



Department of City Development
 City Plan Commission
 Redevelopment Authority of the City of Milwaukee
 Neighborhood Improvement Development Corporation

Lafayette L. Crump
 Commissioner

Sam Leichtling
 Deputy Commissioner

4.B. Applicant Information Sheet

1. Applicant Identification:

Redevelopment Authority of the City of Milwaukee (RACM)
 809 North Broadway
 Milwaukee, WI 53202-3617

2. Website URL

<https://city.milwaukee.gov/DCD/BoardsCommissions/racm>

3. Funding Requested:

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

4. Location:

- a. City of Milwaukee
- b. County of Milwaukee
- c. State of Wisconsin

5. Target Area and Priority Site Information:

- a. Target Area: Lisbon Avenue Corridor from North 27th Street to North 46th Street (Census Tracts 91, 96, 97, and 1858)
- b. Address of the Priority Site: 3001 West Lisbon Avenue, Milwaukee, WI 53208
- c. Attached is a map of the Lisbon Avenue Corridor Target Area

6. Contacts

- a. Project Director:

Tory Kress
809 North Broadway
Milwaukee, WI 53202-3617
Phone: 414-286-8268
Email: tkress@milwaukee.gov

- b. Highest Ranking Elected Official:

Lafayette Crump, Executive Director
809 North Broadway
Milwaukee, WI 53202-3617
Phone: 414-286-5800
Email: lcrump@milwaukee.gov



7. **Population:** 563,531 (U.S. Census Population Estimates, July 1, 2024)

8. **Other Factors Checklist:**

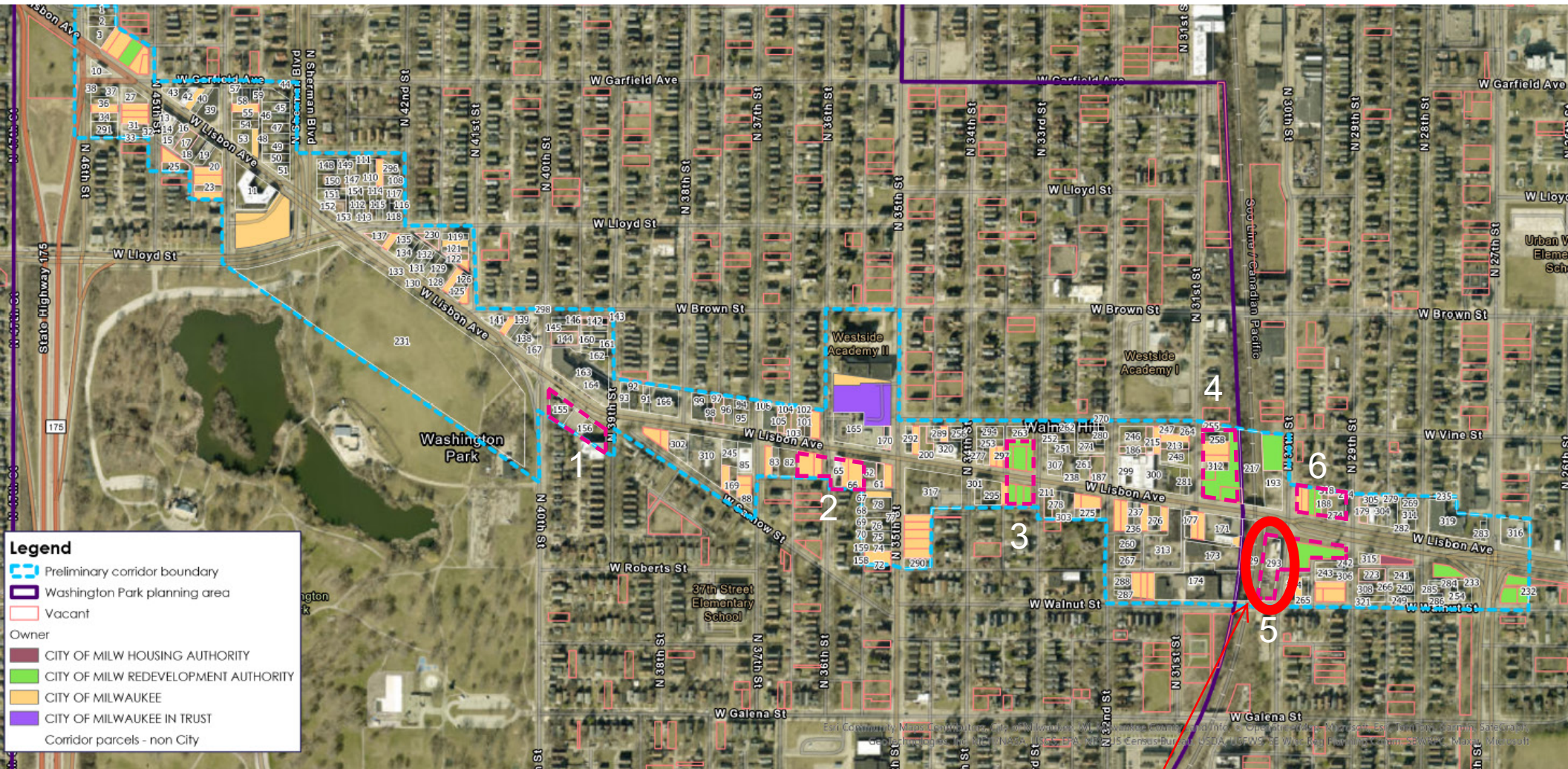
Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority 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).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
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).	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. **Letter from the State or Tribal Environmental Authority:** Attached

