobs. Further, these three counties account for 25% of the "open" sites in WDNR's

database that need assessment and clean up. The City of Milwaukee is an especially important target community. According to an August 28, 2007 Milwaukee Journal Sentinel article, Milwaukee has the 8<sup>th</sup>-highest poverty rate among large U.S. cities, with more than 143,000 people (26.2%) living below the federal poverty line.

The Corporation for Enterprise Development (CED) publishes an annual report card for the states. The report notes that in 2007, Wisconsin trailed most of the other states in new companies created (ranked 46<sup>th</sup>). The hundreds of brownfields sites that are being created due to plant closings will take years to address. As summarized in Wisconsin’s Investment Act State Plan (2005-07), “Wisconsin is in the process of recovering from one of the worst economic recessions since the mid-1980s, having lost 80,000 manufacturing jobs since 2000.” This was written a year before the September, 2008, financial crisis associated with subprime lending and Wall Street, and is supported by the warning in the 2008 COWS report, which states, “We are likely slipping into a new recession before family income recovered from the old one (i.e., recession).”

Some of the significant 2008 plant closings in rural and urban areas of Wisconsin include:

<b>Community</b>	<b>Type of Company</b>	<b>Population (2007 est.)</b>	<b>Number of Workers Affected</b>
Albany	Manufacturer	1,058	110
Appleton	Tableware	70,017	300
Boscobel	Transformers	3,119	188
Broadhead	Manufacturing	3,080	184
Janesville	Auto Industry	65,000	2,000
Lake Mills	Equipment	5,429	159
Mazomanie	Commercial Printer	1,651	125
Mosinee	Door Manufacturing	4,043	368
Niagara	Paper Mill	1,742	320
Oak Creek	Auto Industry	33,212	300
Port Edwards	Paper	1,944	500
Port Washington	Lawn Mowers	10,467	220

Thus, one of the target areas for these clean-up funds is rural parts of the state where manufacturing facilities have ceased operation. The number of known brownfields sites in rural Wisconsin is significant. Of the 5,200 known contaminated sites that have yet to be cleaned up, 1,509 sites (or 28%) are located in rural areas (WDNR’s Bureau for Remediation and Redevelopment Tracking System). It is especially challenging to encourage the clean up and redevelopment of the many brownfield sites in rural communities.

Unlike sites in major metropolitan areas of the state, the real estate market and economic climate of smaller cities and rural areas is much less robust. There are fewer businesses seeking industrial and office space for their operations, there is a smaller demand for condos and new housing, and there is inexpensive undeveloped land available for development within close proximity of the center of town. As a result, these sites are significantly less likely to be cleaned up by the private sector and need public financial investment in order for clean up to occur.

As noted in Chart 3, these 14 projects from the attached list of 140 are representative of the type of shovel-ready projects that Wisconsin could effectively apply the ARRA brownfields funding at. Of the 14 projects, approximately 4,200 jobs will be created or retained in Wisconsin. These projects, located

in urban and rural areas of the state, represent an opportunity to remove environmental contamination and achieve significant economic improvements in their communities. For example, in the cities of Baraboo and Neenah, these brownfields projects represent major downtown redevelopment plans.

The success of these brownfields projects is the key to the future, positive growth of these communities. In Baraboo, the estimated increase of the project is \$20 million along the city’s riverfront, adjacent to one of the state’s major tourist and historic attractions, the Circus World Museum. In Neenah, the downtown Gateway project represents the chance to revitalize a former paper mill property, a gas station and dry cleaners. This project will bring living wage jobs to downtown Neenah, and will result in an increase in property value of \$22 million. The projects in Milwaukee will provide investment in one of the most economically challenged part of the city, the 30<sup>th</sup> Street Industrial Corridor. As noted in Chart 3, and in Attachment A, there are shovel-ready brownfields projects in Wisconsin that would be able to expeditiously utilize the ARRA funding.

**Chart 3: Brownfields Projects -- Opportunities for Jobs and Economic Benefits**

<b>Location</b>	<b>Site Name</b>	<b>Jobs Created &amp; Retained</b>	<b>Economic Benefits</b>
Baraboo	Baraboo Riverfront Redevelopment	125	\$20 million increase in property values, \$25 million total project cost. Increase investment and economic development. This includes a former manufactured gas plant and industrial properties.
Barron	Primera Foods	25	\$1 million increase in property values, \$1.2 million total project cost. Construction of assisted living complex provides affordable housing and long-term jobs to Barron.
Cedarburg	Cedarburg Library	17	\$6 million increase in property values, \$9.2 million total project cost. Increase in neighboring property values. Former manufacturing facility.
Dane	Dane Manufacturing	30	\$3 million increase in property values, \$3 million total project cost.
La Crosse	Patros/Steel Supply Redevelopment	250	Increase in property values estimated at \$2,000,000 for Patros portion and \$40,000,000 for the full 60 acre redevelopment project. \$35 million total project cost. The clean up of this site will assist the Redevelopment Authority in being able to launch the redevelopment of the adjacent 25 acre Exxon-Mobil property. Former manufacturing facility.
Menomonee Falls	Western Industries	900	Current value is \$11 million - the potential value is \$100 million, total project cost is \$30 million
Milwaukee	Cambridge Commons	175	\$52 million total project cost. This project addresses significant shortage of student housing for the University of Wisconsin- Milwaukee.
Milwaukee	30 <sup>th</sup> Street Corridor Urban Farm	12	This project is part of the 30th Street Industrial Corridor initiative. \$750,000 total project cost. Heart of former manufacturing center in Milwaukee.
Milwaukee	Former Esser	20	\$1 million increase in property values, over \$2.5

	Paint		million total project cost. This project is part of the 30th Street Industrial Corridor initiative. This is a closed leaded glass and paint plant.
Milwaukee	Bishop's Creek Community Development	116	\$30.5 million increase in property values, over \$30 million total project cost. This is a closed tannery.
Neenah	Downtown Gateway Project	1,574	Over \$22.5 million in increased property value, over \$50 million in total project costs, this project will provide the critical mass of economic activity to attract new permanent downtown residents, which will lead to a further increase in downtown economic activity in services, entertainment and recreation. This is a closed paper mill.
Oshkosh	Marion/Pearl Redevelopment	176	Over \$2 million in increased property value. Former manufacturing facility.
West Allis	67 <sup>th</sup> Place Industrial Park	180	Over \$9 million in increased property value, \$2 million total project cost.
West Milwaukee	Centennial Place	600	Over \$50 million in increased property value, \$50 million total project cost. Another \$50 million in spinoff projects.

**7. Demonstrated ability to administer and “revolve” the RLF grant, and administer subgrant(s) and/or loan(s).**

The WDNR has extensive experience in the management of federal grants, loans and cooperative agreements. In particular, WDNR manages dozens of federal grants totaling tens of millions of dollars annually, and has managed this level of grants for over 30 years. The WDNR's Remediation and Redevelopment (RR) program manages 15 federal grants, with an annual budget of over \$4 million for more than 16 years. The RR program has received: (1) Superfund Core Brownfields grants from October 1994 through June 2005; (2) CERCLA Section 128(a) State Response Program grant (over \$5M) from September 2003 through the present; (3) EPA Revolving loan grant awarded in 2004, and supplemented in 2007, for a total of \$5.5 million; (4) EPA Brownfields Assessment Grants totaling \$800,000, in 2005 and 2007; and (5) EPA LUST, RCRA Hazardous Waste, and other Superfund grants for over a decade.

The WDNR has a record of wisely using federal funds that EPA has awarded within the terms of the grant schedule. WDNR receives s. 128(s) funds on an annual basis to support staff efforts to implement the WDNR's brownfields initiative. Since 2003, all funds awarded to the WDNR have been utilized in accordance with the work plan and schedule, with no funds carried over into the next fiscal year. In 2004, the WDNR received an EPA Brownfields Revolving Loan Fund grant, and later a supplemental grant, for a total of \$5.5 million. To date, there is only \$740,000 in petroleum funds and \$350,000 in hazardous substance funds remaining. The cooperative agreement period ends September 2012. In 2005 and 2007, WDNR received two EPA Brownfield Assessment Grants, for a total of \$800,000. WDNR has spent over \$400,000 of these assessment funds, and has successfully requested and received one-year extensions on its two assessment cooperative agreements.

WDNR has consistently completed the following activities for each of these grants: (1) quarterly, semi-annual and annual progress reports required per grant conditions; (2) semiannual progress reports required by WDNR's Environmental Performance Partnership Agreement (EnPPA) with EPA Region 5; (3) brownfields reporting measures required through grant conditions or the EnPPA; and (4) annual Financial Status Reports (FSRs) required per grant conditions, often submitting these on a more frequent quarterly basis. For both the brownfield revolving loan fund grant and the assessment grants, WDNR has completed the required property profiles and entered them into ACRES.

**Staff Expertise:** This EPA grant will be managed by the WDNR's Remediation and Redevelopment (RR) Program to ensure it complies with prudent fiscal practices. Loan and grant agreements will be awarded and tracked by staff that has over 15 years of experience managing loan and grant programs. Darsi Foss, Chief of the Brownfields and Outreach Section in the Bureau for Remediation and Redevelopment at the WDNR, will be the Program Coordinator for this grant. Ms. Foss has worked for EPA and WDNR since 1985. She has fourteen years of experience directly administering EPA program cooperative agreements, and 10 years experience administering brownfields funds to local governments. Jessica Milz, a WDNR brownfields specialist, is the fund manager for the RLF. Ms. Milz spends 50% of her efforts dedicated to the day-to-day management of the current RLF. She has 9 years experience with natural resources and community development programs, including on the local government level. Melissa Enoch was hired in March of this year to assist the RLF fund manager, due to the volume of grant, loans and inquiries regarding the RLF program. Ms. Enoch has 3 years experience managing federal educational grants. Shelley Fox, the RR Program's brownfields grant manager, has 11 years of fiscal experience, and dedicates her efforts to tracking funds and ensuring that the program adheres to state and EPA's financial regulations. Judy Ohm, a WDNR attorney, is legal counsel and has over twenty years of legal experience with the state. She is also legal counsel for the state's Safe Drinking Water fund. The WDNR's 40, highly experienced hydrogeologists will be involved with the technical oversight of each clean up project. The majority of the technical staff has 10 years or more of experience managing environmental projects. The WDNR will use the fiscal and grant management systems it has in place for its 2 state brownfields grant programs and its brownfields revolving loan program to administer the grant selection, award, reimbursement and reporting of these federal funds.

**Audit Findings:** OMB Circular A-133 Audit findings have been very positive. The Wisconsin Legislative Audit Bureau (LAB) conducts the OMB Circular A-133 single audit of WDNR at the end of each state fiscal year. LAB's most recent completed audit (2008) of WDNR for state fiscal years 2006 and 2007 did not contain any adverse findings. The WDNR has never been required to comply with any special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102.

#### **8. Demonstrated ability to use the RLF grant to address funding gaps for clean up.**

Wisconsin has a number of loan and grant programs, which the WDNR will help loan and subgrant recipients package together with the RLF funds. Wisconsin has a number of brownfields financial incentives that can be used to leverage funds to complete the required work at properties that receive RLF funds. On an annual basis, the state has \$10 million in brownfields-related grants and loans available for local governments and the private sector. One of the most popular sources of state brownfields funds is WDNR's Brownfield Site Assessment grant (SAG) program, which has \$1.7 million annually. SAG can fund demolition, removal of above ground containers and underground storage tanks. The Departments of Administration and Transportation also have funds available for assessment and clean up for eligible projects, respectively associated with the Great

Lakes and transportation. The Department of Commerce's \$7 million a year in brownfields grants can pay for site investigations and clean ups.

