



R05-26-A-048

RE: FY2026 EPA Brownfields Community-Wide Assessment Grant Application

The City of Stevens Point, Wisconsin (the City) is pleased to submit this proposal for FY2026 Brownfields Community-Wide Assessment Grant funding. Below we provide the information requested.

1. Applicant Identification:

City of Stevens Point, Wisconsin
1515 Strongs Avenue
Stevens Point, Wisconsin 54481

2. Website URL : <https://stevenspoint.com/>

3. Funding Requested:

- (a) **Assessment Grant Type:** Community-Wide
- (b) **Federal Funds Requested:** \$500,000

4. Location: The project will serve the City of Stevens Point, Wisconsin, which is located in Portage County in the State of Wisconsin.

5. Target Area and Priority Site Information:

- (a) **List of Target Areas:** The Target Areas of this community-wide assessment (CWA) grant application include four census tracts (CTs) of the City that consist of:
 - Downtown Core (CT-55097961000 [CT-9610] and CT-55097961102 [CT9611.02])
 - Division Street Corridor (CT-55097960300 [CT9603] and CT-55097960400[CT9604])

(b) Priority Sites:

- 1. Former Shopko Site and Adjacent Parcels – 0 and 1200 Main Street and portions of adjacent Strongs Avenue. and Church Street. ROW
- 2. Chase Bank and Adjacent Parcels – 601 Main Street
- 3. Cooper Motors – 532 Division Street
- 4. Campus Commercial Parcels – 233-325, 412 Division Street & 1601 Sixth Avenue
- 5. Edgewater Manor & Adjacent Mill Parcels – 1450 Water Street

6. Contacts:

(a) Project Director:

Chris Klesmith, City of Stevens Point Economic Development Specialist
Phone: (715) 341-4171 | Email: cklesmith@stevenspoint.com
1515 Strongs Avenue,
Stevens Point, WI 54481



(b) Chief Executive/Highest Ranking Elected Official:

Mike Wiza, Mayor of the City of Stevens Point
 Phone: (715) 346-1570 | Email: mwiza@stevenspoint.com
 1515 Strongs Avenue,
 Stevens Point, WI 54481

7. Population (2019-2023 US Census Bureau Estimates):

(a) Population of the City of Stevens Point: 25,497

(b) Population of Target Areas:

- Downtown: 5,092
- Division Street: 10,815

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 1, 2, & 4
The priority site(s) is in a federally designated flood plain.	Page 1 & 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 3
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 3 & 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A(2), for priority site(s) within the target area(s).	N/A
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

N/A: Other factor is Not Applicable

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

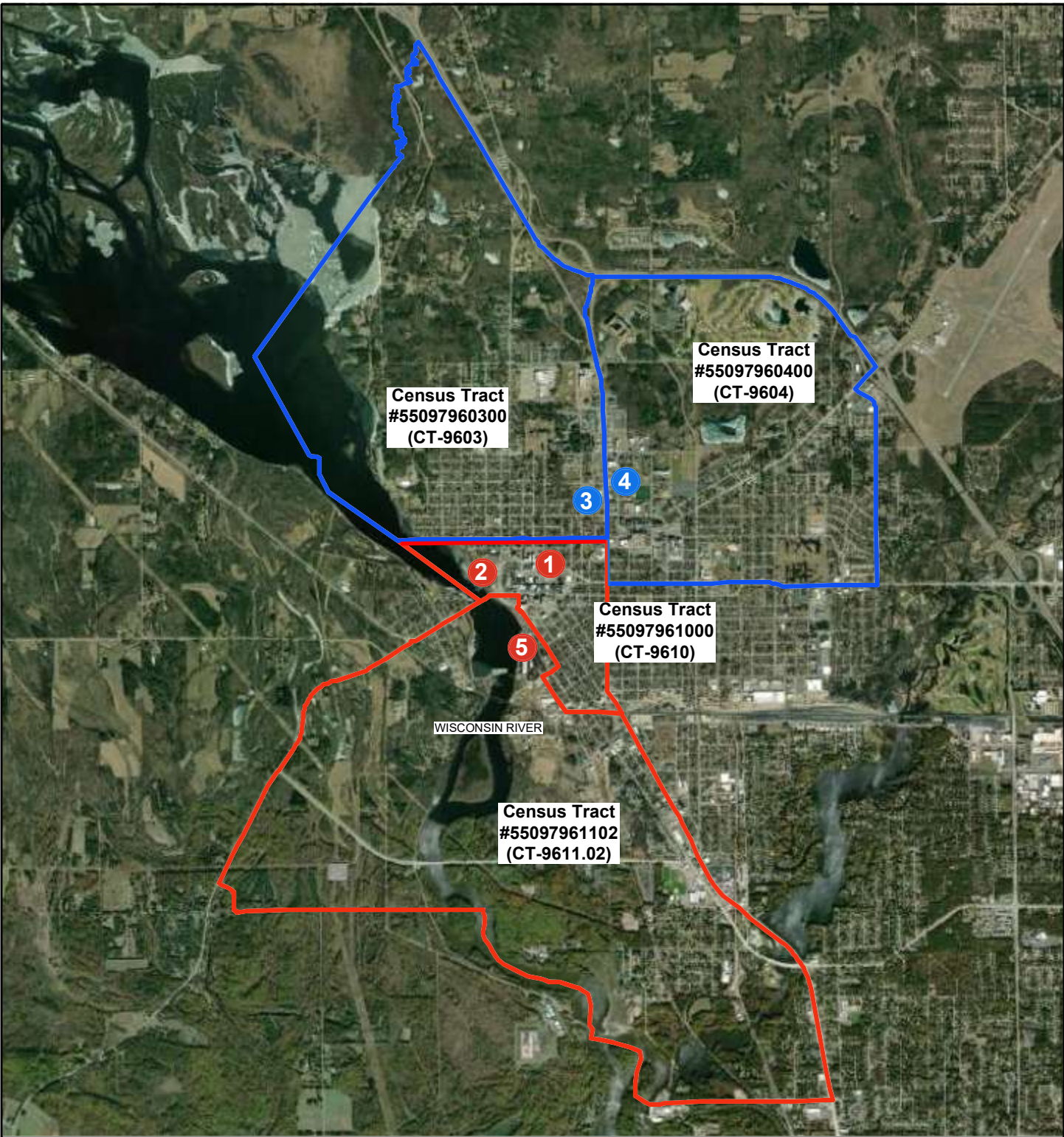


Department of Community Development
Christopher J Klesmith
Neighborhood Planner
Economic Development Specialist
Ph: (715) 496-0164
Fax: (715) 346-1498

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Wisconsin Department of Natural Resources is attached.

10. Releasing Copies of Applications: Not applicable.

FY2026 EPA Brownfield Community-Wide Assessment Grant
 City of Stevens Point, Wisconsin



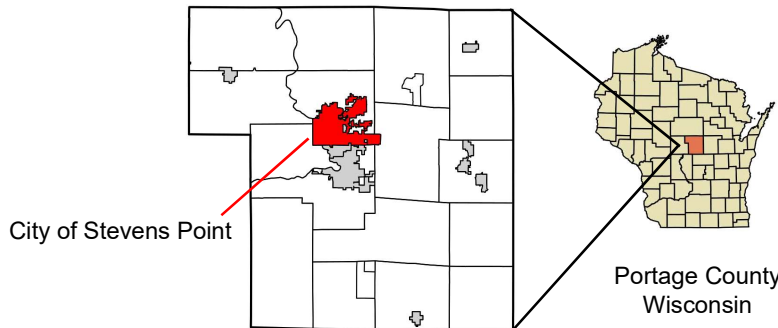
Sources: Esri; U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS), Portage County Wisconsin Incorporated and Unincorporated areas Stevens Point Highlighted by DemocraticLuntz at English Wikipedia, CC BY-SA 4.0, <https://commons.wikimedia.org/w/index.php?curid=63576144>

LEGEND

- Division Street Target Area Census Tracts (CTs)
- Downtown Target Area CTs

PRIORITY SITES:

1. Former Shopko Site & Adjacent Parcels
2. Chase Bank and Adjacent Parcels
3. Cooper Motors
4. Campus Commercial Properties
5. Edgewater Manor and Adjacent Mill Parcels





January 16, 2026

Christopher Klesmith
Neighborhood Planner / Economic Development Specialist
City of Stevens Point
1515 Strongs Ave.
Stevens Point, Wisconsin 54481
Via Email Mail Only to cklesmith@stevenspoint.com

Subject: State Acknowledgement Letter for City of Stevens Point
FY26 EPA Community-Wide Assessment Grant

Dear Christopher Klesmith,

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the city of Stevens Point (the City) for the U.S. Environmental Protection Agency (EPA) brownfield grant identified above.