10. **Releasing Copies of Applications:** Not Applicable



Application Information Sheet - Map Attachment
 Target Area is the Lisbon Avenue Corridor (as outlined in light-blue dashed line)



Priority Site - 3001 West Lisbon Ave



January 16, 2026

David P. Misky, Assistant Executive Director/Secretary
Redevelopment Authority of the City of Milwaukee
809 N Broadway
Milwaukee, WI 53202
Via Email Mail Only to dmisky@milwaukee.gov

Subject: State Acknowledgement Letter for Redevelopment Authority of the City of Milwaukee
FY26 EPA Community-Wide Assessment Grant

Dear David Misky,

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the Redevelopment Authority of the City of Milwaukee (RACM) for the U.S. Environmental Protection Agency (EPA) brownfield grant identified above.

The DNR is fully committed to a collaborative partnership with the RACM 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:

David Hanson, DNR SER – David.Hanson@wisconsin.gov
Margaret Brunette, DNR SER – Margaret.Brunette@wisconsin.gov
Tory Kress, RACM – Tory.Kress@milwaukee.gov

COMMUNITY-WIDE ASSESSMENT GRANT

4.C NARRATIVE CRITERIA

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (40 PTS)

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area (5 pts): With a population of nearly 600,000, Milwaukee is the largest city in Wisconsin and is most famous for its brewing industry. Some may also know it as the home to large companies such as Harley-Davidson, Briggs & Stratton, and Johnson Controls. Industry was foundational to Milwaukee's history, and it was dominated by die cast companies, machine tool manufacturers, tanneries, and foundries, providing well-paying, family-supporting jobs. Built on a foundation of robust industrial activity during the Industrial Revolution, Milwaukee was once known as the "Machine Shop of the World." Over the past five decades, however, the city has seen a decline in its traditional manufacturing base as companies have outsourced internationally or moved to suburban industrial parks, leaving behind a legacy of brownfield sites spanning across all Milwaukee neighborhoods. Therefore, the entire City of Milwaukee will be the geographic boundary for this grant.

And while brownfields can be found city-wide, they tend to be clustered in older areas of the city, as well as along industrial and commercial corridors. For this grant proposal, the Redevelopment Authority of the City of Milwaukee (RACM) has identified the Lisbon Avenue Corridor from North 27th Street to North 46th Street as the target area for several reasons. Lisbon Avenue is a key east-west commercial corridor within the city that began to be developed in the late 1800s with a wide variety of industrial and commercial businesses. The eastern half of this corridor is also a part of an intersecting north-south corridor known as the 30th Street Industrial Corridor which is a five mile long, eight-block wide section of the city that spans a rail line and was once a major manufacturing center. Because of the heavy concentration of industrial and commercial land uses that used to be present in the target area, this area was especially hard-hit economically when deindustrialization began about 50 years ago. And similarly, the enduring presence of these sites we now know as brownfields make the revitalization of the target area even more challenging.

In addition to the presence of numerous brownfields, another reason RACM selected the Lisbon Avenue Corridor as the target area for this grant is that the City of Milwaukee's Department of City Development (DCD), in partnership with Rooted & Rising, has recently initiated the Lisbon Avenue Corridor Plan, which creates an opportunity to be able to use assessment grant funds on specific sites that the local community identifies as priorities for redevelopment. Linking EPA assessment grant funding to sites of community interest would begin to catalyze revitalization of the target area and, in turn, support other health and welfare goals established by the community, and described further in Section 1.d and 1.e below.

1.b. Description of the Priority Brownfield Sites (10 pts): As part of the preparation work for the upcoming Lisbon Avenue Corridor Plan, DCD reviewed properties within the target area and identified six "opportunity sites" that present unique opportunities for redevelopment due to their ownership, current use, layout, and/or location. RACM then reviewed the environmental background of these opportunity sites in order to understand which sites may have the most pressing need for assessment funding. While there are numerous brownfield properties included within the opportunity sites and within the overall target area, one property in particular stood out as a priority site – 3001 West Lisbon Avenue.