In addition, the state has \$5 million in state Clean Water funds dedicated to state brownfield loans to local governments. Further, the WDNR has some clean-up funds remaining in its original \$5.5 million dollar EPA brownfield revolving loan fund; \$740,000 in petroleum funds, and \$350,000 hazardous substance funds. The state's petroleum clean-up fund provides limited dollars to assist in the clean-up of leaking underground storage tanks (\$25 million annually), and the state has a dry cleaner response fund (\$1 million) to assist with the costs of cleaning up these historic sites. About \$2 million is available annually for clean-up at agricultural contamination sites (former agricultural cooperatives), which can be brownfields.

Wisconsin has specific statutory authority in place, s. 292.72, Wis. Stats., which governs the administration of this program. Further, Wisconsin has very prescriptive municipal borrowing laws that govern the three types of debt that a Wisconsin municipality can incur. The WDNR requires that one of these three types of "municipal obligations" be in place at the time of the loan agreement is effectuated. The WDNR was able to change the state municipal borrowing law, ch. 67, Wis. Stats., to clarify that brownfields RLF loans with repayment terms of 15 years or less would not count against a municipality's debt ceiling. Further, the changes clarified the type of municipal obligations (e.g., promissory note) that were acceptable for securing those loans. The WDNR believes that this is an incentive for local governments to have shorter loan terms, thus enhancing the "revolving" nature of the funds. The WDNR has established a safe, effective loan program that relies on the protections that are afforded by lending to local governments in accordance with state law.

Finally, Wisconsin has a number of other incentives that leverage funds, including: (1) remediation tax credits; (2) property tax forgiveness provisions; (3) and the federal tax deduction. These are incentives that help on the "back-end" of a project, and can oftentimes be more crucial to a project's success than a front-end grant. Also, Wisconsin has streamlined its tax incremental financing laws to assist with urban renewal, including the creation of a TIF solely for brownfields. Local governments have created 16 of these environmental TIFs, and the tax increment is used to reimburse the local government for eligible brownfields costs. For the third time in four years, the Wisconsin Community Development Legacy Fund (WCDLF), a nonprofit organization formed by the Wisconsin Housing and Economic Development Authority, Legacy Bancorp and Impact 7, has received \$100 million federal New Markets Tax Credit allocation.

The WDNR's RLF program (the Ready for Reuse Program) has partnered successfully with other state grant programs in order to leverage assessment funds and additional clean-up funds:

- Four Ready for Reuse projects have received grants totaling \$1,623,000 from the Department of Commerce Brownfields Grants Program.
- Six Ready for Reuse Projects have received \$368,927 in grants from the WDNR Site Assessment Grant Program.
- One project received a WDNR Green Space & Public Facilities grant for \$50,000.
- Tax incremental financing has been used on several of the grant and loan projects.

The federal ARRA funds would create significant state, local and private investment in Wisconsin's fragile economy. The WBC expects that the property tax base to increase for at least all of the properties cleaned up. (e.g., 50% of state-funded assessment grant awards were to tax delinquent sites.) Job creation in the state's neediest communities would be the goal of the majority of the funds. Results from the Wisconsin Department of Commerce's brownfields grant program is an

example of the economic benefits the WBC hopes to achieve. Since 1997, Commerce has received 310 applications for \$159M in requests. Commerce has awarded 164 grants, for a total of \$64M. The matching investment was \$523M, with a projected increase in property values of \$1.7B. For every Commerce \$1, there was \$12 in additional investment (Wisconsin Dept. of Commerce).

It is important to note that there is a demonstrated need for additional brownfields clean-up dollars for brownfields projects in this state. While the WDNR's Brownfields Site Assessment Grant has been able to award \$13.3 million for almost 400 assessment projects and put more projects into the clean-up pipeline, there is not enough money to complete the next stage of those projects. The state's Department of Commerce can only fund \$1 out of every \$3 requested for brownfields projects, mostly for remediation work. The shortage of clean-up dollars is creating a funding gap and the state is missing the opportunity to restore these properties. According to the Northeast Midwest Institute's draft "*The Environmental and Economic Impacts of Brownfields Redevelopment*" (E. Paul, July 2008), approximately \$1/public investment leads to \$8/total investment. It also estimates that \$5,700 in public funds leverages one job. Thus, this \$8 million could leverage an additional \$64 million in investment, and create approximately 1,000 jobs.

Wisconsin has one of the only state programs in the nation with money specifically dedicated to clean-up of brownfields for green space or public use, such as parks, recreational areas or libraries; \$1 million in clean-up funds are awarded every two years by WDNR. Clean-up projects submitted to WDNR include remediation of properties that will be used for: neighborhood parks, farmers markets in a mixed income urban neighborhood and soccer fields. The WDNR uses deed restrictions and conservation easements to ensure that land remains in the public domain, and has experience in marketing and administering public funds for these green space projects. WDNR would work to leverage these state green space funds with RLF loans or subgrants, when appropriate.

## **9. Community benefit from past and potential loan(s) and/or subgrant(s).**

### **Community Benefit:**

To date, a wide variety of projects have received funding through the Ready for Reuse Loan and Grant Program, including two former dry cleaners, two former metal plating facilities, a former wood treating facility, a former brewery, a consumer co-op and a former gas station. Each clean-up project that has been funded has conformed to a community redevelopment or comprehensive plan. A former dry cleaner was cleaned up and turned into a pharmacy in a low-income neighborhood in Fond du Lac. Green space and a water quality protection area have been created at a former auto repair shop in Waunakee. Expanding local businesses will move into a former wood treating facility in Prairie du Chien. In February, 2009, the Wisconsin Economic Development Association awarded its Economic Development Award to the City of Prairie du Chien, in part for the City's use of Ready for Reuse funding it received at three different properties.

With respect to future funds, Wisconsin communities have a demonstrated need for funds to clean up approximately 2,085 properties (i.e., "open non-petroleum sites") with known contamination, and an estimated 2,800 yet-to-be-discovered brownfields. The state is notified of 500 new sites needing clean up annually. Well over 50% of all open sites are predominately contaminated with non-petroleum substances. In essence, some of the most challenging sites remain in Wisconsin's inventory: foundries, dry cleaners, manufactured gas plants, electroplaters, and wood-treating sites. In addition, there are 4,000 known waste disposal sites in Wisconsin where little is known about their environmental or public health impact. These properties pose a potential threat to the public, as well as the air, land and waters of the state.

### **Long-term Planning and Recovery:**

Another group of properties to plan for are the 150 properties where manufacturing plants have closed their doors, from 2006 to the present. It is likely that a number of these properties have known contamination that will require public financing, as many of the original owners are no longer financially viable. In March of this year, the WDNR solicited projects from communities, tribes, non profits and developers that fit the project profile of brownfields that created or retained jobs, and were ready for clean up. As previously mentioned, the WDNR received over 200 brownfields projects that were deemed to need funds for clean up. This list was pared down to 140 projects, representing an estimated \$73 million in clean up funds.

As the 10<sup>th</sup> leading state in the nation in manufacturing, Wisconsin has a strong history of heavy and light manufacturing facilities. However, in the early 2000's, Wisconsin was one of the top states in plant closings and loss of manufacturing jobs. With the closing of these facilities comes the public challenge of addressing the environmental legacy left behind. Both urban and rural communities in Wisconsin face a unique challenge. Rural communities have the challenge of finding public resources for environmental costs that far outweigh the assessed value of these properties. Urban communities in Wisconsin face the prospect of a large percentage of inner-city properties being designated as brownfields.

### **Impact to Environmental and Economic Health:**

Many brownfields properties are disproportionately located in low-income neighborhoods, which have the highest minority populations, on average. The commonality they share is that state and local governments will be the catalyst for assessing, cleaning up and redeveloping these properties.

Brownfields in Wisconsin contribute to the following environmental and public health concerns:

- In Wisconsin, 75% of residents rely on groundwater as their primary source of drinking water. WDNR's database indicates that there are 250 sites that have impacted private water supply wells that still require clean up.
- In Wisconsin, 49 waters carry polychlorinated biphenyls (PCB) advisories for fish. Wisconsin is home to one of the largest PCB clean ups in the nation - the Fox River proposed NPL site. An estimated 70% of PCBs entering Lake Michigan are from this source of contamination (an estimated 700,000 pounds of PCBs).
- There is a state-wide mercury advisory, because that contaminant is found in almost all waters throughout the state. Cleaning up the land-based sources of this contamination will reduce the exposures to public health and reduce the migration of those chemicals into our waters, air and soil.
- Wisconsin ranks third in the nation for total water surface per square mile of land. The use of these clean-up funds along waterways, including the Great Lakes, would reduce or halt contaminant loading, which impacts our native fish population.
- Five of the 42 EPA-designated Areas of Contamination on the Great Lakes are located in Wisconsin, including Green Bay, Sheboygan, and Milwaukee.
- Many indigenous (Wisconsin tribes) and immigrant peoples (e.g., Hmong community), as well as recreational anglers, consume fish from these impacted or threatened waterways. Some of the greatest Hmong population areas (Milwaukee, Green Bay and Sheboygan) are home to a high percentage of brownfields, Superfund sites, and EPA AOC Great Lakes contamination areas.

Scientific data that conclusively links the environmental problems associated with brownfields to the health and welfare of sensitive populations, such as the elderly, minorities, children, and women of child-bearing age is somewhat limited in Wisconsin, as well as on the national level. Brownfields

practitioners assume that when brownfields are cleaned up and returned to productive use, the “quality of life” indicators of a neighborhood population - reduction in crime, exposure to contaminants, exposure to dangerous structures, general health (both physical and mental), economic improvements - improve. Some of the data that supports this conclusion include:

“Public Health Implications of Hazardous Substances in the Twenty-Six U.S. Great Lakes Areas of Concern.” a 400-plus-page study was produced by a division of the Centers for Disease Control (CDC) and Prevention at the request of the International Joint Commission. The study was originally scheduled for release in July, 2007, by the CDC's Agency for Toxic Substances and Disease Registry (ATSDR). While the CDC has only released this study in draft, it does tentatively conclude “that more than nine million people who live in the more than two dozen ‘areas of concern’- including such major metropolitan areas as Chicago, Cleveland, Detroit, and Milwaukee- may face elevated health risks from being exposed to dioxin, PCBs, pesticides, lead, mercury, or six other hazardous pollutants.” (As previously noted, 73% of all African Americans in Wisconsin reside in the City of Milwaukee and 27% of Asians reside in Milwaukee County.) Researchers found elevated rates of infant mortality, low birth weights, premature births, and elevated death rates from breast cancer, colon cancer, and lung cancer (Kaplan, Center for Public Integrity, February 2008). Wisconsin has five EPA-designated areas of concern associated with the Great Lakes, including Green Bay, Milwaukee and Sheboygan, which are home to a majority of the state’s Hmong and African American populations.

“The Health of Racial and Ethnic Populations in Wisconsin: 1996–2000.” a report produced by the Wisconsin Minority Health Program, found that African American populations in Wisconsin (73% of which reside in Milwaukee) had higher rates of diseases and deaths than the state’s white population. The most telling observation was the health gap between African Americans and whites for leading causes of mortality and morbidity. The data shows that, during 1996-2000, minority communities were disproportionately impacted by adverse health outcomes as follows: (1) Cancer, heart disease, and stroke were the three leading causes of death in the total African American population in Wisconsin; (2) For every age group up to age 65, Wisconsin African Americans had mortality rates that were 2 times or higher than the white mortality rate; (3) The average annual rate of African American infant deaths in Wisconsin was nearly 3 times the rate of white infant deaths; (4) African American males had the highest rate of mortality from cancer of any race, ethnic, or gender group in Wisconsin. Cancer mortality rates among African Americans in Wisconsin were higher than national rates; (5) African Americans in Wisconsin had an asthma hospitalization rate over 6 times higher than whites; (6) About 25% of Wisconsin African American children tested for lead had blood lead poisoning, compared to 4% of white children tested; and (7) Asian women experienced the highest incidence of cervical cancer in Wisconsin – 3 times the rate of cervical cancer occurrences in white women.