The DNR is fully committed to a collaborative partnership with the City and is able to support your brownfield assessment and remediation efforts in many ways, including:

- The DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with individuals in your community to answer questions and discuss local plans, options and best practices.
- The DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining U.S. EPA funding for this grant application is consistent with community needs, is vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Roxanne N. Chronert, Policy and Program Operations Director
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

cc:

Hayley Schnae, DNR WCR – hayley.schnae@wisconsin.gov
Peter Raymond, DNR WCR – peter.raymond@wisconsin.gov

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Target Area & Brownfields – 1.a. Overview of Brownfield Challenges and Description of Target Area: The City of Stevens Point (population of 25,497), is located in Central Wisconsin (WI) within Portage County, along the banks of the historic Wisconsin River (River). Development in Stevens Point began in the early 1800s via European settlement focused on lumber and agricultural pursuits. Prominent businesses were established in the late 1800s which included lumber mills, the Stevens Point Brewery (1857 to present), and the Lullabye Furniture Corporation (established in 1895). The bustling Market Square in the City's downtown, totaling ½ square mile of land directly east of the River, was a favored trading spot for farmers and businessmen, as well as a social gathering place for residents. Downtown densification accelerated in the late 19th and early 20th centuries with population growth spurred by an excelling economy, ample employment opportunities, and establishment of University of Wisconsin Stevens Point (UWSP) in 1895.

Stevens Point, like other “rust belt” cities in the Midwest over the past several decades, has been forced to transition from a primarily manufacturing economy to a services-based one by adding jobs in health care, professional services, and retail trade. As manufacturing facilities became antiquated and eventually closed, the City lost many higher-wage jobs. Limited investment of idled industrial parcels left the City with an abundance of vacant, underutilized brownfield sites. Divestment still reverberates in the City today such that **4.5% of residents are unemployed** and the **median household income is 26% less than the state and 33% less than the US.**¹ Economic conditions directly result from wage stagnation and manufacturing job loss, forcing the semi-skilled workforce to find other sources of employment often at half their past wages. Compound this with the lack of affordable housing, the City is struggling to attract or retain young professionals.

The geographic boundary for this Community-Wide Assessment grant is the municipal limits of the City with focus on two areas of the City that include four key census tracts (CT), the **Division Street Corridor (CTs 9603 and 9604) and the Downtown Core (CTs 9610 and 9611.02), comprising of the Target Areas** of this community-wide assessment (CWA) grant application. The Downtown Target Area (~3.3 square miles) adjoins the east side of the River (partially within the designated River floodplain), representing the historic heart of the City and original commercial/industrial core which included main street shops, a retail mall, lumber mills and a manufactured gas plant. Often referred to as the City's “Second Downtown”, the Division Street Target Area is a north/south thoroughfare (~1.2 miles long) running past the UWSP campus. Postage-stamp parcels primarily used for commercial businesses such as restaurants, laundromats, and banks are a hallmark of the corridor.

According to the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS), 466 known environmental releases are within the City, or approximately 27 brownfields per square mile.² This density presents substantial socio-economic challenges, leaving vulnerable sensitive populations specifically in the Target Areas subject to high rates of poverty (**up to 32% of children under 5 living in poverty**), unemployment (**22% of disabled residents are unemployed**), and health risks such as lead paint and asbestos exposure (**up to 95% of houses built before 1980**).¹ Since brownfields divert money from municipal projects and erode the tax base, EPA assessment funds will combat these challenges and continue the City's revitalization efforts.

Assessment to be completed under this grant will remove the barriers (i.e., liability, financing, uncertainty) hindering redevelopment in the Target Areas. As described in Section 1.d, the City's reuse plans for each of the Target Areas will set the project's trajectory for assessment and eventual redevelopment efforts within the Target Area. The greatest City needs to be addressed through the aid of this grant are (1) increasing affordable healthy housing options in rebuilding commercial corridors; (2) expanding economic growth through commercial and industrial employment opportunities; and (3) increasing greenspace/trail networks to promote healthy lifestyles.

1.b. Description of the Priority Brownfield Site(s): As part of past EPA-awarded assessment grants and area-wide planning (AWP) efforts, 62 potential brownfield sites were identified in the Target Areas. These potential brownfields include former gas stations, dry cleaners, auto repair shops, and commercial/manufacturing facilities. The AWP's identified catalyst projects or opportunity sites likely to serve as economic drivers in the Target Area corridors and achieve the City's long-term economic and quality of life goals. **As noted on Table 1, five Priority Sites have been selected for assessment based on their size, proximity to sensitive populations or waterways, redevelopment potential, and alignment with adopted reuse plans.** These sites represent the most significant opportunities to advance environmental cleanup and catalyze reinvestment in the Target Areas. Table 1 summarizes the Priority Sites, including acreage, historic and current use, known or potential contaminants of concern, and reuse rationale.

¹ <https://www.policymap.com/> 2019-2023 data available via online subscription

² <https://apps.dnr.wi.gov/rrbotw/botw-search>

Table 1: Priority Sites – Historic/Current Use, Contaminants of Concern (COC), and Reuse Potential

Parcels & Acres	Current/Past Land Use & Current Site Conditions	Known/Potential COCs	Future Use/Reuse Potential & Why Selected?
1. Former Shopko Site and Adjacent Parcels 1200 Main Street – Downtown Target Area (CT-9610)			
5 parcels 7.25 ac.	Vacant lots, formerly residential, commercial, or gas stations.	RCRA metals, CVOCs, PVOCs, possible PFAS	The site has the single-most redevelopment potential within the City and is located within the Downtown corridor. Due to the site’s size and location mixed-use redevelopment can address multiple community needs including adding affordable housing, improving local business and the economy, and improving community connectivity through construction of a proposed transit center.
2. Chase Bank and Adjacent Parcels 601 Main Street – Downtown Target Area (CT-9610)			
4 parcels 4.0 ac.	Chase Bank and parking lots. Formerly industrial sawmill, railyard/corridor, and slough.	PVOCs, PAHs, RCRA metals, cyanide, possible PFAS	The bank plans to close this branch and relocate outside the City. The site’s location along the Wisconsin River provides the perfect opportunity to enhance greenspace in this area and improve the community connection to the River. A mixed-use development will also increase housing options within the Downtown Target Area.
3. Cooper Motors 532 Division Street – Division Street Target Area (CT-9603)			
3 parcels 4.0 ac.	Greenspace, formerly automotive dealership/repair shop/filling station.	PVOCs, CVOCs, RCRA metals, PAHs	The site is currently vacant and underutilized within a heavily commercial corridor near UWSP. The site is situated perfectly to promote economic improvements through business development or providing additional housing that isn’t necessarily targeted toward UWSP students.
4. Campus Commercial Properties 233-325, 412 Division Street and 1601 Sixth Avenue – Division Street Target Area (CT-9604)			
8 parcels 2.57 ac.	Underutilized or vacant infill parcels, formerly commercial uses such as a drycleaner, campus cinema, etc.	PVOCs, CVOCs, RCRA metals, PAHs	The parcels represent a significant portion of the Division Street corridor and opportunities to expand economic development for this part of the City. Redevelopment of the underutilized parcels will also promote community safety, especially near the UWSP campus.
5. Edgewater Manor and Adjacent Mill Parcels 1450 Water Street – Downtown Target Area (CT-9611.02)			
3 parcels 3.4 ac.	Vacant or commercial office space, formerly flour mill and residential.	PVOCs, RCRA metals, PAHs	The site is situated along the Wisconsin River and prime for residential redevelopment that will densify the Downtown population to promote economic growth, provide additional housing, and enhance local recreational trail (the Green Circle Trail).