In evaluating the possible concentration of brownfields properties in relation to sensitive populations, some communities in the state had a higher rate of “open” sites (i.e., sites that need to be cleaned up) per resident than other parts of the state. For example, there are 2,638 “open” sites located in the City of Milwaukee in the WDNR database. That would translate into 1 brownfield property for every 228 people (i.e., 1:228) in the City. Other communities with high ratios include Racine (1: 183), Sheboygan (1: 193), Green Bay (1: 218) and Janesville (1:331). This is in contrast to rural, northern Wisconsin where some of the communities have a significantly lower concentration of brownfields per capita (1:600).

### **Economic Investment**

The federal ARRA funds would create significant state, local and private investment in Wisconsin’s fragile economy. These 140 projects represent the creation or retention of over

9,000 jobs, with the 14 highlighted projects representing 4,200 jobs. In addition, the WDNR has met with many other potential applicants concerning possible RLF projects. The WDNR's database indicates that there are 2,085 *non-petroleum* sites in the state where the site investigation has been approved, but the clean up is not yet complete. The state also has a list of 150 properties where manufacturing plants have closed their doors, from 2006 to the present. Further, please find attached to this application a list of 140 shovel-ready brownfields projects forwarded to the WDNR by communities and developers, requesting an estimated \$73 million in clean-up funds.

As represented in Chart 3, the WDNR expects that the property tax base to increase for all of the properties cleaned up (e.g., 50% of state-funded assessment grant awards were to tax delinquent sites). Results from the Wisconsin Department of Commerce's brownfields grant program is an example of the economic benefits the WBC hopes to achieve. Since 1997, Commerce has received 310 applications for \$159M in requests. Commerce has awarded 164 grants, for a total of \$64M. The matching investment was \$523M, with a projected increase in property values of \$1.7B. For every Commerce \$1, there was \$12 in additional investment (Wisconsin Dept. of Commerce).

It is important to note that there is a demonstrated need for additional brownfields clean-up dollars for brownfields projects in this state. While the WDNR's Brownfields Site Assessment Grant has been able to award \$13.3 million for almost 400 assessment projects and put more projects into the clean-up pipeline, there is not enough money to complete the next stage of those projects. The state's Department of Commerce can only fund \$1 out of every \$3 requested for brownfields projects, mostly for remediation work. The shortage of clean-up dollars is creating a funding gap and the state is missing the opportunity to restore these properties. According to the Northeast Midwest Institute's draft "*The Environmental and Economic Impacts of Brownfields Redevelopment*" (E. Paul, July 2008), approximately \$1/public investment leads to \$8/total investment. It also estimates that \$5,700 in public funds leverages one job. Thus, this \$8 million could leverage an additional \$64 million in investment. The job creation and retention estimates are 9,780 total jobs, based on submittals from communities and developers.

#### **10. Demonstrated ability to use the RLF grant to provide funding to promote projects incorporating sustainable reuse and renewable energy.**

WDNR's Remediation & Redevelopment Program is committed to promoting projects which incorporate sustainable reuse and renewable energy. The Program has already begun implementing the Wisconsin Initiative for Sustainable Clean up (WISC), one of the first state-level green clean-up initiatives in the country. WISC is working towards making state-funded clean-up projects as sustainable as possible by hiring consultants to examine state-funded clean-up projects and recommend ways that the WDNR can address renewable energy and other sustainable management aspects with these projects. If awarded ARRA supplemental RLF funds, the WDNR will continue to take the sustainability of projects into consider, and will give higher consideration to applications which are "green."

Further, the WDNR is committed to working with the state's Office of Energy Independence to identify brownfields sites as non-traditional energy producing sites. Vacant brownfields sites will be evaluated based on their wind and biomass potential for partnering with energy ARRA projects. Wisconsin will further the work done by the EPA in identifying brownfield locations as possible energy ARRA locations.

In particular, the same 14 projects highlighted in the answers to question 1, 2 and 6 above are again highlighted below. This fourth chart identifies the project sustainable and renewable aspects at the project sites. This information is current as of April 23, 2009.

**Chart 4: Sustainable Reuse and Renewable Energy**

Location	Site Name	Sustainable Project Information
(1) Baraboo	Baraboo Riverfront Redevelopment	LEED certification for all new buildings; stormwater best management practices that include rain gardens and retention/detention areas that prohibit direct discharge into the Baraboo River or onto adjoining property; shared parking between uses to minimize paving; east-west building orientations that maximize solar access for daylighting and use of solar panels; enhancements of the river shoreline to minimize erosion, restore natural ecosystems, and provide public waterfront access with a continuous Riverwalk on both sides of the river.
(2) Barron	Primera Foods	The construction of community gardens, and a sustainable green way and park area provide a needed area for local residents to raise crops and relax. The building demolition debris will be crushed and put back on site for fill or recycled.
(3) Cedarburg	Cedarburg Library	Cedarburg is having electric and natural gas audits conducted for the project, and will work with architects to design an energy-efficient building.
(4) Dane	Dane Manufacturing	Project results in the expansion of a manufacturing plant produces wind energy turbine parts.
(5) La Crosse	Patros/Steel Supply Redevelopment	Restoration of wetlands, creation of walking and biking trails. The Patros site is part of an urban infill project that we intend to use LEED ND to develop an urban neighborhood in the larger 65 acres of the Mobil Oil, Western Wisconsin Redy Mix and Patros properties. Will recycle any materials on the site from the scrap yard as well as during building demolition.
(6) Menomonee Falls	Western Industries	The Western Industries site is about 1/4 of the overall Richfield Way Redevelopment area; the entire redevelopment area is intended for sustainable reuse. The existing zoning for the area has a goal to link "new development with established adjacent residential neighborhoods," and it has a vision "for a collection of land uses positioned to provide a sustaining mix of uses." The zoning also requires exterior facade materials that are "durable, sustainable and of high quality;" many of the existing buildings in the community are built using stone that was quarried locally, and our Architectural Control Board encourages the use of these native materials to help the local economy and reduce delivery costs. The location of the project is near an existing freeway flyer park-and-ride lot, so it can capitalize on the opportunity to maximize energy

		<p>efficiency through mass transit. The Village is attracting developers that have extensive experience providing sustainable reuse, and assist their clients with renewable energy opportunities. The Village will require waste reuse and recycling when specifications are developed for the removal of the existing building(s) on the site. The general layout of the Redevelopment area encourages building designs that will make more efficient use of solar access to provide natural warming and lighting opportunities. For renewable energy considerations, the Village is currently drafting a Wind Energy ordinance to address the siting of these alternative energy sources.</p>
(7) Milwaukee	Cambridge Commons	<p>UWM Real Estate Foundation plans on installing a photo voltaic system on the roof which will account for approximately 17% of its electrical energy use. UWM also plans on installing an underground storage irrigation system that will collect rain water and reuse it for watering the landscaping.</p>
(8) Milwaukee	30 <sup>th</sup> Street Corridor Urban Farm	<p>Urban farm that includes aquaculture, hydroponics, hoop houses, vertical gardening and high-yield production. The City will manage much of the soil on-site, minimizing waste to be transported to a landfill. The farm itself will be sustainable in that it will be providing a fresh, nutritious, and culturally unique food source in a low-income community that is underserved by health food options. The use of alternative energy sources is being contemplated throughout the Corridor, and this site is no different. Potential options that may be considered include solar and wind technologies. The site will include stormwater best management practices.</p>
(9) Milwaukee	Former Esser Paint	<p>An urban garden component will likely be incorporated into this redevelopment project. The farm itself would be sustainable in that it will be providing a fresh, nutritious, and culturally unique food source in a low-income community that is underserved by health food options. Additionally, a successful project here could become a model in using urban brownfield sites for growing food. The use of alternative energy sources is being contemplated throughout the Corridor, and this site is no different. Potential options that may be considered include solar and wind technologies. The site will include stormwater best management practices.</p>
(10) Milwaukee	Bishop's Creek Community Development	<p>BCCDC has identified several buildings at the site which will undergo a process of beneficial re-use through the conversion of these former manufacturing buildings to productive commercial use in the form of office, retail and other commercial redevelopment. BCCDC has also engaged, and will continue to engage, in the beneficial re-use of those building materials which result from the required demolition of unsuitable or structurally unsound</p>

		buildings at the site. Efforts to beneficially re-use these materials include: the on-site crushing and recycling of concrete, bricks and other building materials, the re-use of timbers/lumber and other wood products both at the site and off-site, and the recycling of copious amounts of steel, copper, iron and other scrap metals. Passive solar design is also anticipated to be incorporated into the future improvements at the site, and the potential for solar hot water and PV systems will be studied and incorporated where feasible.
(11) Neenah	Downtown Gateway Project	The Neenah Downtown Gateway Redevelopment Project has been master planned as a sustainable neighborhood that can effectively address all elements of the triple bottom-line approach: social, economic, and environmental. The project is being designed as a live-work-play sustainable development in the heart of Neenah's historic downtown, with in-community livability, on-site amenities, access to public transportation, and preservation of open space throughout the site, including a 7.0-acre urban waterfront park that will be developed on the former site of a paper sludge landfill.
(12) Oshkosh	Marion/Pearl Redevelopment	This project is adjacent to the River Walk and development will help with public access to the riverfront. During construction, by limiting the amount of excavation through the use of alternative building foundations, engineered barriers and landscape berms, energy consumption will be reduced.
(13) West Allis	67 <sup>th</sup> Place Industrial Park	Proposing to use solar photovoltaic cells for energy generation, energy star efficient mechanicals and lighting, stormwater management and water treatment, onsite reuse of contaminated spoils generated during implementation of the remedy, recycling of concrete and asphalt and access to public transportation.
(14) West Milwaukee	Centennial Place	The developers are completing the conversion of an environmental and community liability into a productive asset worth over \$50 million. This real estate development will be one of West Milwaukee's major sources of employment and tax revenues for at least a generation.

**Attachment A  
Ready for Reuse Funding Summary  
4/21/09**

**A. TOTAL FUNDING**

Original RLF (HS & P)	\$3,750,500
2008 Supplemental HS Funds	\$1,500,000
<b>Total Ready for Reuse Funding</b>	<b>\$5,250,500</b>
HS Total Funds	\$4,312,875
Petro Total Funds	\$937,625

**B. HAZARDOUS SUBSTANCE FUNDING SUMMARY**

<b>HS Total Funds (\$2,812,875 + \$1,500,000)</b>	<b>\$4,312,875</b>
HS Loans (60%) (\$1,687,725 + \$900,000)	\$2,587,725
HS Grants (40%) (\$1,125,150 + \$600,000)	\$1,725,150

**HS Loans  
Awards**

RRL-001	City of Fond du Lac Georgetown Cleaners Loan Agreement Signed/Executed 1/19/07	\$352,477.05
RRL-004	City of Prairie du Chien Former Quality Wood Loan Agreement Signed/Executed 5/12/08	\$682,500
RRL-005	City of Fond du Lac Former Rueping Leather Loan Agreement to be executed in 4/09	\$1.2 million
	<b>Total Available</b>	<b>\$2,587,725</b>
	<b>Total Awarded</b>	<b>\$2,234,977.05</b>
	<b>Total Remaining</b>	<b>\$352,747.95</b>

**Applications**

RRL-006	City of Appleton Foremost Farms Residential Development	\$300,000
	<b>Total Requested</b>	<b>\$300,000</b>
	<b>Total Remaining Funds</b>	<b>\$352,747.95</b>
	<b>Funding Remaining if Apps Awarded</b>	<b>\$52,747.95</b>

**HS Grants Awards**

RRG-001	Village of Waunakee McWatty Park and Trail Extension Grant Agreement Signed/Executed 2/7/07	\$200,000
RRG-002	Village of Waunakee North Madison Street Commons Redevelopment Grant Agreement Signed/Executed 2/7/07	\$200,000
RRG-011	City of Kaukauna Former Goldin Iron & Metal Grant Agreement Signed/Executed 6/21/07	\$30,000
RRG-005	RDA of Prairie du Chien Former Quality Wood – Future Wolf Machine Grant Agreement Signed/Executed 9/27/07	\$200,000
RRG-006	RDA of Prairie du Chien Former Quality Wood – Future UFP Expansion Grant Agreement Signed/Executed 10/1/07	\$200,000
RRG-013	RACM Legacy Development Grant Agreement Signed/Executed 1/7/08	\$200,000
RRG-009	Merrill RDA Former Modern Dry Cleaner Grant agreement approved 1/23/08	\$142,646
RRG-015	RDA of Sheboygan Kingsbury Brewery Grant Agreement Signed/Executed 2/28/08	\$200,000
RRG-008	City of Mauston Former Vacuum Platers Property Manufacturing Site Grant Agreement Signed/Executed 3/31/08	\$200,000
RRG-018	City of Elkhorn Elkhorn Consumer Co-Op Grant Agreement Signed/Executed 4/6/09 Requested \$200,000	\$152,504
	<b>Total Available</b>	<b>\$1,725,150</b>
	<b>Total Awarded</b>	<b>\$1,572,646</b>
	<b>Total Remaining</b>	<b>\$0</b>
	<b>Funding Gap</b>	<b>\$47,496</b>

Attachment B: Wisconsin Shovel-Ready Brownfield Sites in Need of Stimulus Cleanup Funds

Project Name	Location	Applicant	Project Description	Cleanup Start Date	Cleanup End Date	Grant or Loan	Amount of Cleanup Funds Needed	Development Start and End Dates	Construction Jobs	Permanent Jobs Created	Permanent Jobs Retained	Increase in Property Value	Total Project Costs	Other Economic Impacts
Sefarian Site	Amberg	Marinette County	Prepare the site to be developed for permanent or seasonal Housing	May-2009	Jun-2009	Grant	\$ 90,000	Undetermined	15	2		\$0 to \$20,000	\$20,000 for this project but \$110,000 has been invested to date.	Increase in value of neighboring properties
Former Musolf Plumbing	Antigo	City	Commercial	Jun-2009	Oct-2009	Grant	\$ 100,000	2/2010 to 9/2010	5	25		\$1,200,000	\$1,100,000	Construction of 6,000 to 10,000 square feet of office space. Catalyst for TIF #4, in compliance with City redevelopment plan.
Acquisition Site	Appleton	City	Housing and greenspace	Summer 2009	Spring 2010	Grant	\$ 200,000	Spring 2010 – Fall 2012	153	0		\$1,800,000	\$2.3 million	Elimination of a blighted industrial building in a low/moderate income neighborhood as defined by HUD. Creation of new housing in the central city that is walkable to downtown.
River Flats	Appleton	City	Water line lateral installation, soil cleanup	Apr-2009	Aug-2009	Loan	\$ 60,000	April 2009 – December 2009	12	1		150,000	200,000	Increase in value of neighboring properties, additional land area for development serviced
Sabee Products	Appleton	City	Manufacturing	Summer 2009	2011	Loan	\$ 850,000	Fall 2009 – Spring 2010	10	15		\$1 million	\$3.5 million	Rehabilitation of a blighted, vacant building. Green energy improvements.
Chicago Iron & Supply	Ashland	City	Remediate surface soils contaminated with RCRA metals and build new housing development	Sep-2009	Nov-2009	Grant	\$ 200,000	2010 to 2012	20	0		Current value is approx. \$140,000 and final development value is estimated at \$1,250,000.	Approx. \$1,625,000 including remediation and new construction	Short-term local benefits of building materials, food, fuel, lodging and employment during construction, long-term benefit of improving local neighborhood property values, improving local housing quality and availability, reducing Greenfield development by redeveloping a Brownfield in the City, possible shorter daily commutes because of redevelopment in city compared to development on outskirts of the city.
Clarkson Dock Contaminate Containment Project	Ashland	City	Site improvements including a cap to contain possible direct contact exposure risks from remnant coal dust. Completion of this project will allow the City of Ashland to move forward with its long-term redevelopment plans of reuse of this site as a public recreational site (with RV camping and other amenities), as recommended by Ashland's Waterfront Development Plan and Comprehensive Plan.	06/01/2009	Jun-2010	Grant	\$ 200,000	After this phase of the project, construction for development of the recreational areas is expected for 2010 construction season.	16	0		Preservation of value of public lands (\$175,000)	\$2 million	Definitely public health benefits by removing possible exposure risks. Increase in tourism, which supports local service-sector economy.
Former Tilleman Parcel Riverfront Brownfield Redevelopment	Ashwaubenon	Village	Commercial and/or residential redevelopment overlapping larger riverfront BF property	Summer 2009	2010	Grant	\$ 1,000,000	Summer 2009 - 2010	30	5		TBD-likely >\$500,000	TBD	This is the linchpin parcel for the adjacent 20 area riverfront brownfield redevelopment site in the Village. Redevelopment of the former Tilleman parcel will be coordinated with Phase 2 of the adjacent BF redevelopment site owned by Ashwaubenon Boardwalk LLC. Potential
HMH Properties of WI	Ashwaubenon	Village and HMH Properties of WI	Remediation of PCBs to allow construction of a continual care retirement facility	07/01/2009	Dec-2010	Loan	\$ 2,200,000	Start: 7/1/09 End: 12/31/10	100	150		\$32 M	\$40 M	A loan for the remediation will allow this currently stalled project to begin
Baraboo Riverfront Redevelopment	Baraboo	City	Commercial, Housing, Green Space	2009	2011	Loan	\$ 1,000,000	2009 - 2019	20	100		20,000,000	25,000,000	Environmental Cleanup, increased prop. Values, Increase tax revenue, increase investment and economic dev.
Primera Foods	Barron	City	Housing and Greenspace	Aug-2009	Oct-2009	Loan	\$ 500,000	2010	5	20		\$1,000,000	\$1,200,000	Construction of assisted living complex provides affordable housing and long term jobs to Barron. In addition, the construction of the community gardens, and a sustainable green way and park area provide a needed area for local residents to raise crops and relax.
Bayview Net Zero Energy Site	Bayview	City	Housing	Jun-2009	unknown	Grant	\$ 75,000	06/01/2009	50	0		\$10,000,000	\$6,000,000	Increase to neighborhood
Monarch Development	Beaver Dam	Dodge County	Commercial Development	Jul-2009	Jul-2009	Grant	\$ 282,900	08/2009 to 02/2010	40	20		\$1,000,000	\$1,400,000	Increase sales and use tax receipts; Increase value of existing nearby commercial properties; Accelerate development of undeveloped commercial parcels.
1020 Ritsher Street	Beloit	City	Remediation of abandoned city lot	Fall 2009	unknown	Grant	\$ 200,000	Spring 2010	3	0		Depends if eventual use is public (affordable housing) or private	\$200,000 (estimated) per Shaw Environmental	The lot is currently abandoned and undeveloped. The property is surrounded by residential and commercial uses. These properties would all benefit from the clean up of the site.
Behr Site	Beloit	City	Greenspace	unknown	unknown	Grant	\$ 125,000	July-Nov. 2009	4	4		Current value land: \$54,600 improvements: \$28,500 (improvements)	\$250,000	Increase in value of neighboring properties, creation of public greenspace and parkland
Burlington Downtown Development – Dodge Street	Burlington	City	Redevelopment	02/14/2009	08/01/2009	Grant	\$ 200,000	04/15/2010, 10/01/2010	75	110		From \$1.4 M to \$8.6M	3.5 M plus construction costs (est 4 M)	Blighted area, seven properties (5 vacant now)
Dodge St. Dev.	Burlington	City	Commercial	Jul-2009	unknown	Grant	\$ 1,500,000	Mar-2010	0	0		8,400,000	City: 3,000,000	
Redevelopment of Bruce Foundry	Cedar Grove	Village	Redevelopment of vacant Bruce Foundry	10/01/2008	10-Aug-2009	Grant	\$ 200,000	4/10/2009-12/31/2010	0	15		732,000 to 4.1 M	1.7M	Blighted and vacant with potential for vandalism
Library/Mercury Marine Plant II site	Cedarburg	City	Remediation of property and library building construction	Apr-2009	Dec-2009	Loan and grant	\$ 2,700,000	7/09-7/10	15	2		\$6 million	\$9.2 million	Increase value of neighboring properties
Larson Cleaners	Chilton	City	Public Parking Lot for downtown area	Jul-2009	Nov-2009	Grant	\$ 200,000	July to November, 2009 (120 days)	20	0			\$380,000	Provides much needed parking for the downtown area