KEY: CN = cyanide; PAHs = polyaromatic hydrocarbons; RCRA= Resource Conservation and Recovery Act; VOCs = volatile organic compounds; PVOCs = petroleum VOCs; CVOCs = chlorinated VOCs; PFAS = Per- and polyfluoroalkyl substances

1.c. Identifying Additional Sites: The City has completed a brownfield inventory of the Downtown Target Area (CT-9610) as part of previous EPA-funded assessments and reuse planning. The inventory identified approximately 62 potential brownfield properties, most of which are likely eligible for EPA grant funded assessment. An inventory of the Division Street Corridor is planned under this grant. Assessment of properties other than Priority Sites will be selected from these inventories and ranked by the City’s Redevelopment Authority (RDA) which will/has served as the brownfield advisory committee (BAC) for the past EPA assessment grants. The BAC will initially screen sites for EPA funding eligibility through desktop studies and/or windshield surveys and then consult with local developers and other stakeholders to clarify development potential for each site so they may be prioritized based on: (1) Severity of environmental conditions/impact on the community; (2) Redevelopment potential; (3) Alignment with City reuse plans; and (4) Ability to address community needs. The City has successfully used this process for site selection and prioritization for past EPA-funded grants. Site prioritization will be an ongoing process and new sites may be prioritized quickly based on interest and potential development opportunity. The BAC will meet monthly and discuss brownfield site prioritization.

Revitalization of the Target Area – 1.d. Reuse Strategy and Alignment with Revitalization Plans: Reuse of each Priority Site within the Target Areas has been identified in one or more strategic revitalization and reuse plans adopted by the City over the past decade. Specifically, the City developed two Targeted Area Master Plans (the *Plan(s)*) for Downtown and Division Street corridors, the **Target Areas** of this grant, outlining the primary vision and policy strategies that will define Stevens Point for the next 10-20 years.³ The *Plans* promote the reuse of infill sites (brownfields) such as Priority Sites 1-5 with reuse plans for workforce housing, commercial, and mixed-uses that will spur reinvestment and redevelopment in the Target Areas. The **Downtown Targeted Area Master Plan** focuses on improving economic conditions and waterfront access by redeveloping underutilized brownfield sites, vacant lots, and former commercial buildings in CT9610 and CT9611.02 into viable employment, housing, and transportation options.⁴ The **Downtown Targeted Area Master Plan** specifically calls out **Priority Site 5** as a redevelopment opportunity with Priority Sites 1 and 2 also aligning with these goals. The **Division Street Plan** calls for cohesive lot configuration that promotes strategic business development and community safety for blighted sites in CT9603 and CT9604 located near UWSP.⁵ Specifically, Priority Sites 3 and 4 would achieve these goals by combining parcels for more productive reuse.

³ <https://peoplearethepointwi.com/>

⁴ 2024 Downtown Targeted Area Master Plan, <https://stevenspoint.com/>

⁵ 2019 Division Street Targeted Area Master Plan, <https://stevenspoint.com/>

Through community input, each plan also contains a heavy focus on preserving green space and providing improved access to the River. The revitalization of the priority sites aligns with the goals to make the Target Areas more livable, connected, resilient, and sustainable while protecting what defines Stevens Point. As part of the **Draft 2017 Comprehensive Plan Update**, community members identified abundant natural resources, parks, recreation opportunities, and sustainability as the City's strengths. Weaknesses included low paying jobs, lack of business and industry, poor condition of housing stock, and aging infrastructure. This plan identified a strong desire by residents to attract businesses and promote living-wage job creation, which will be achieved through reuse of **Priority Sites 1-5**.

The **2017 Housing Study** indicates that population growth in the City is dependent on efforts to attract residents.⁶ Increasing employment opportunities and housing in the community is the first step to attracting families and retaining young professionals. As Centergy's **2025 Regional Housing Study** noted, employers of the region are reporting job candidates turning down positions due to housing availability and cost.⁷ New affordable housing and public greenspace would provide safer living conditions for new and existing sensitive populations. Reuse plans for **Priority Sites 1, 2, and 5** align with these goals. The City's **Comprehensive Outdoor Recreation Plan (CORP)** identifies and strives for a park system which satisfies the basic outdoor recreation needs of area residents, and which can attract new residents.⁸ Part of the City's recreation system includes the Green Circle Trail, a nationally recognized 24-mile recreational corridor that encircles the urban area. The CORP focuses on adding additional greenspace and connectivity to existing neighborhoods with a special focus on the River which would be accomplished through assessment and reuse plans for **Priority Sites 2 and 5**.

1.e. Outcomes and Benefits of Reuse Strategy: The reuse strategy for the Priority Sites will foster economic growth within the Target Areas through new or adaptive residential, commercial, industrial, and/or recreational uses following site remediations. The City's revitalization initiatives are structured to protect the community, ensuring that existing residents and businesses are not displaced. Completion of environmental assessments and cleanup planning under this grant will decrease redevelopment uncertainties enabling the City and its private partners to generate the following benefits/outcomes.

- **Enhance Economic Competitiveness & Growth:** Aligning with goals set forth in the Downtown and Division Street *Plans*, EPA funds will help pivot underutilized and unproductive properties of each Target Area into community assets that spur economic growth by unlocking the space needed for exciting redevelopment opportunities. New business would provide living-wage employment opportunities providing a "hand up" for community members in poverty. Merging residential and commercial use will be attractive to young professionals and entrepreneurs as new businesses are situated adjacent to customers. The Target Areas also overlap the City's TIDs and portions of the City's Opportunity Zones (OZs) (**Priority Sites 1, 2, and 4**), two funding mechanisms that are looked on favorably by developers and will dramatically increase the likelihood of sites advancing beyond assessment to desired cleanup and redevelopment.
- **Increase Modern & Healthy Housing Options:** The City understands the need for additional housing, especially for low-to-moderate income (LMI) residents/families. Therefore, the City proposes promoting residential options to be part of **Priority Sites 1 and 5** and possibly **Priority Site 3**. Additional housing in Target Areas will address the City's workforce and LMI housing burden and provide impoverished individuals with the opportunity to remove themselves and their families from aging housing stock that may be hazardous to their health (asbestos/lead exposure, brownfield proximity, etc.)
- **Promote Energy Efficiency & Reuse of Buildings/Infrastructure:** Designated an "Eco-Municipality" the City is committed to integrating sustainable and equitable development principles into construction and redevelopment projects and optimizing systems already in place. Per the Stevens Point Eco-Municipality Task Force's June 2008, *Path to a Sustainable Stevens Point* report, the City requires energy modeling as part of architectural design in all new public buildings and actively encourages citizens to incorporate alternative energy (solar, wind, etc.) and sustainability into residential projects.⁹ New construction will be encouraged to incorporate energy efficiency measures to qualify for Leadership in Energy and Environmental Design (LEED) certification, proven to contribute 50% fewer greenhouse gases compared to conventional construction and 25% less energy use over conventional buildings. These efficiencies are passed along to tenants via lower utility bills.¹⁰
- **Extreme Weather/Natural Disaster Resilience:** According to the Federal Emergency Management Association's (FEMA) Resilience Analysis and Planning Tool, Stevens Point, although partially within the designated river floodplain ranks as a "**relatively low**" risk when it comes to experiencing natural disasters.¹¹ Located in the Upper Midwest of the U.S., extreme weather events such as severe rain, snow, hail, wind, and flooding are of largest concern for the community. Redevelopment of brownfield sites will improve resiliency to severe weather events by modernizing local infrastructure and implementing stormwater/building sustainability measures outlined in the *Path to a Sustainable Stevens Point* report. For instance, new or upgraded stormwater catch basins will reduce flooding probability by slowly releasing run-off that would otherwise overwhelm local conveyance systems. Contaminated soil removal or capping will also reduce the mobility of contaminants during flood events, protecting local waterways and preventing resident

⁶ 2017 City of Stevens Point Housing Study, <https://stevenspoint.com/>

⁷ <https://www.ncwrpc.org/>

⁸ *Comprehensive Outdoor Recreation Plan 2023-2028*, <https://stevenspoint.com/>

⁹ *A Path to a Sustainable Stevens Point*, <https://stevenspoint.com/>

¹⁰ <https://www.usgbc.org/articles/top-10-reasons-certify-leed>

¹¹ <https://www.fema.gov/>

contact with these contaminants. Improved infrastructure (roads, hydrants, etc.) will also aid emergency personnel responding to the effects of natural disasters.

- **Enhance Gathering Spaces/Public Activity Areas:** A key component of each previously cited City plan includes enhancing or expanding public greenspace. The City’s *Downtown Plan* specifically identifies opportunities to improve public recreational areas along the River and improve existing Park facilities. Assessment and cleanup of **Priority Sites 2 and 5** will specifically address this goal through opening access to the east side of the River via Green Circle trail enhancements and construction of a community arts center on **Priority Site 2**. Public parks provide “free” recreational opportunities for impoverished Target Area residents that promote mental and physical wellbeing. Trail connections will also provide safe transit to and from to places of employment for residents who do not own a vehicle.

Strategy for Leveraging Resources – 1.f Resources Needed for Site Reuse: To ensure the successful revitalization of Priority Sites assessed using EPA funds, the City has a comprehensive list of funding sources available. Perhaps the most important source of funding is TIDs which can be used for environmental cleanup, demolition of buildings, and infrastructure improvements needed to support redevelopment of brownfield sites. The City evaluates redevelopment proposals for the increment they generate and will provide tax incremental financial assistance to these projects as feasible. Any TID financing committed to redevelopment projects will be leveraged as match for state redevelopment resources such as the Wisconsin Economic Development Corporation’s Brownfields Grant Program or Idle Sites program. In cases of emergency or if gap funding is needed, the City can also rely on their general fund which includes 4-6 months of expenditure over the traditional 2-months generally maintained by most municipalities. **EPA grant funds will also be leveraged as a catalyst for securing additional external funds**, partially by serving as matching funds for state grants that would otherwise be inaccessible. Externally, the City can rely on a mix of private capital, general obligation bonds, state and federal Historic Tax Credits, federal New Market and Low-Income Housing Tax Credits, HUD Section 108 loans, US Department of Energy Grants, and pro-bono technical support and assistance from staff and community organizations (COs) including MSTC and UWSP. The City will actively promote its OZs and seek other potential funding sources such as those below:

Table 2: Potential Key Funding Sources

Source	Purpose/Role/Status	Amount (\$)
Stevens Point RA, Housing Trust Fund/Blight Elimination (Secured)	The City has money available in the General Fund to be used towards but not limited to Brownfield assessment, cleanup, and infrastructure improvements	\$438,182
Stevens Point, Excess Subdivision Funds (Secured)	Excess Money is available from subdivision development that the City intends to use for redevelopment purposes.	\$1.2M
Tax Increment Financing (TID) (Secured)	TID funding is available for the Target Areas and is aimed at eliminating blight, rehabilitating declining property values, and promoting industry. Currently \$1.45M is secured, and additional funds may be secured for other redevelopment sites pending projected increments.	\$1.45M
Central Wisconsin Economic Development Fund (Potential)	Low interest fixed loans to property owners or developers for working capital, land/building acquisition, and building rehabilitation	\$500,000 maximum award
CAP Services (Potential)	Gap Financing is Available for redevelopers to apply.	\$1M maximum
Wisconsin Plant Recovery Initiative Assessment Monies (Potential)	Provide property owners and developers with funds to perform additional environmental assessment	Up to \$30,000 for individual property
Wisconsin Economic Development Corporation Brownfield Assessment and Cleanup Grants (Potential)	Property and developer assistance with funding available for assessment and remediation	Up to \$150,000 for Site Assessment Grant and \$250,000 for cleanup
EPA Brownfield Cleanup Grants	Assist property owners and developers with funds specifically for remediation of eligible brownfield sites	Up to \$200,000

1.g. Use of Existing Infrastructure: As an Eco-Municipality, the City strives to maximize the use of existing infrastructure; therefore, reuse of buildings and City utilities is encouraged for redevelopment of all brownfield sites. All Priority Sites are currently serviced by modern utilities and require minimal upgrades or extensions when compared to greenspace development. Any redevelopment activities on Priority Sites within existing infrastructure areas will save money, limit the use of virgin construction materials, and reduce construction-related air emissions. Environmental assessments conducted under this grant will inform the capacity to reuse infrastructure and upgrade requirements prior to redevelopment. In 2020, the City budgeted for street resurfacing and road reconstruction including utility upgrade and dedicated \$3.14 million for this work under the Stevens Point Infrastructure Improvements Fund. If needed, the City will pursue other funding resources, including TIDs, CDBG, state and federal grants, tax credits, and private or philanthropic capital, will be pursued to support those infrastructure needs.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

Community Need – 2.a. The Community’s Need for Funding: The City recognizes that the absence of greenfield sites in the Target Areas forces the City to be opportunistic and facilitate redevelopment on infill projects, including brownfields. Key indicators of critical housing need and persistent economic distress are identified on **Table 3** and clearly demonstrate the City’s need. A gradual decline in economic conditions over the past 20 years is evident across the Target Areas as **up to 30% of residents are living in poverty** compared to 16% of for the City overall. This represents an average **25% increase in poverty** and a **5% decrease in population since 2000** for the Target Areas.¹

The City is a **low-income community** consistently struggling since 2020 due to nearly 5,000 job losses across Portage and neighboring counties, which significantly reduced household income in the Target Areas.¹² Average household incomes in CT-9603, CT-9604, and CT-9610 all fall below local, state, and national comparisons, with CT-9610 seeing a **14% decrease** in income in the past five years. As a result of low income, 22% of residents in CT-9603 are living below the poverty line, which represents a **47% increase in poverty rate since 2000**.¹ Over 65% of households in three of the Target Areas currently rent. The average income of renters in CT-9604 is \$29,315, significantly less than the county (\$41K), state (\$47K) and nation (51K), of which 34% of household income is spent on rent.¹ Finances are strained to cover housing costs with 7.9% of CT-9603 residents living in subsidized housing; therefore, it is not surprising that HUD identifies CT-9603, as well as CT-9604 and CT-9610 as **Qualified Census Tracts** for low-income housing tax credit, further solidifying the desperate need to revitalize brownfield sites for affordable housing.¹

Table 3: Indication of Community Need¹

Key Indicators	Target Areas				Local, State & US Comparisons			
	CT-9603	CT-9604	CT-9610	CT-9611.02	City	County	WI	US
Population (% change since 2000)	3,973 <i>(-3%)</i>	6,842 <i>(-0.9%)</i>	2,266 <i>(-13%)</i>	2,826 NA	25,497 (7.8%)	70 K (5.1%)	5.9 M (7.7%)	332 M (15%)
% Population in poverty	22%	30%	25%	10%	16%	10%	11%	12%
% Families in deep poverty	7.6%	4.1%	0%	4.4%	2.5%	2.7%	2.7%	3.8%
Mean household income	\$41,778	\$41,009	\$37,734	\$65,469	\$56,218	\$73,284	\$75,670	\$78,538
% Renter-occupied housing units	67%	65%	66%	44%	43%	25%	28%	32%
% Living in subsidized housing	7.9%	1.22%	4.5%	4.8%	3.1%	1.5%	2%	2.7%
Median % of income spent on rent	29%	34%	26%	23%	28%	26%	27%	30%
High school graduate (only)	33%	26%	26%	35%	27%	31%	30%	26%

BOLD & RED = worse/equal conditions than City/County; **shading** = worse/equal to all comparisons; NA = not applicable due to use of 2010 Census boundaries for population change calculations, which predate CT-9611.02.