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Doug's Garage	Clinton	Village	Housing	Jun-2009	Jul-2009	Grant	\$ 50,000		8	0		\$150,000	\$50,000	Increase in value of neighboring properties
Zanders Creamery	Cross Plains	Village	Remediation of Soil and GW at former Creamery site	May-2009	Dec-2009	Both	\$ 250,000	9-09 6-10	15	7		\$1 million	-800,000	Job creation, removal of blighted industrial facility, cleanup of sediment in Black Earth Creek
Dane Manufacturing	Dane	Village	Manufacturing	May-2009	Oct-2009	Loan	\$ 200,000	10/09 to 7/10	10	20		\$3 million	\$3 million	To produce wind energy turbine parts
Metropolitan Bldg	Dodgeville	SWCAP	Egress, Parking, Expansion-CCFC/ Dental Clinic	Mar-2009	unknown	unknown		Apr-2009	0	0				
City Hall	Edgerton	City	Public Facility	Jul-2009	Oct-2009	Grant	\$ 80,000	March 2010/December 2010	15	0		\$0	\$1,200,000	Increased vitality of downtown by new municipal facility
Lawton Street Redevelopment	Edgerton	City	Commercial and residential redevelopment	Jun-2009	Oct-2009	Loan	\$ 100,000	2010-2015	40	8		\$5,000,000-10,000,000	\$5,000,000-10,000,000	This 4 acre redevelopment and infill project reduces demand for greenfield development and greatly improves downtown vitality
Elkhorn Metalplating Facilities	Elkhorn	City	Remediation	20-Apr-2009	08/31/2009	Both	\$ 1,500,000	09/01/2009, 05/01/2010	30	20		\$500,000	\$1.5-3 Million	Increased value of neighboring properties and protection of farmland.
CHICAGO/NORTHWESTERN RAILROAD	Fort Atkinson	Jefferson County	Railroad	Jun-2009	Jul-2010	Grant	\$ 400,000	12-09 1-11	20	0		\$550,000	-\$1,mil	Increase value
Como Salvage	Geneva	Town	Remediation , redevelopment of former auto salvage site in wetland adjacent to Lake Como	09-May	10-Mar	Both	\$ 300,000	8-09 7-10	30	3		-700,000	-600,000	Redevelop contaminated site into green space w/ canoe kayak livery and tourism center
Econo Wash	Gillett	City	Commercial redevelopment	unknown	unknown	G/L	\$ 100,000	Summer/fall 2009	10	5		\$400,000+	\$500,000	Green building, mini strip mall (business incubator), increase foot traffic in area, lessen threat to muni well,
314 N. Chestnut	Green Bay	EDC	Future public parking lot	Jul-2009	Sep-2010	Grant	\$ 85,000	July 2009 thru October 2009	10	0		\$100,000 prior to development	\$200,000	Provide public parking for "On Broadway" development projects and employees
908-910 N. Broadway	Green Bay	EDC	Future Light Manufacturing Plant	Jul-2009	Sep-2010	Grant	\$ 150,000	09-01-09 thru 06-01-10	30	25		\$150,000 prior to development	\$1,250,000	Create both temporary jobs and permanent jobs
Arnie Wolff Soccer Complex	Green Bay	City	Cap and cover former landfill for use as 6 youth soccer fields	In progress	unknown	Grant	\$ 200,000	Summer 2009	0	0			\$765,000	Increase in value of neighboring properties
City Deck	Green Bay	City	Gently Terraced Green Space /Public Facility 4City blocks along East Bank of Fox River	Jun-2009	Sep-2009	Grant	\$ 200,000	Nov 2008 -Mar 2010	20	0			\$12,000,000	Attract Business & Tourism, Encourage Investment & Development
Former Daily Planet site	Green Bay	City	Asbestos abatement, building demolition	May-2009	Aug-2009	Grant	\$ 170,000	May 2009 - May 2010	120	20		5,500,000	5,000,000	Increase in value of neighboring properties, additional land area for development
Former Younkers Redevelopment	Green Bay	City and River Vision Partnerships, LLC	Redevelopment into a mixed use development.	05/01/2009	01-May-2011	Loan	\$ 1,300,000	Start: 5/1/09 End: 7/1/11	100	220		\$14 M	\$15 M	This is a critical development for the revitalization of the downtown Green Bay waterfront.
H & R Landfill	Green Bay	City	Construct, Operate & Maintain a Complex of 4 Little League /Softball Diamonds with Parking, Bleachers & Related Amenities	Jun-2009	Sep-2010	Grant	\$ 110,000	June 2006 - Sept 2010	10	0			\$1,500,000	Attract Family Weekday & Weekend Safe Environment to Improve and Increase Health and Over-all Well-Being.
REUL BROTHERS	Jefferson	Jefferson County	Commercial	Jun-2009	Jul-2010	Loan	\$ 200,000	12-09 1-11	10	0		\$250,000	-\$400,000	Increase value
St. Coletta of WI	Jefferson	Jefferson County	Housing/Green	Jun-2009	Jul-2010	Grant or Loan	\$ 400,000	12-09 1-11	200	100		\$75 mil	\$80 mil	Increase value/ development created
2916 - Crow	Kenosha	City	Commercial	Jul-2009	Oct-2009	Grant	\$ 200,000	Unknown use	3	0		\$25,000	\$50,000	Increase in value
4710 - Crow	Kenosha	City	Commercial	Jul-2009	Oct-2009	Grant	\$ 200,000	2010-2012	4	2		N/A; tax exempt	\$2,000,000	Increase in value
4722 - Crow	Kenosha	City	Commercial	Jul-2009	Oct-2009	Grant	\$ 200,000	2010-2012	2	1		N/A; tax exempt	\$1,500,000	Increase in value
C & L Cleaners	Kenosha	City	Commercial	Jul-2009	Oct-2009	Grant	\$ 200,000	Unknown use	5	0		\$50,000	\$200,000	Increase in value
North Amer. Sintered Metals	Kenosha	City	Manufacturing	Jul-2009	Dec-2009	Grant	\$ 200,000	July-October 2010	5	0		Tax exempt	\$750,000	Increase in value

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Kohler Arts Center	Kohler	Sheboygan Arts Foundation, Inc. (SAF) and Kohler Trust for Visual Arts	Soil excavation and site restoration An Art Preserve and visual art storage facility for the John Michael Kohler Arts Center. (Arts Center) The Arts Center is a well established and distinguished center for the study, exhibition and conservation of self taught and vernacular art	09-Jul	09-Oct	Grant	\$ 200,000	9-10 and 9-11	30	5		\$500,000	\$60,000,000 including building and improvements	Increased tourism for the State of Wisconsin. Being open to the public, the facility will offer individuals the opportunity to view art conservation and the Arts Center's extensive collection of self taught and vernacular art in an extremely unique environment. The facility and grounds will be constructed and maintained in such a manner to qualify for LEEDs certification
Kohler Mineral Spirits Site	Kohler	City	Soil Excavation	Jul-2009	Sep-2009	Grant	\$ 100,000	May - Dec 09	30	2		Unknown	\$500,000	Available for future development
Kohler North Pottery Yard	Kohler	City	Soil Excavation	Jul-2009	Sep-2009	Grant	\$ 100,000	May - Dec 09	30	10		Unknown	\$500,000	Available for future development
Kohler proposed communications/ advertising facilities	Kohler	City	Soil excavation and site restoration, The facility and grounds will be constructed and maintained in such a manner to qualify for LEEDs certification	Jul-2009	Sep-2009	Grant	\$ 200,000	June 10 -- 06/11/2009	30	5		\$500,000	\$15,000,000	Increased local property tax base. Increased business travel into the State of Wisconsin., along with increased professional services provided in the State of Wisconsin.
Kohler South Yard	Kohler	City	Soil Excavation	Jul-2009	Sep-2009	Grant	\$ 100,000	May - Dec 09	30	10		Unknown	\$500,000	Available for future development
Candlewood Suites	La Crosse	City	Commercial	09-Jul	May-2010	Loan	\$ 100,000	7/09 to 7/10	40	13		\$7 million	\$8.6 million	Redevelopment of a key parcel in a state enterprise zone
LIPCO Plant 6	La Crosse	City and LIPCO	Multi-Use: 11 acre industrial site that can be offered back for multi-use development	Apr-2009	Aug-2009	Grant	\$ 2,500,000	9/2009 - 4/2011 (estimated)	200	0		Estimated value of multi-use development on 11 acres = \$12 - \$18 million; current assessed value = \$3.8 million	\$2.5 million for building demolition and site cleanup; \$12 - \$18 million in follow-on development	This is an 11 acre site in the middle of the City of La Crosse. This site will serve as an important redevelopment play in the city that is largely landlocked and cannot pursue a great deal of Greenfield development. This site has excellent public transportation infrastructure and workforce housing could be incorporated in the redevelopment, creating an eco-friendly development.
Patros/Steel Supply	La Crosse	RDA	Clean-up of former scrap/recycling yard for green space and waterfront redevelopment and mixed-use development to include marina/commercial and residential	Start: 6/09	Nov-2009	Grant	\$ 200,000	Start: 4/2010 End: 11/2015 This is a large project on 60 acres with the Patros portion consisting of 11 acres out of a total 60 acre redevelopment area.	100	150		\$2,000,000 for Patros portion and \$40,000,000 for the full 60 acre redevelopment project	\$35,000,000	The cleanup of this site will assist the Redevelopment Authority in being able to launch the redevelopment of the adjacent 25 acre Exxon-Mobil property and create a mixed-use project on a total of 60 acres to include restoration of wetlands, creation of walking and biking trails, marina, waterfront commercial, highway commercial and residential development.
Lake Delton Redev. Area	Lake Delton	Village	Commercial	Oct-2009	Feb-2010	Grant	\$ 200,000	6/2009 to 10/2009	0	30		\$7,000,000	\$5,000,000	Catalyst for TIF #4 Redevelopment Area
Clark Street Madison	Madison	City	Commercial	2011	unknown	Loan	\$ 900,000	2010 to 2012	60	20		\$30 million	\$35 million	Catalyst for development in targeted area of Madison
Royster Clark	Madison	City	Manufacturing	09-Jul	Jul-2010	Grant	\$ 2,500,000	7/09 to 12/12	200	50		\$32 million	\$16 million	Reduction in miles traveled; protection of farmland; increase in value of neighboring properties; other development created
Former Mirro Building (Manitowoc Shops Project)	Manitowoc	City	Conversion of former Mirro Building and Vacant Manufacturing plant	May 1 2009	31-Aug-2010	Loan	\$ 1,000,000	September 1 2010 (Placement of first Tenant and Property User)	50	5		\$6,500,000	\$2,107,000.00	Enhance the Downtown Manitowoc Area, Eliminate a "Dormant" "Vacant" Building that is Detraining, Creating Office Area / Warehouse / Retail and/or affordable housing or farmer market activity in a Historic Building 650k sq ft, Creating a Parking Area to Support the 1512 Main-building, Removing Massive Amounts of Environmental Materials, Creating a
Former Mirro Plant No 9	Manitowoc	City	Prepare site for development	Fall 2009	2011	Grant and Loan	\$ 1,000,000	Fall 2009 - 2011	0	2		TBD - likely >\$500,000	TBD	The building occupies a city block of downtown Manitowoc. The Development of this area would assist with the economic development of this area.
Former Rockwell Lime Property	Manitowoc	City	Commercial or Residential	May 1 2009	31-Aug-2010	Loan	\$ 195,000	September 1 2010 (placement of first tenant and property user)	15	10		\$250,000	\$600,000	Removal of blighted facility from manitowoc river, Eliminate a vacant, contaminated structure and property in the city, Riverfront beautification opportunity with pedestrian access. Creating a parking area or industrial development opportunity for river-related business, Removal of constraints to create redevelopable property.
Arnovitz Junk Yard Site	Marinette	City	Former Arnovitz Junk Yard Site	Jun-2009	unknown	Grant	\$ 200,000	May-June 2009	2	0		Unknown	\$300,000	Blight removal, sign. Increase in adjoining prop. value
Contamone LLC	Marinette	City	Commerical w/ mixed housing	Summer 2010	unknown	unknown			0	0				
Ely Street Garage	Marinette	City	Former vehicle repair facility	Sept.- Oct. 2009	unknown	Grant	\$ 400,000	Fall 2010	5	0		Unknown	\$650,000	Blight removal, sign. Increase in adjoining prop. Value; Allow expansion for local Manufacturing
Former Raygo Salvage Yard	Marinette	City	Housing	09-Apr	Jul-2009	Loan	\$ 200,000	7/09 - 12/10	20	0		5,000,000	5,600,000	Affordable housing in the area, increase neighboring property values
Postorino Paint	Marinette	City	Possible Manufacturing	Jun-2009	Jul-2009	Grant	\$ 400,000	Summer 2010	4	8		- \$1.1 M	! \$1.5 M	Allow expansion for local Manufacturing