Being a rural community with **small population (population - 25,497)** and higher than average **low-income (Table 2)**, Stevens Point **lacks financial resources** for brownfield environmental assessment, remediation and redevelopment. Due to its size, the City **does not** qualify for Entitlement Funds from HUD or funding from the US Department of Agriculture (USDA).¹³ While funding could be sought elsewhere, state funds for environmental projects have decreased 29% since 2010, the 10th largest percent decline in the country.¹⁴ County budgetary demands have also limited local funding options and municipal funds are restricted by law for designated purposes, and lenders would not loan funds for remediation without egregious interest rates/terms.

While invested in redevelopment of blighted brownfields, the City is simultaneously managing projects with **competing needs**, including reconstruction of Division Street/Business 51 (\$50 million) and expansion of rail to the City’s industrial park (\$3.5M) to retain and expand jobs. Presently, TID balances for the Target Areas are completely committed to these necessary infrastructure repairs and \$1.3M from another TID is also being utilized.

2.b. Health or Welfare of Sensitive Populations: Impoverished sensitive populations presented in **Table 4** indicate the Target Areas are comprised of greater rates of children (CT-9603), women of child-bearing age (all Target Areas), disabled (CT-9603 & CT-9610), and elderly (CT-9603 & CT-9611.02) compared to the City or State. These populations are most vulnerable to risks posed from brownfields due to susceptible immune systems and lack of financial means to relocate, therefore living in unsafe physical conditions and exposed to contaminants through air, water, and land.

Table 4: Impoverished Sensitive Populations¹

Demographics	Target Areas				Comparisons	
	CT-9603	CT-9604	CT-9610	CT-9611.02	City	WI
Children (<18 years)	16%	9%	12%	12%	15%	22%
Children in Poverty	14%	17%	0%	11%	10%	13%
Women (15-44) ¹⁵	28%	39%	27%	19%	27%	19%
Women (15-44) in Poverty ¹⁵	9.1%	15%	7.6%	5.6%	6.6%	2.6%
Disabled	17%	11%	16%	11%	13%	12%
Disabled in Poverty	23%	27%	52%	21%	24%	19%
Elderly (65 and older)	13%	7%	10%	25%	13%	18%
Elderly in Poverty	13%	8%	9%	6%	9%	9%

BOLD = worse/equal conditions than City/WI; **shading** = worse than/equal to all comparisons

¹² <https://dwd.wisconsin.gov/dislocatedworker/warn/>

¹³ <https://www.hudexchange.info/programs/cdbg-entitlement/>

¹⁴ <https://www.wpr.org/>

¹⁵ <https://data.census.gov/> (2019-2023)

Lack of Healthy Housing. Blight associated with nearby brownfields contributes to low home values (< \$100K) in CT-9603 (13%) and CT-9611.02 (32%), which reduces the incentive for homeowners/landlords to invest in renovations to reduce exposure risks, such as mold.¹⁶ Mold if not addressed has been linked to increased likelihood of asthma in children, evidenced by increased asthma prevalence among children in Portage County (6.4%) compared to adjacent Marathon County (4.2%).^{16,17} Additionally, most available housing consists of old homes built before the 1978 lead-based paint ban, resulting in **moderate to high** risks for lead exposure, particularly in CT-9610, where 95% of homes predate 1980, nearly twice the national rate of 51%.¹ The lack of available and affordable safe housing forces families with young children to live in homes with high risk of lead exposure. Assessment and redevelopment of brownfield sites utilizing this grant will (1) reduce health threats to children, women of child-bearing age, elderly, and disabled populations living in aging housing near brownfield properties and potentially unaware of the hazards, and (2) increase home values via blight elimination/incentives for property maintenance.

Food Insecurity. Residents in the Target Areas face significant food insecurity. CT-9603, CT-9604, and CT-9610 are considered “**low income, low access**” by the US Department of Agriculture, indicating individuals travel more than 0.5 miles to the grocery store, which is difficult for up to 10% of the Target Areas’ population without vehicle access.¹ Even more alarming, 20% of high school students in the County reported experiencing hunger due to a lack of food at home.¹⁸ By increasing residential density and transportation access to Target Areas through brownfield redevelopment, constructing a grocery store downtown becomes more plausible, which will increase food access opportunities.

Table 5: Housing and Food Access Indicators¹

Key Indicators	Target Areas			Comparisons		
	CT-9603	CT-9604	CT-9611.02	City	WI	US
Houses build before 1980	67%	60%	95%	39%	62%	51%
Households without vehicles	10%	9%	10%	7%	8%	8%

BOLD & RED = worse/equal conditions than City/WI/US

Transportation. A high proportion of households in CT-9603, CT-9610 and CT-9604 do not have a vehicle, which can be linked to the high poverty rates and lower median household income (**Table 5**). Without a vehicle or reliable transportation, sensitive populations have difficulty seeking, obtaining, and traveling to employment, further feeding the poverty cycle. For instance, 32% of disabled citizens in CT-9610 are unemployed, contributing to more than half of the disabled population living in poverty.¹ Reuse strategies for the Priority Sites will reduce poverty through business growth and employment opportunities accessible to all residents including those without vehicles. For remaining residents, increased street connectivity will encourage alternative transportation methods such as walking and biking, all healthy options that alleviate traffic and reduce vehicle emissions.

Welfare improvement from grant/reuse strategy. Commercial/residential redevelopment of brownfield sites utilizing this grant will enhance quality of life through (1) diversification of housing options, including live/work and workforce housing; and (2) reduce contaminant sources of toxic chemicals in soil, groundwater, air, and limit direct contact exposure for area residents, especially those living in poverty in the Target Areas.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Cancer. Contamination from hazardous substances and petroleum compounds at the priority sites, including VOCs, PAHs, and heavy metals, are known to cause a variety of health effects, including cancer, which is the leading cause of premature death under age 75 in Portage County.¹⁹ Given the presence of carcinogenic PAHs, it is not surprising to see greater incidences of colorectal cancer in Portage County (37.4 per 100,000) than the state (34.9 per 100,000).²⁰ Compared to the state of Wisconsin and one or more of the adjacent counties, incidence rates of liver and intrahepatic bile duct, pancreatic, and testicular cancers are also higher in Portage County. **Asthma.** The EPA Toxics Release Inventory reported 35,476 lbs. of toxic chemical waste released into the air from 9 facilities in the City in 2024.²¹ Of the reported chemicals released, certain glycol ethers account for 46% of toxic chemicals, commonly used as solvents in industrial and household cleaning products or paint, associated with triggers for developing or worsening asthma in adults, evidenced by increased rate of emergency department visits for asthma in Portage County (27.6 per 10,000) compared to adjacent Marathon County (14.6).^{22,23} Poor air quality puts vulnerable residents with asthma (**10-12% of Target Area CTs v. 9.8% of nation**) at risk for developing serious illnesses or death.²⁴ **Birth Defects.** Structural changes at birth have been tied to pregnant mothers living in polluted environments.²⁵ Increased annual average air concentrations of benzene (up to 0.29 µg/m³ in CT9610) and diesel particulate matter (diesel PM) (up to 0.20 µg/m³ in CT9604) were monitored in all Target Areas, compared to the county (benzene at 0.19, diesel PM at 0.08) and state (benzene at 0.19, diesel PM at 0.08).²⁶ Birth defect rates are not available for Target Areas; however, the Centers for Disease Control and Prevention (CDC) indicates the prevalence of cleft lip with cleft palate per 10,000 live births in Portage County is greater than four of the five adjacent counties, based on the CDC National Environmental Public Health Tracking Network geospatial mapping tool.²⁶

¹⁶ <https://www.epa.gov/children/mold-exposure-and-respiratory-conditions>
¹⁷ <https://www.cdc.gov/asthma/national-surveillance-data/> (2019-2021)
¹⁸ <https://www.pconduit.org/resource/brary> (2022-2023)
¹⁹ <https://www.countyhealthrankings.org>
²⁰ <https://www.dhs.wisconsin.gov/epht/cancer.htm> (2018-2022)
²¹ <https://edap.epa.gov/public/extensions/TRIToxicsTracker> (2024)

²² <https://www.health.state.mn.us/communities/environment/air/toxins/>
²³ <https://www.dhs.wisconsin.gov/asthma/facts.htm> (2022-2024)
²⁴ <https://www.cdc.gov/places/index.html> (2018-2022)
²⁵ <https://pmc.ncbi.nlm.nih.gov/articles/PMC4837606/>
²⁶ <https://ephtracking.cdc.gov/DataExplorer/>

EPA awarded funding will allow the City to assess the priority sites ultimately leading to remediation and redevelopment. These actions will improve health conditions, especially for sensitive populations who may not fully understand related health implications, by removing contaminant sources, capping residually impacted soil to prevent direct contact, and increasing healthy living opportunities as summarized in Section 1.d.

2.d. Economically Impoverished/Disproportionately Impacted Populations: Communities adjacent to brownfield sites are faced with disproportionate economic hardships with a minimum of 22% of residents in CT-9603, CT-9604, and CT-9610 living in poverty, and **two of these tracts have been burdened with persistent poverty** for over three decades. Families in the majority of Target Areas are experiencing deep poverty and **46% of single female-headed families with children** in CT-9603 are living below the poverty line.¹ Brownfield assessments funded by this grant will position priority sites for redevelopment, in which projected reuse strategies will address poor economic conditions by providing job opportunities from mixed-use commercial development and alleviate housing costs through affordable LMI housing.

The dense population of the City (1,474 people per square mile) heightens the potential for hazardous substance exposure from any one contaminated site (466 known environmental releases in the City).²⁷ Most of these sites are clustered in or adjacent Target Areas, as seen in 3 of the 4 CTs above the 80th percentile rank for number of brownfields in the nation (CT-9604 in 83rd, CT-9610 in 87th, and CT-9611.02 in 93rd).²⁸ Brownfields place impoverished residents in close proximity to hazardous environments without the financial means to relocate. Additionally, lead is a known COC in the Target Areas, where **60-95% of homes** were built before the lead paint ban was instituted by the federal government in 1978. Children are especially vulnerable to lead poisoning, which impairs development, hearing, speech, and cognitive function.²⁹ **Cognitive difficulties affect 7.2% of children under 18 in CT-9604 and 13% of CT-9611.02** - double the State/US rate (5%).³⁰ Between 2021 and 2024, 5.9% of tested children (birth to 6 years old) were lead poisoned, blood lead level greater than or equal to 3.5 µg/dL, in CT-9603, compared to Portage County (1.7%) and the state (4.9%).³¹

Assessment of brownfield sites in the Target Areas will identify hazards to the environment and health of residents in the City, which under WDNR regulation, will be addressed in remediation or cleanup of sites to remove contamination mass and source areas. Additionally, planned future reuse of priority sites will provide lead-free, healthy, and affordable housing options for low-income families with young children.

Community Engagement – 2.e. Project Involvement & 2.f. Project Roles: The City will continue the successful strategies used during previous EPA grant implementations to engage the public and will collaborate with community organizations (COs) that serve economically disadvantaged or sensitive populations living in or near the Target Areas. The RDA will continue to serve as the BAC and bring COs and their project partners into the process through community outreach to learn about critical brownfield details such as site selection, cleanup, and future reuse. **Community** and **Community partner** input will be documented, summarized, and reviewed by the BAC, which will formally consider recommendations when approving site selection, assessment sequencing, and reuse planning priorities, with responses provided through follow-up emails, website updates, or meeting summaries explaining how feedback influenced decisions.

Table 6: List of Organizations/Entities/Groups & Roles

Entity & Mission	Point of contact (name & email)	Specific involvement in the project or assistance provided
Downtown Business Improvement District (BID)		
Allow businesses within those districts to develop, to manage and promote the districts, and to establish an assessment method to fund these activities.	Karen Margelofsky kmargelofsky@stevenspoint.com	Identify and find resources to attract commercial businesses to the Target Area to better serve local residents. BID will also inform development decisions on and adjacent to the Target Area.
Portage County Business Council (PCBC)		
Serve and expand our business community by working together with business professionals in our region, providing opportunities, information services and advocacy.	Michael Witte michaelw@portagecountybiz.com	Integrate business input to promote community and economic development. PCBC will gather input and represent its membership.
Stevens Point Housing Authority (SPHA)		
To provide quality, affordable, and safe housing for low-to-moderate income individuals and families in Stevens Point.	Idowu Odedosu iodedosu@spha-wi.org	Inform public engagement and development decisions using local wages data, public housing waitlists, and potentially manage new public housing or properties.
University of Wisconsin - Stevens Point (UWSP)		
To provide programs that help communities become more vibrant, healthy, prosperous, and sustainable	Pratima Gandhi (Interim Chancellor) pgandhi@uwsp.edu	UWSP will offer planning and redesign of sites in the Target Areas to students for capstone projects which are overseen by both UWSP and City staff that incorporate public input.
Mid-State Technical College (MSTC)		
Transforming lives through the power of teaching and learning.	Shelly Mondeik or Ben Nusz Shelly.Mondeik@mstc.edu ben.nusz@mstc.edu	

²⁷ <https://dnrmaps.wi.gov/H5/?viewer=rsites>

²⁸ <https://lattice.shinyapps.io/peer/>

²⁹ <https://www.cdc.gov/lead-prevention/symptoms-complications>

³⁰ <https://data.census.gov/> (2019-2023)

³¹ <https://www.dhs.wisconsin.gov/epht/lead.htm> (2021-2024)

		MSTC and UWSP students will contribute to redevelopment plans for the Target Areas each campus is apart of.
Happy Places Central Wisconsin		
Foster dialogue about the design of the City, create support for more people-centered design, and encourage people to become advocates for thriving communities.	Justin Seis [REDACTED] Meleesa Johnson [REDACTED]	Support events where attendees observe and discuss the areas using "Happy City" by Charles Montgomery, Strong Towns content, and other resources as a foundation, exploring how design of the City impacts residents' overall wellbeing.

2.g. Incorporating Community Input: Community input for decision-making and planning in the Target Areas is a continued priority for the City. Within one month of the award, the City (grantee) will develop a site-specific Community Involvement Plan (CIP) to engage Target Area residents listed above in Sections 2.e. and 2.f. **The CIP will involve underserved community members while providing information and opportunities for feedback**, including how input will be solicited, considered, and responded to. The approved CIP will be instituted in Fall 2026 and facilitated by the City's BAC. The plan for communicating progress to the public will at a minimum include: (1) A press release and public meeting following award presenting general information on the assessment grant and solicitation for input from the impacted community members on concerns related to brownfields and site prioritization. Meeting facilities will be ADA-compliant to accommodate needs of sensitive populations (i.e., disabled or elderly) and interpreters will be provided as necessary to address the concerns of non-English speakers. A virtual attendance and comment option (Zoom call) for public meetings will be available for those unable to physically attend; (2) Publication of program information on the City's website ([Brownfield Page](#)); (3) Providing stakeholder notices for network circulation; (4) Publication of program information in the local newspaper, City's website, and social media (YouTube) for access to key information related to programs or topics; and (5) Post notices and program documents at area libraries. Assembled comments and feedback from the community and COs will inform site prioritization, assessment sequencing, cleanup planning, and reuse strategies.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

Description of Tasks/Activities & Outputs – 3.a. Project Implementation, 3.b. Anticipated Project Schedule, 3.c. Task/Activity Lead & 3.d. Outputs: All contracted services will be procured in accordance with 2 CFR 200.317-326, in addition to any more stringent City or state requirements. A summary of the overall proposed budget for grant-funded activities is provided in **Table 7** below. Following notice of award, the City will work with the EPA to complete the grant workplan to allow further refinement of scope prior to issuance of the cooperative agreement. The work will be implemented as part of four tasks described in **Table 8** below.