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St. Vincent Depaul	Marshfield	City or St. Vincent Depaul	Housing, Public Facility	Aug-2009	Oct-2009	Grant	\$ 200,000	2010	5	3		\$900,000	\$1,000,000	Remove blighted property and construction of assisted living facility.
Kastner Block	Mauston	City	Industrial/Commercial	Oct-2009	Dec-2009	Grant	\$ 200,000	3/10- 10/11	5	30		\$4,000,000	\$2,500,000	Catalyst for Area-Wide Redevelopment plan
Western Industries	Menomonee Falls	Village	Clean up industrial property to prepare for commercial development	Jun-2009	unknown	Both	\$ 5,000,000	The Redevelopment Plan was adopted in August 2008; development of the entire Plan area could be 20 years	100	800		Current value is \$11 million; the potential value is \$100 million	\$30 million	This property is part of a larger Redevelopment Area (I have attached a copy of the Redevelopment Plan)
104 E Nash St	Milwaukee	RACM	Former electroplating facility	Jun-2009	Jul-2014	Grant	\$ 250,000	Jul-2014	10	0		Tax exempt	\$250,000	Will provide green space to the neighborhood.
1200-04 W Washington	Milwaukee	RACM	Youthbuild home	immediate	August 2009]	Grant	\$ 90,000	6/2009-12/2009	15	0		\$75,000	\$165,000	This project provides job training for low-income at-risk youth and creates affordable housing.
1436 E North Ave (Cambridge Commons)	Milwaukee	RACM or UWM Real Estate Foundation, Inc.	New UW-Milwaukee dorm	immediate	unknown	Loan	\$ 500,000	4/2009 – 8/2010	80	95		n/a	\$52,000,000	Blighted property in an area of emerging redevelopment; addresses significant shortage of student housing for the University of Wisconsin- Milwaukee
2048-60 N 31 <sup>st</sup> St	Milwaukee	RACM	New parking lot, RAP completed and approved.	immediate	Aug-2009	Grant	\$ 40,000	7/2010-8/2011	5	0		\$50,000	\$50,000	This project is part of the 30 <sup>th</sup> Street Industrial Corridor initiative. There is interest from adjacent landowners in use of this parcel for a business.
2055-63 N 30 <sup>th</sup> St	Milwaukee	RACM	Urban farm that includes aquaculture, hydroponics, hoop houses, vertical gardening and high-yield production.	Jun-2009	Jul-2010	Grant	\$ 600,000	8/2010 – 9/2011	0	12		TBD (based on specific infrastructure needs)	\$750,000	This project is part of the 30 <sup>th</sup> Street Industrial Corridor initiative.
30 <sup>th</sup> & North	Milwaukee	RACM	New commercial/ mixed-use building; Need to remove large contaminated soil piles	Immediate	Jun-2009	Grant	\$ 600,000	7/2010-8/2011	0	15		\$200,000	\$750,000 (estimated redevelopment costs)	This project is part of the redeveloping North Avenue Gateway Commercial Corridor and the 30 <sup>th</sup> Street Industrial Corridor initiative.
3418 N Martin Luther King Dr	Milwaukee	RACM	Low income assisted living, remediation needed	immediate	unknown	Loan	\$ 292,000	9/2009 – 9/2010	0	15		n/a	\$6,600,000	Affordable housing for seniors is in shortage in the City of Milwaukee; Blighted, contaminated property to be redeveloped; Area of focus for RACM and the City of Milwaukee; Job creation from within the neighborhood
3500 W Burleigh	Milwaukee	RACM	New commercial development; Site Investigation complete within 6 months	Jun-2009	Jul-2010	Grant	\$ 100,000	7/2010 – 8/2011	0	7		\$125K	\$125,000 development	This property is located on a prominent intersection in the 30 <sup>th</sup> St Corridor. Development of this parcel from its currently parking lot will spur additional investment in the neighborhood.
4135 S. 6 <sup>th</sup> St.	Milwaukee	RACM	New commercial development	Jun-2009	Jul-2010	Grant	\$ 200,000	7/2010 – 8/2011	0	3	14	\$160,000	\$180,000 development	This development will decrease travel time for a limousine company by placing them closer to highways and the airport.
4763 N 32 <sup>nd</sup> St	Milwaukee	RACM	Bishops Creek; UST tank removal and remediation needed	Jul-2009	Jul-2012	Loan	\$ 400,000	Demolition currently underway; remediation to follow	50	200		\$12,500,000	\$12,500,000	Significantly blighted property at the north end of the 30 <sup>th</sup> Street Corridor. Revitalization of this prominent corner will significantly increase property values in the surrounding neighborhood and be a catalyst for other investment.
521 W North Ave	Milwaukee	RACM	New commercial/ mixed-used bldg; UST removal and remediation needed	Jun-2009	Jul-2010	Grant	\$ 92,000	7/2010 – 8/2011	0	6		\$200,000	\$500,000 (estimated redevelopment costs)	This project is part of the Bronzeville Cultural & Entertainment District Initiative. (see: <a href="http://www.mkedcd.org/Bronzeville/">http://www.mkedcd.org/Bronzeville/</a> )
Aloft Hotel; 1220 N. Old World Third St.	Milwaukee	RACM	Hotel and green space with riverwalk, site investigation and RAP complete	May-2009	Sep-2009	Grant	\$ 75,000	May 2009 – September 2009	20	0		TBD	\$500,000	Construction of riverwalk and public access to riverwalk for public use.
Bishop's Creek Community Development Corporation – Building #13 Powerhouse PCB Cleanup	Milwaukee	Bishop's Creek CDC (Non-Profit Agency)	Mixed Use Development: PCB Cleanup/Disposal Activities	09-Mar	Jun-2009	Grant	\$ 50,000	10/09-6/11	0	0				
Bishop's Creek Community Development Corporation – Building #16 Lot 3 High Capacity Well Abandonment/Beneficial Re-Use Conversion (Dormitory Project Site)	Milwaukee	Bishop's Creek CDC (Non-Profit Agency)	Dormitory/Housing; Abandonment/Conversion to Beneficial Re-Use of 1,400 foot high capacity former tannery well; Confirmation sampling & Lab analysis	WDNR RAP Approval Secured: 5/09-7/09	unknown	Grant	\$ 90,000	10/09-6/10	2	2		\$2,000,000	2225000 (Building #1 Renovation/Conversion to Holy Redeemer Dormitory)	Increase on-site educational/vocational opportunities for minority youth
Bishop's Creek Community Development Corporation – Building #17 Site (Lot 2: S.E. Portion of Former Tannery Site – CommonBond Communities Redevelopment Project Site, a non-profit developer)	Milwaukee	Bishop's Creek CDC (Non-Profit Agency)	Affordable Housing Additional Soil Excavation (hot-spot removal) to address direct-contact risks associated with residential redevelopment; Confirmation sampling & Lab analysis	WDNR RAP Approval Secured: 4/09-7/09 (Soil Excavation); 7/09-7/10 GW Monitoring/Site		Grant	\$ 200,000	4/09-2/10	35	3		\$10,000,000	\$11,000,000	Creation of affordable, energy-efficient & sustainable housing in a blighted, economically depressed, targeted investment neighborhood by a non-profit developer.
Bishop's Creek Community Development Corporation – Building #3 Site (North Portion of Lot 2: Chlorinated Solvent Release Site)	Milwaukee	Bishop's Creek CDC (Non-Profit Agency)	Mixed Use Development Related: Off-site Landfill disposal of chlorinated solvent impacted soil; Confirmation sampling & Lab analysis	WDNR RAP Approval Secured: 4/09-6/09 (Off-site Disposal of stockpiled hot-spot removal)		Grant	\$ 200,000	Integral to \$10 million CommonBond Communities Redevelopment Project	4	0		See above	See above (Part of CommonBond's \$11 million housing project)	Reduction of potential future groundwater impacts to adjacent Lincoln Creek
Bishop's Creek Community Development Corporation – Lot 3 Hot-spot Excavation & Disposal	Milwaukee	Bishop's Creek CDC (Non-Profit Agency)	Mixed Use: Hot-spot excavation/disposal and capping of direct-contact soil contamination at Lot 3	WDNR RAP Approval/Soil Management Plan Approved: 6/09-		Grant	\$ 200,000	10/09-6/11	30	40		\$18,000,000	\$20,000,000	Beneficial re-use of multi-story Buildings 7 & 8; Job creation; Development of neighborhood Job training/educational resource center; Performing arts center/cultural hall

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Bishop's Creek Community Development Corporation Lot 1 Site (Building #10 & #11 Tanning Vat Site)	Milwaukee	Bishop's Creek CDC (Non-Profit Agency)	Mixed Use Development Parking Area: On-site Capping of approximately 2,300 tons of tannery-impacted contaminated soil; Confirmation sampling & Lab analysis	WDNR RAP Approval/Soil Management Plan Approved:4/09-10/09		Grant	\$ 180,000	10/09-12/09	4	0		\$500,000	\$500,000	Provides ample parking for future redevelopment activities; mitigates potential future migration of contaminants to adjacent Lincoln Creek
Clark Street Milwaukee	Milwaukee	City	Commercial	2010	unknown	Loan	\$ 300,000	2010 to 2012	50	20		\$15 million	\$10 million	Increase neighborhood development
Esser Paint; 1542 N 32 <sup>nd</sup> St	Milwaukee	RACM	Mixed-income, multigenerational residential housing redevelopment; neighborhood gardens & stormwater management features	Immediate	Sep-2009	Grant	\$ 505,000	9/2010 – 5/2011	15	5		\$1,000,000	\$2,595,000	This project is part of the 30 <sup>th</sup> Street Industrial Corridor initiative.
Former Park East Freeway Property	Milwaukee	Milwaukee County	Lead (Pb) hot spot removal and/or barrier cap	mid-2009	Nov-2009	Grant	\$ 200,000	Milwaukee County is working with potentially interested Developers at this time; start and end date for development are not yet known, but clean-up of	500	300		Estimated to be at least \$200,000	Several proposals for other former Park East Freeway projects in downtown Milwaukee have been in the general range of \$90M to \$120M.	Property is located in downtown Milwaukee, the economic hub of the State of Wisconsin, just minutes from downtown Milwaukee and General Mitchell International Airport.
Grandfamily Housing	Milwaukee	City	Housing, Commercial, Public Facility	April 2009	unknown	Loan	\$ 250,000	April 2009, Oct. 2010	114	5		\$4,000,000	\$10,000,000	Housing for grandparents caring for grandchildren. Increased value of neighboring properties.
Lakefield Sand & Gravel	Milwaukee	City	Manufacturing	Jun-2009	unknown	Grant	\$ 200,000	06/01/2009	0	30		\$3,000,000	\$500,000	Jobs? Stormwater mgt
Milwaukee Die Casting; 4132 N Holton St.	Milwaukee	RACM	PCB contaminated building needs remediation	May-2009	unknown	Grant	\$ 2,000,000	TBD	20	0		TBD	TBD	Remediation of sewer system and reuse of building.
Monarch	Milwaukee	City	Manufacturing	Jun-2009	unknown	Grant	\$ 200,000	06/01/2009	0	30		\$5,000,000	\$3,000,000	Jobs!!
Chief Auto	Monona	City	Commercial	2012	unknown	Loan	\$ 200,000	2012 to 2014	50	20		\$30 million	\$30 million	Increase neighborhood development along a blighted corridor
Downtown Gateway – Gateway West (Phase B)	Neenah	CDA	Commercial, Public Parking & Public Plaza	Jun-2009	Nov-2012	Grant	\$ 290,100	July 2009 – Dec 2017	203	600		\$22 M	\$22.5 M	This site is expected to host at least one private employer, which has been in negotiations with CDA since July, 2008. This type of infill development is expected to generate considerable ancillary economic activity in the downtown area retail, entertainment and recreational businesses. In addition, this site will be host to a public space that will attract tourists and serve as the major visual and physical access point to the new public waterfront park, visible on the adjacent parcel.
Downtown Gateway – Gateway East Riverwalk	Neenah	CDA	Public Open Space in Support of Commercial	May-2009	Nov-2011	G or L, Property to be acquired by June	\$ 624,000	6/2009 – 1/2009	3	0		Government owned – not taxed	\$624,360	This pocket park will provide adjacent redeveloped areas with needed non-industrial views and provide public access to the waterfront, River Walk and scenic vistas of Little Lake Butte des Morts. Access to recreation and aesthetics attracts permanent residents to the urban redevelopment.
Downtown Gateway – Gateway Park	Neenah	City	Public Greenspace In Support of Commercial	Jul-2009	Dec-2011	Grant	\$ 141,900	August 2010 – Nov. 2010	13	0		Government owned – not taxed	\$266,900	This major public park will provide adjacent redeveloped areas with needed balance of low density public greenspace, and access to the waterfront, River Walk and scenic vistas of Little Lake Buttes des Morts. This open space will compensate for higher density developments on the surrounding Brownfields and serve as the catalyst to attract permanent residential dwellers to the central business district.
Downtown Gateway – Rail Spur	Neenah	CDA	Commercial	Mar-2009	Aug-2009	Grant	\$ 67,063	April 2009 – November 2011	5	0		Government owned – not taxed	\$168,563	This strip of land provides setback buffer to allow developers to build out to lot line and provides path for energy conserving steam line, which utilizes waste fuel and waste water to produce steam for heating and cooling area businesses and industries.
Downtown Gateway -Gateway East (includes Plexus Corp. Global Headquarters Development) (Phase A)	Neenah	CDA	Commercial	May-2009	Dec-2010	Grant	\$ 200,000	July 2009 – July 2011	160	590		\$20.5 Million	\$22,815,495, \$16 M new Plexus development, \$4.5 M other commercial development (estimate)	This project will generate considerable multiplier employment and economic development. It will reduce urban sprawl and infrastructure costs by bringing jobs downtown. It has already attracted two additional, substantial developments that will bring 840 new permanent jobs to downtown Neenah. Planners believe it will provide the critical mass of economic activity to attract new permanent downtown residents, which will lead to a further increase in downtown economic activity in services, entertainment and recreation.
East Beacon Street VPLE Site	New London	City	Prepare property for residential development (possible assisted living facility)	Fall 2009	2010	Grant	\$ 150,000	Fall 2009 – 2010	30	20		TBD - >\$500,000	TBD	An environmental TIFF currently exists for the site. The increase in property value would help pay for the TIFF.
Thomas Edison Wood Products (larger project)	New London	City	Conversion of Vacant Manufacturing plant and removal of dangerous and dilapidated buildings and preparation	February 12, 2009	31-Aug-2009	Loan	\$ 490,000	Warehouse, Manufacturing - Office rental can start	30	6		\$1,500,000.00	\$1,072,000.00	Enhanced East Beacon Residential Area, Elimination of 250,000 sq ft dormant / abandoned manufacturing structure, Creation of 15,000 sq ft office area, Creation of 135,000 ready warehouse area, Creation of 10 acres outdoor storage and truck parking, Creation of a
Hynite Property	Oak Creek	City	Housing	2011	unknown	Loan	\$ 500,000	2010 to 2012	10	4		\$3 million	\$3.5 million	Key first development in blighted lakefront area