Table 7: Summary of Tasks, Schedule, Leads, and Outputs

Task 1: Grant Management, Reporting, and Conferences
3.a. – Project Implementation: The City's Community Development Department (CDD) will manage the project, including coordination with the EPA and QEP. Reporting will include Quarterly Reports; ACRES Updates; and Grant Closeout Report documenting accomplishments, outputs, outcomes, and success stories. The City will procure a QEP and will oversee their work and any additional contractors needed. Two City staff members will attend local, regional, and/or state conference(s) and/or the FY27 EPA National Brownfield Conference. Any proposed changes will be discussed with and approved by EPA.
3.b. – Anticipated Project Schedule: Management & reporting will be ongoing throughout the 4-year implementation period. Attendance of brownfield conference(s) is anticipated from 2027-2030.
3.c. – Task Lead: The City Project Director will lead this task with support from the QEP.
3.d. – Outputs: Administrative Records; QEP Procurement Documentation; (16) Quarterly Reports; (3) Annual Financial Reports; (1) Grant Closeout Report; Brownfield Conference(s) attended by City staff.
Task 2: Brownfield Inventory and Prioritization Update
3.a. – Project Implementation: The brownfield inventory is designed to identify additional non-priority sites, within the Target Areas besides those already listed in Table 1. An updated brownfield inventory will be completed for Division Street to aid in future redevelopment along the corridor. These properties will be integrated into the City's GIS database. The review will include conducting windshield surveys, reviewing available historic records (WDNR, Sanborn Maps, etc.). All brownfield sites within the corridor will be continuously evaluated for potential priority and assessment opportunities.
3.b. – Anticipated Project Schedule: Brownfield identification and prioritization will be ongoing during the 4-year implementation period. Formal brownfield inventory of Division Street corridor will be conducted between Q1 - Q3 of 2027.
3.c. – Task Lead: The City Project Director will lead this task with support from the QEP.
3.d. – Outputs: Inventory GIS file, inventory report (narrative, tables, maps), and prioritization memo.
Task 3: Site Assessments and Revitalization Planning
3.a. – Project Implementation: Prepare QAPP and annual updates. Prepare the following for Priority Sites and additional sites prioritized for assessment in Task 2: EDs/access agreements; Phase I ESAs; Sampling and Analysis Plans (SSSAPs), Health and Safety Plans (HASPs), Regulated Building Material (RBM) Surveys, and Phase II ESAs; Supplemental (Supp.) SSSAPs, Sis, and RAPs; and a Revitalization Plan (Revit. Plan) with public charrettes for priority brownfield. ED requests will be submitted to

the EPA (hazardous substance brownfields) or WDNR (petroleum brownfields) for approval. Phase I ESAs will comply with the All-Appropriate Inquiry Final Rule and ASTM E1527-21. Phase II ESAs will be conducted per ASTM 1903-19. SIs and RAPs will follow WDNR requirements found in ch. NR 700 Wis. Administrative Code. No health monitoring is proposed under this task.

3.b. – Anticipated Project Schedule: First EDs and Phase I ESA by Q2 FY27, with work continuing throughout the grant performance period.

3.c. – Task Lead: City Project director to coordinate work with the QEP, secure access agreements, and review all reports/plans. QEP to complete EDs, Phase I ESAs, QAPP updates, Supp./SSSAPs, RBM Surveys, Phase II ESAs, SIs, RAPs, and Revit. Plan.

3.d. – Outputs: (8) EDs, (8) Phase I ESAs, (1) QAPP, (3) QAPP updates; (6) HASPs/SSSAPs; (4) RBM surveys; (6) Phase II ESAs; (4) Supp. SSSAPs; (3) SIs; (3) RAPs; and (1) Revit. Plan.

Task 4: Community Outreach

3.a. – Project Implementation: Comprehensive community outreach will be conducted in the form of public meetings/forums, development/distribution of informational materials, and joint education efforts with partnering COs as detailed in Section 2.e. Community outreach meetings and materials will focus on priority sites and also include general information about the grant implementation which goes beyond priority sites.

3.b. – Anticipated Project Schedule: Within the first month of signed Cooperative Agreement and throughout grant cycle.

3.c. – Task Lead: The City’s Project Director along with the BAC will coordinate all outreach activities and participate in all public meetings. The QEP will assist in preparing materials and presentations for the meetings, participate in select meetings, and help prepare fact sheets, press releases, and materials to include on the webpage.

3.d. – Outputs: A public engagement plan, 12 BAC meetings, 3 other public outreach meetings, meeting agendas/minutes and sign-in sheets, City website updates, project factsheets, and press releases.

3.e. Cost Estimates: A summary of the overall proposed budget for grant-funded activities is provided on **Table 8. No funds are being requested for equipment or administrative costs.** Costs broken down per task are provided below:

Table 8: Budget for Grant Funded Activities

Budget Categories		Project Tasks (\$)				Admin. Costs	Total
		Task 1: Grant Management, Reporting, & Conferences	Task 2: Brownfield Inventory & Prioritization Updates	Task 3: Site Assessments & Revitalization Planning	Task 4: Community Outreach		
Direct Costs	Personnel	\$3,750	\$0	\$0	\$0	\$0	\$3,750
	Fringe	\$1,250	\$0	\$0	\$0	\$0	\$1,250
	Travel	\$4,000	\$0	\$0	\$0	\$0	\$4,000
	Other (Fees)	\$750	\$0	\$0	\$0	\$0	\$750
	Supplies	\$0	\$0	\$0	\$1,550	\$0	\$1,550
	Contractual	\$7,200	\$5,250	\$471,750	\$4,500	\$0	\$488,700
Total Budget		\$16,950	\$5,250	\$471,750	\$6,050	\$0	\$500,000

Details for how the cost estimates for each task and budget category were developed are provided below:

Task 1: Grant Management, Reporting, and Conferences (\$16,950) - Contractual Costs of **\$7,200** are budgeted for an estimated 48 hours (@ \$150/hour) of work by the QEP to assist with grant management and reporting. Personnel Costs of **\$3,750** and Fringe Costs of **\$1,250** are budgeted for an estimated at 75 hours and 25 hours, respectively, @ \$50/hour for City staff assisting with grant management and reporting. The budget for travel includes \$4,750 for attendance by the Project Director and one other staff person at one 3-day EPA-sponsored National Brownfields conference. Travel costs of **\$4,000** are budgeted for (2) City staff to attend the 3-day FY27 National Brownfield Conference: air & ground transportation costs of \$650/person (\$650 x 2 = \$1,300); hotel costs of \$300 per person/day (\$300 x 2 x 3 = \$1,800); and costs for meals & incidentals of \$150/person/day (\$150 x 2 x 3 = \$900). Other costs are budgeted for an estimated **\$750** for 2 conference registrations (\$375 per person).

Task 2: Brownfields Inventory and Prioritization Updates (\$5,250) – Contractual Costs of **\$5,250** budgeted for an estimated 35 hours (@\$150/hour) work by the QEP for brownfield inventory of Division Street and prioritization reviews.