Project Name	Location	Applicant	Project Description	Cleanup Start Date	Cleanup End Date	Grant or Loan	Amount of Cleanup Funds Needed	Development Start and End Dates	Construction Jobs	Permanent Jobs Created	Permanent Jobs Retained	Increase in Property Value	Total Project Costs	Other Economic Impacts
Lakeview Village	Oak Creek	City	Mixed Use, Commercial/retail, Housing, Green Space (250 acres industrial)	In Process	2011	Both	\$ 10,000,000	Est 2009 Start Est 2015 End	0	250		\$62,500,000	\$250 - \$450 million	Increase in value of neighboring properties, KMR/Chicago Milw Rail corridor
Oak Creek Storage & Handling	Oak Creek	City	Housing	Jun-2009	unknown	Loan	\$ 1,000,000	06/01/2009	0	0		\$16,000,000	\$1,000,000	Increase to neighborhood
Exfoliate Properties, LLC	Oakfield	Village of Fond du Lac County	Manufacturing, remediate site and adjacent property	2005	unknown	Grant	\$ 200,000	2001 thru 2008	0	10	4	Est. \$200,000	\$602,000 to date	Increase in value of neighboring properties
Fox River – River Walk	Oshkosh	City	Public Space / Green space	Summer 2009	Fall 2009	Grant/Loan	\$ 1,000,000	Summer 2009 - 2010	30	0		TBD – likely >\$500,000		The River Walk will open the river front to public access.
Marion/Pearl Redevelopment Area – Mercury Marine	Oshkosh	City	Commercial and/or residential redevelopment	Summer 2009	2010	Grant/Loan	\$ 350,000	Summer 2009 - 2011	30	20	176	TBD – likely >\$500,000	TBD	Adjacent to the River Walk. Development of this parcel will help with public access to the river front.
Marion/Pearl Redevelopment Area – Parcel H	Oshkosh	City	Commercial and/or residential redevelopment	Summer 2009	2010	Grant/Loan	\$ 260,000	Summer 2009 – 2011	30	25		TBD – likely >\$500,000	TBD	This is a part of the Marion/Pearl Redevelopment Area, which is an important link between the downtown Oshkosh and UW-Oshkosh.
Marion/Pearl Redevelopment Area – Parcel I	Oshkosh	City	Commercial and/or residential redevelopment	Summer 2009	2010	Grant/Loan	\$ 135,000	Summer 2009 – 2011	15	1		TBD – likely >\$500,000	TBD	See Marion/Pearl Redevelopment Area Parcel H
Marion/Pearl Redevelopment Area – Parcel J	Oshkosh	City	Commercial and/or residential redevelopment	Summer 2009	2010	Grant/Loan	\$ 125,000	Summer 2009 – 2011	30	25		TBD – likely >\$500,000	TBD	Adjacent to the River Walk. Development of this parcel will help with public access to the river front.
JONGETJES LF	Palmyra	Jefferson County	Private	09-Jun	Jul-2010	Grant	\$ 200,000	12-09 1-11	5	0		\$275,000	-\$400,000	Increase value
Racine Steel	Racine	City	Manufact	Jul-2009	Jul-2009	Grant	\$ 1,000,000		160	0				
UPEC	Racine	City	Manufact	Jul-2009	Jul-2009	Grant	\$ 700,000		100	0				
Walker Site	Racine	City	Manufact.	Jul-2009	Jul-2009	Grant	\$ 2,256,845		200	0				
Lakefront Redevelopment (Brotten site)	Rice Lake	City	Green space, public facility (stormwater management), commercial	Sep-2009	Jun-2010	Grant	\$ 150,000	06/01/2010, 06/01/2011	3	0		\$500,000	\$320,000	Lakeshore and lake protection, increase in property values for site and area properties, stormwater management that will allow nearby businesses to expand facilities* (see additional info)
Richland Center-Former Center Tire Site	Richland Center	City	Former Commercial facility-Site currently vacant with no buildings	Would commence immediately pending grant	unknown	Grant	\$ 173,592	Pending property sale	10	0		\$109,000	3500000 (possible motel)	Redevelopment improvement for City of Richland Center corridor
Richland Center-REC Site	Richland Center	City	Former commercial facility with one building currently on the site.	Would commence immediately pending grant	unknown	Grant	\$ 187,224	Pending property sale	10	0		\$151,000	\$700,000	Redevelopment improvement for City of Richland Center corridor
Sheboygan Lakeview	Sheboygan	City	Housing	Jun-2009	unknown	Loan	\$ 250,000	06/01/2009	0	0		\$500,000	\$10,000,000	Increase to neighborhood
Gateway Redevelopment Project- TID 2	South Milwaukee	CDA	Soil remediation of metals based on impacts from tanning operations and waste fill. City will proceed based on conceptual remedial action plan, and be ready for contracting within 60 days.	May-2009	Sep-2009	Grant	\$ 250,000	Has already started with the City acquisition of the property and demolition of the structures. Property is ready for redevelopment except for cleanup and WDNR	15	55		\$12,500,000	\$13,000,000	The tax base and property value of surrounding properties will be significantly increased as a result of the removal and redevelopment of the blighted and obsolete industrial and service commercial uses once located on these parcels. New and modern office facilities and retail establishments will provide much needed commercial services and opportunities to work close to home. A residential component is included in the development plan to provide a new built housing product to a community with a median dwelling age of 50 yrs. The redevelopment will emphasize neo traditional development concepts with an urban streetscape and pedestrian friendly amenities.
Superior Amateur Hockey Association (SAHA) Facility Cleanup/Expansion	Superior	City	Public Facility cleanup for additional rink space	Jun-2009	Oct-2009	Grant	\$ 200,000	October 2009 to December 2009	12	0		City-Owned/Non Taxable	\$500,000	Potential increase in the value of neighboring properties
Wisconsin Woodchuck Deconstruction of Globe Elevator #1	Superior	City	Commercial	Immediately	Apr-2010	Loan	\$ 500,000	2010	20	10		\$2,000,000	\$2,700,000	Removal of the grain elevators will result in job creation for the salvage of wood for flooring. Once the demolition is completed, the property is to be a RV Park.
Popp Property	Town of Dunn	Town	Housing or Greenspace (neighborhood meeting will decide how to use land)	5/09 to 6/09	unknown	Grant	\$ 87,000	7/09 to 11/09 (if made into open space. Land will be put on market immediately if 5/1/2009, 07/30/2010	4	0		\$200,000	\$187,000 (est. if converted to park land)	At a minimum, stabilize surrounding property values, likely increase surrounding property values by \$0-\$50,000
Abbott Development	Union Grove	Village	Redevelopment of Downtown Union Grove	02/28/2009	unknown	Grant	\$ 75,000	5/23/2009-12/31/2010	40	18		1.0 M to 4.1 M	3.8M	Many of these buildings are underutilized or vacant
Retail development	Union Grove	Village	Redevelopment of CPI site	03/31/2009	01-Dec-2009	Grant	\$ 200,000	5/23/2009-12/31/2010	80	25		500,000 to 4.2 M	1.2 M	Vacant consumer coop and associated buildings
GAUTHIER PROPERTY	Waterloo	Jefferson County	Private	09-Jun	Jul-2010	Grant	\$ 200,000	12-09 1-11	5	0		\$250,000	-\$400,000	Increase value
HWY 26 COIN LAUNDRY & DRYCLEANING	Watertown	Jefferson County	Manufacturing	09-Jun	Jul-2010	Grant or Loan	\$ 200,000	12-09 1-11	5	0		\$250,000	-\$400,000	Increase value