Task 3: Site Assessments and Revitalization Planning (\$471,750) - The anticipated scope of work, budget, and deliverables for this task are summarized below: **It is proposed that approximately 94% of the grant funds will be used for Task 3.** Contractual Costs of **\$471,750** are budgeted for the QEP to complete a QAPP (**\$5,000**) and 3 annual updates (\$1,000 each = **\$3,000**); 8 ED requests (\$1,500 each = **\$12,000**); 8 Phase I ESAs (\$6,500 each = **\$52,000**); 6 Phase II ESAs (\$30,000 each = **\$180,000**) with associated SAPs and HASPs (\$3,500 each = **\$21,000**); 4 RBM surveys (\$5,000 each = **\$20,000**); 4 Supp. SAPs (\$3,500 each = **\$14,000**); 3 Site Investigations (\$28,250 each = **\$84,750**); 3 RAPs (\$10,000 each = **\$30,000**); and one revitalization planning study (1 @ **\$50,000**).

Task 4: Community Outreach (\$6,050) – Supply costs of **\$1,550** are budgeted for printing outreach material. Contractual Costs of **\$4,500** are budgeted for an estimated 30 hours (\$150/hr) for the QEP to assist with CEP, community outreach/documents, and attend meetings.

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The City's goal for its brownfield program is to build upon the successes realized as part of previous grant awards, reduce environmental and economic threats to residents of the Target Areas, and promote redevelopment. The City, with support from the QEP will track and document the following **project outputs** on an ongoing basis and report quarterly and annually: (1) number of potential brownfield sites prioritized, (2) number of Phase I ESAs performed, (3) number of Phase II ESAs performed, (4) number of environmental site investigations performed, (5) number of sites for which remedial planning is performed, (6) number of BAC meetings held and who attended (7) number of community engagement meetings held along with number of persons attending. Sites assessed will be linked to parcel identification numbers, to allow for better tracking and documentation using GIS. The City with support from the QEP will track and document the following **project outcomes** quarterly for sites on which assessment funding is utilized: (1) number of sites assessed, (2) number of sites for which off-site risks have been identified, (3) number of sites for which property title transfers are facilitated, (4) number of sites and acres of land set for redevelopment, (5) acres of parks or greenspace created, (6) amount of private investment leveraged for reuse projects, (7) amount of other funding leveraged for redevelopment projects, (8) number of jobs created or retained associated with reuse projects, and (9) property and sales tax revenue generated.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

Programmatic Capability – 4.a. Organizational Capacity, 4.b. Organizational Structure, & 4.c. Description of Key Staff:

Following procedures used in previously awarded EPA grants, administrative aspects of the project will be managed by the City's CDD with technical assistance provided by staff in the City's, Planning, Engineering, and Utilities Departments. The City's RDA will serve as the BAC to solicit public input and engage the community with updates to the project. CDD staff have experience, capacity, and resources to successfully implement the EPA grant award successfully within the grant period. Christopher Klesmith, a Neighborhood Planner and Economic Development Specialist, will be the Project Director and oversee implementation of all grant activities, including tracking, reporting, and coordinating with the EPA, WDNR, and other agencies as necessary. Mr. Klesmith has served the City since 2022, leading redevelopment initiatives on brownfield sites and managed the City's FY22 \$300K CWA grant. Mr. Klesmith has a bachelor's degree from UW Madison and specializes in working among municipalities and non-profits to implement federal, state, and local grant funds for redevelopment. Jarod Kivela, the City's Community Development Director will provide technical assistance to ensure efficient project execution. Corey Ladick, a Comptroller-Treasurer, will provide financial tracking to ensure all financial grant requirements are met, documented, and reimbursement requests made regularly. The skills of one or more planners, engineers, surveyors, GIS specialist, and administrative professionals may also be used to complete grant objectives.

4.d. Acquiring Additional Resources: Through implementing the City's FY19 and FY22 EPA CWA grant awards, the City personnel can acquire any additional expertise or resources necessary to successfully complete the project. The City specifically maintains a human resources department with staff that can recruit qualified replacements for any key Project staff that depart. Building on the momentum of the FY19 and FY22 grant awards, the City has developed the appropriate tools and procedures to immediately begin implementation of this grant and execute key project activities within the performance period. The City has already retained a QEP through a competitive and qualifications-based procurement process per 2 CFR 200.317 - 200.326 to assist with assessment tasks. If needed, additional contractors can be retained following similar competitive and qualifications-based procurement methods.

Past Performance and Accomplishments - 4.e. Has or Previously Received an EPA Brownfields Grant:

4.e.(1) Accomplishments: EPA CWA Grant (FY19; \$300K): All goals established in the approved project workplan for the FY19 CWA grant were achieved. A brownfield inventory was completed of the Downtown and assessment and/or remedial/reuse planning activities were performed at 14 sites. This included: (14) Phase I ESAs; (13) sampling and analysis plans (SAPs); (13) Phase II ESAs; (4) regulated building material surveys, and (9) RAPs. Assessment activities led to the City's acquisition and assembly of nine parcels into two large redevelopment sites for future development (former Belke Block). Other pending redevelopments as the result of the FY19 grant include expansion of MSTC, residential housing opportunities, and a financial institution in all totaling approximately \$29M in private investment.

EPA CWA Grant (FY22; \$300K): The City recently completed the CWA grant with focus given to fewer but larger complex project sites within the Target Area presenting the highest redevelopment potential. Assessments included (2) Phase I ESAs, (3) Phase II ESAs; (2) RBM surveys; (3) Site Investigations; and (1) RAP.

4.e.(2) Compliance with Grant Requirements: The City has a strong record of compliance with EPA Brownfield grant workplans, schedules, and terms and conditions. All quarterly performance reports, federal financial reports, and ACRES entries for previously awarded EPA Brownfields grants have been submitted accurately and on time. The City has consistently demonstrated progress toward **eligible grant activities, outcomes, and deliverables**, and no corrective actions have been required.

Threshold Criteria Responses
FY26 EPA Community-Wide Assessment Grant Application

THRESHOLD CRITERIA RESPONSES

Name of Applicant: City of Stevens Point, Wisconsin

1. Applicant Eligibility

- a. **Applicant Type:** The City of Stevens Point (grant applicant) is a “general purpose unit of local government” as defined in 2 CFT 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.
- b. **Eligibility:** The City of Stevens Point is not a 501(c)(4) organization, and it does not receive federal tax-exempt status under § 501(c)(4) of the IRC. Its tax exemptions arise from its status as a municipal government and relevant statutes, not as a § 501(c)(4) social welfare organization.

2. COMMUNITY INVOLVEMENT:

The City of Stevens Point will implement a community involvement plan designed to keep residents informed and engaged throughout the brownfield assessment process. At a minimum, the City will:

- a. **Initiate public outreach following grant award notification**, issuing a press release and hosting a public meeting to present the assessment grant with the opportunity for community members to share their input on brownfield concerns and site prioritization. The meeting location will be ADA-compliant to accommodate needs of sensitive populations (i.e., disabled or elderly) and interpreters will be provided as necessary to address the concerns of non-English speakers. An online attendance option (Zoom, Microsoft Teams, etc.) will also be provided for community members unable to attend and provide comments in person;
- b. **Circulate targeted notices for local stakeholders**, ensuring they are equipped with the knowledge and resources to inform their own networks.
- c. **Publish program updates and resources on the City’s Brownfield webpage**, providing an accessible avenue for residents to obtain current information ([Brownfield Page](#)); and
- d. **Increase visibility through multiple forms of media**, including publishing program information in the local newspaper, posting progress updates to the City’s social media, as well as notices and program documents at local public libraries.

3. EXPENDITURE OF EXISTING GRANT FUNDS:

The City of Stevens Point does not currently have an open EPA brownfields grant (CWA, Cleanup, Multi-purpose, RLF, etc.); Therefore, this threshold criteria does not apply to this application.

4. CONTRACTORS AND NAMED SUBRECIPIENTS:

- a. **Contractors:** Not applicable. The City has not procured a contractor at the time of application submission.
- b. **Named Subrecipients:** The City has not identified a specific subrecipient with this application.