Project Name	Location	Applicant	Project Description	Cleanup Start Date	Cleanup End Date	Grant or Loan	Amount of Cleanup Funds Needed	Development Start and End Dates	Construction Jobs	Permanent Jobs Created	Permanent Jobs Retained	Increase in Property Value	Total Project Costs	Other Economic Impacts
JOHNSON CONTROLS INC	Watertown	Jefferson County	Manufacturing	09-Jun	Jul-2010	Grant	\$ 500,000	12-09 1-11	25	0		\$1,mill	-1.5 Mil	Increase value
WI ELECTRIC POWER COAL GAS SITE	Watertown	Jefferson County	Public Facility	09-Jun	Jul-2010	Grant	\$ 350,000	12-09 1-11	100	0		\$450,000	-\$1,mil	Increase value
Manufacturer	Waunakee	Village	Public Facility and Greenspace	Aug. 2009	Oct-2009	Grant	\$ 400,000	May 2010 – Dec 2010	21	6		-\$3.5 M	-\$4 M	Blight removal, sign. Increase in adjoining prop. value
Non-profit	Waunakee	Village	Public Facility and Greenspace	May 2009 to June 2009		Grant	\$ 200,000	Jul – Aug. 2009	5	0		\$0.00	\$650,000	Create access to land locked property for future development; stormwater water quality improvements
Village of Waunakee Public Library and Community Center	Waunakee	Village	Public facility/Greenspace	09-Sep	Sep-2010	Grant	\$ 750,000	2001 to 2012	25	5		\$15 million	\$17.5 million	Revitalize blighted area and add library and City Hall space for expansion to meet the needs of the growing community
Edsomatic Transmission Site	Wausau	City	Remediate contaminated site for residential development	15-Jun-2009	15-Aug-2009	Grant	\$ 73,000	September 1, 2009 to August 31, 2010	7	0		\$300,000	\$330,000	Provide moderate income housing, stabilize property values in low income neighborhood, address environmental and health issues on contaminated site
Former Pressed Steel Tank Company	West Allis	CDA	Redevelopment of an 8-acre Brownfield into a mixed use Commercial/Residential Development.	Mar-2009	Aug-2009	Loan	\$ 500,000	Start: 05-2010 End: 05-2011	50	40		\$13,000,000	\$4,000,000	Stimulus to increase redevelopment of other properties in project corridor. Increase in the property values of the surrounding community. Restoration of public walkways and thoroughfares adjoining the Site. Increase in housing available to public.
Jay's Fuel Oil (67 <sup>th</sup> Place Industrial Park)	West Allis	CDA	Redevelopment of an 11-acre Brownfield into an Industrial Park.	May-2009	Nov-2009	Loan	\$ 1,300,000	Start: 05-2009 End: 05-2010	30	150		\$9,000,000	\$2,000,000	Stimulus to increase redevelopment of other properties in project corridor. Increase in the property values of the surrounding community. Restoration of public walkways and thoroughfares adjoining the Site.
ReGenco	West Allis	CDA	Disposal of Foundry Sand Fills and Direct Contact Barrier	June, 2009	Sep-2010	Loan	\$ 300,000	Start: 05- 2009 End: 09-2010	10	12		\$7,500,000	\$11,000,000	Stimulus to increase redevelopment of other properties in project corridor. Increase in the property values of the surrounding community. Restoration of public walkways and thoroughfares adjoining the Site.
Gehl Company West Plant Redevelopment	West Bend	City	Commercial Housing Greenspace	Start 8/2009	Aug-2010	Grant or Loan	\$ 1,000,000	Start 8/2010 End 8/2014	50	100		\$23,597,000	\$9,695,579	Increase in value of neighboring properties. New development spurred in adjacent areas. Central city redevelopment will result in reduction of miles traveled
Tax Incremental Finance District No. 5 Redevelopment: Wisconsin Street	West Bend	RDA	Housing	Start 8/2009	unknown	Grant	\$ 200,000	Start 6/2009 End 12/2010	25	0		\$2,930,000	\$2,000,000	Increase in value of neighboring properties, New development spurred in adjacent areas. Increase variety of housing options in city, especially low to moderate income, Central city redevelopment will result in reduction of miles traveled
Tax Incremental Finance District No. 9: Auxiliary Court Redevelopment Phase II	West Bend	RDA	Housing Greenspace	Start 4/2010	unknown	Grant	\$ 200,000	Start 7/2010 End 9/2011	25	0		\$8,000,000	\$4,586,000	Increase in value of neighboring properties, New development spurred in adjacent areas, Increase variety of housing options in city, Central city redevelopment will result in reduction of miles traveled
Centennial Place	West Milwaukee	Village	Mixed Use Development	Ongoing	2011	Loan	\$ 1,200,000	2006-2011(est.)	200	400		\$50 million projected	\$50 million	\$50 million in spinoff projects
Nemitz Laundry	Wisconsin Dells	City	Commercial	May/June 2009		Grant	\$ 200,000	September 2009 August 2010	50	10		\$500,000	\$450,000	Surrounding Property Redevelopment
RCH Enterprises	Wisconsin Rapids	City	CVOC Plume Remediation	07/01/2009	31-Dec-2011	Loan	\$ 550,000	Existing business incubator. Funding needed to maintain	6	0	150	\$2.5 M	\$650,000	Preserves the viability of a business incubator currently occupied by 42 businesses employing over 150 people.
Stevens Park Improvements	Woodville	Village	Greenspace	Apr-2009	Jul-2009	Grant	\$ 125,000	July 2009 – September 2009	8	0		\$0 (Village owned)	\$150,000	Will provide a safer park (by limiting public exposure to contamination), expanded green space, draw visitors to the community, and provide much needed parking while creating a more inviting park for residents to enjoy all aspects of nature.
<b>TOTALS</b>							<b>\$ 72,597,624</b>		<b>5145</b>	<b>4159</b>	<b>344</b>			

**Attachment C**  
**Draft ARRA Project Reporting Form**  
**4/21/09**

<b>REPORT FOR THE MONTH OF:</b>	
<b>SUBMITTED BY (Signature)</b>	<b>DATE SUBMITTED:</b>

<b>RECIPIENT IDENTIFICATION INFORMATION:</b>	
1	Recipient Name
2	Point of Contact Name
3	Point of Contact telephone number
4	Point of Contact e-mail address

<b>PROJECT IDENTIFICATION INFORMATION:</b>	
5	Project Name
6	Project Description (If more space needed use block at end of the form.)
7	Street number
8	Street
9	City
10	County
11	State
12	Zip Code

<b>PROJECT ACTIVITY INFORMATION:</b>	
13	Planned Project Start Date
14	Actual Project Start Date
15	All Contract(s) Executed (Date)
16	Project Status
17	Scheduled Project Completion Date
18	Actual Project Completion Date
19	Total Project Investment \$
20	Projected Increase in Property Value \$
21	Contractors hired to carry out a project (provide names below)
	a.
	b.
	c.
	d.
22	Number of New Jobs Created (describe below)
	a.
	b.
	c.

23	Number of Existing Jobs Sustained (describe below)	
	a.	
	b.	
	c.	

*This form is to be completed monthly by the ARRA Grant or Loan Recipient*

**The Grant or Loan recipient must fill in the shaded items.**

**The remaining items may be filled in by Contractors.**

<b>CLEAN UP EXPENDITURE REPORTING FOR THE MONTH:</b>		
	<b>Labor Costs -</b>	
24	Labor \$ Total	
25	Cleanup Labor \$	
26	Consulting Labor \$	
27	Other Labor \$ (list categories below)	
	a.	
	b.	
	<b>Materials Costs -</b>	
28	Materials \$ Total	
29	<b>Labor + Materials Total \$</b>	

<b>CLEAN UP RELATED LABOR REPORTING FOR THE MONTH:</b>		
	<b>Labor Hours</b>	
30	Labor Hrs Total	
31	Cleanup Hrs	
32	Consulting Hrs	
33	Other Labor Hrs (list categories below)	
	a.	
	b.	

<b>FUND SOURCE REPORTING FOR THE MONTH:</b>		
	<b>Expenditure Fund Source</b>	
34	Stimulus \$ Total	
35	Other funding leveraged \$ (list sources and amounts below)	
	a.	
	b.	
	c.	
	d.	
	e.	
36	Non-Stimulus \$ Total	

<b>Contaminants and Media Affected</b>		
37	Were any new contaminants found during this period? If yes, please list and describe.	<input type="checkbox"/> Yes <input type="checkbox"/> No

38	Was any new media found to be affected during this period? If yes, please describe.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Soil	
	Air	
	Surface Water	
	Ground Water	
	Drinking Water	
	Sediments	
Other:		

<b>Environmental Cleanup</b>		
39	Were cleanup activities performed during this period? If yes, please list and describe.	<input type="checkbox"/> Yes <input type="checkbox"/> No
40	What activities remain to be completed?	

<b>SUSTAINABLE REUSE/RENEWABLE ENERGY REPORTING FOR THE MONTH:</b>		
41	Sustainable Reuse or Renewable Energy Project Designation (describe below)	

<b>PROJECT COMMENTS FOR THE MONTH:</b>		
	<b>Contractor Comments -</b>	
42		
	<b>Grant or Loan Recipient Comments -</b>	
43		

<b>ADDITIONAL PROJECT DESCRIPTION INFORMATION (IF NEEDED)</b>		
44		

## Draft ARRA Project Reporting Form Data Elements and Definitions

No	Data Field	Data Field Description
1	Recipient Name	The name of the grant or loan recipient.
2	Point of Contact Name	The name of the individual representing the grant or loan recipient receiving stimulus funding for projects. This person is responsible for ensuring effective communication between the WDNR and the recipient for all of the projects for which the agency receives stimulus funds.
3	Point of Contact telephone number	Point of Contact telephone number.
4	Point of Contact e-mail address	Point of Contact email address.
5	Project Name	The name of the project.
6	Project Description	The description of the project.
7	Street number	The street number at which the project is located.
8	Street	The street on which the projected is located.
9	City	The name of the City in which the project is located.
10	County	The name of the County in which the project is located.
11	State	Wisconsin
12	Zip Code	The Zip Code in which the project is located.
13	Planned Project Start Date	Calendar date that the grant or loan recipient plans to have the contract for work on the project full executed.
14	Actual Project Start Date	Calendar date that the grant or loan recipient actually completes execution of the contract for the project.
15	All Contract(s) Executed (Date)	The date that all contracts have been procured.
16	Project Status	The current status of the project. To be selected from one of the following options 1) Not started, 2) Started, 3) On schedule, 4) Behind schedule, 5) Completed, 6) Terminated without completion.
17	Scheduled Project Completion Date	Calendar date the grant or loan recipient plans to have all the work on the project finished and approved by the WDNR -- Final Completion.
18	Actual Project Completion Date	Calendar date all the work on the project is finished and approved by the WDNR -- Final Completion.
19	Total Project Investment \$	The total dollar amount of funds invested in the project.
20	Projected Increase in Property Value \$	The dollar amount of the expected increase in the value of the property after project completion.
21	Contractors hired to carry out a project	The name of all contractors hired by grant or loan recipient to carrying out the project.
22	Number of New Jobs Created	The number and job category of all the individuals paid to provide labor required to complete the project that are new hires for a contractor carrying out the project.
23	Number of Existing Jobs Sustained	The number and job category of all the individuals paid to provide labor required to complete the project that are working for a contractor carrying out the project that were existing employees of the contractor prior to beginning work on the project; i.e., not new hires.
24	Labor \$ Total	The total dollar amount paid for all labor for the project for the month being reported.

25	Cleanup Labor \$	The total dollar amount paid for all Cleanup related labor for the project for the month being reported.
26	Consulting Labor \$	The total dollar amount paid for all Consulting related labor for the project for the month being reported.
27	Other labor \$	The labor category and total dollar amount paid for all Other labor for the project for the month being reported.
28	Materials \$ Total	The total dollar amount paid for materials (products) required for the completion of the project for the month being reported.
29	Labor + Materials Total \$	The total dollar amount of all labor paid and materials purchased for use on the project for the month being collected.
30	Labor Hours Total	The total number of labor hours of all types that were paid for on the project for the month being reported.
31	Cleanup Hrs	The sum of the cleanup associated labor hours paid for by a contractor for work carried out on a project for the month being reported.
32	Consulting Hrs	The sum of the consulting labor hours paid for by a contractor for work carried out on a project for the month being reported.
33	Other Labor Hrs	The sum of all other labor hours paid for by a contractor for work carried out on a project for the month being reported.
34	Stimulus \$ Total	The total dollar amount for all expenditures made on the project for the month being reported which have been paid from Recovery Act fund sources.
35	Other Funding Leveraged \$	The funding category and total funding amount for all expenditures made on the project for the month being reported that came from Non-Recovery Act fund sources; TIFs, Commerce or Site Assessment grants, etc.
36	Non-Stimulus \$ Total	The total dollar amount of expenditures for the project, for the month being reported, that came from Non-Recovery Act fund sources.
37	Contaminants Found	A list and description of any new contaminants found on the project site for the month being reported.
38	Media Affected	A description of any new media found to be affected at the project site for the month being reported.
39	Cleanup Activities	A list and description of any cleanup activities performed on the project during the month being reported.
40	Remaining Activities	A list and description of any remaining activities to be performed on the project.
41	Sustainable Reuse or Renewable Energy Project Designation	Designation for projects that include sustainable reuse or renewable energy as a component of either the cleanup or the redevelopment of the project site. Must include details if project qualifies.
42	Contractor Comments	Any comments that the Contractor believes would be important to get included in the monthly record for the project.
43	Grant or Loan Recipient Comments	Any comments that the Grant or Loan Recipient believes would be important to get included in the monthly record for the project.
44	Additional Project Description Information	Additional information needed to more fully describe the project.