3001 West Lisbon Avenue is a privately-owned 0.45-acre parcel that contains a two-story vacant building and a grassy lot. The property is bound by West Lisbon Avenue to the north, West Walnut Street to the south, North 30th Street to the east, and the Wisconsin and Southern railroad to the west. The property is currently zoned IH (Industrial Heavy), and has a lengthy industrial history according to historic city directories, city Department of Neighborhood Services (DNS) records, and Sanborn Fire Insurance maps.

As early as 1906 through approximately 1950, the site was used by Wittig Fuel Company for storage, and possibly processing, of coal, coke, wood, and charcoal. During this time the site was occupied by up to nine

structures according to Sanborn maps. In 1951, Sanborn maps show the project site occupied by four structures and labeled as a machine shop. In 1957, city DNS records indicate the property was used as a storage shed. From approximately 1965 through 1975, the site was used by Marine City Wholesale for sale and service of boats, motors, trailers, and other marine equipment. In 1980, the site was listed in city directories as Chrome Plating Company, and a 1,000-gallon oil tank was installed in 1983. No records exist to indicate the tank was removed. In 1984 through at least 1990, the site was listed as Midwest Electrical Testing & Maintenance Company, an electrical contracting firm that maintained, repaired and tested electrical switch gear and transformers, including the servicing and disposal of transformers. In 1985, an unspecified spill was reported to the Wisconsin Department of Natural Resources (WDNR), however no action was taken. The site's location was described as an "oil/gas pipeline/pumping or transfer station". Based on these records of the site's historic land uses, industrial processes, and state records, environmental concerns at include the potential for petroleum, polynuclear aromatic hydrocarbon (PAH), volatile organic compound (VOC), metals, and polychlorinated biphenyl (PCB) contamination in the soil and groundwater.

The site appears to have remained vacant since approximately 1993. Currently, the property is several years delinquent on property taxes, so the City has the ability to seek a special inspection warrant in order to conduct assessment work. Based on community redevelopment priorities, suspected environmental contamination, and the ability to gain access to conduct assessment grant testing, 3001 West Lisbon Avenue was determined to be the priority site for this grant.

1.c. Identifying Additional Sites (5 pts): RACM anticipates that grant funding will be available to address more sites in addition to the priority site. One key criterion for selecting additional sites for assessment within the target area would be whether the site was highlighted as a community redevelopment priority during the Lisbon Avenue Corridor Planning process. As mentioned earlier, RACM is already aware of numerous additional sites in the target area that could benefit from assessment work, but would focus on those prioritized through the planning process. RACM may also use assessment grant funding at sites outside of the target area when projects are identified that meet criteria of improving the health of, and/or providing economic development opportunities for underserved communities. Additional site selection will be guided by criteria based on the Land Reuse goals established in Milwaukee's Comprehensive Plan which include creating and retaining jobs that are accessible to residents, encouraging high quality and sustainable development, using the existing infrastructure, and promoting development that reduces sprawl.

Revitalization of the Target Area

1.d. Reuse Strategy and Alignment with Revitalization Plans (5 pts): The specific reuse strategy for the priority site, 3001 West Lisbon Avenue, will be guided by the results of the upcoming Lisbon Avenue Corridor Plan. This planning process is scheduled to begin in early 2026 and wrap up by the end of the year and will be a collaborative effort between DCD and Rooted & Rising. The Plan will be adopted as part of the City's overall Comprehensive Plan, updating the Washington Park Area Plan and the Fond du Lac & North Area Plan. The Lisbon Avenue Corridor Plan will further recent work completed by Rooted & Rising and update the City's Comprehensive Plan to better reflect current conditions and community aspirations. Rooted & Rising recently undertook a Quality of Life plan, with the aim to address the most pressing needs, create growth opportunities, and build a stronger, more resilient community for all. One of the primary goals from the Quality of Life plan is to foster a vibrant, family-friendly environment along Lisbon Avenue.

As part of the Corridor Planning process, there will be a design charette to explore conceptual redevelopment scenarios for several sites. In preparation for the charette activities, the planning team has identified the following *potential* uses for "opportunity site 5" (which includes the priority site 3001 West Lisbon Avenue): mixed-use, housing, youth engagement, food (small grocery, market), ground floor neighborhood retail (café, coffee, other), and public place. Pre-planning activities have also suggested additional questions to be discussed with the community during the charette including whether the existing building should be kept and how best to handle parking and access. While the Lisbon Avenue Corridor Plan will be formally adopted as part of the City's Comprehensive Plan, it is worth noting that a redevelopment of the priority site area into a

community-supported redevelopment is already in alignment with existing plans, including the Fond du Lac & North Area Plan, which was adopted by the Common Council in 2021 and Rooted & Rising’s Quality of Life planning that took place in 2025. The Fond du Lac & North Area Plan recommends to “[r]econstruct W. Lisbon Avenue...in order to reclaim land taken for road widening in past urban renewal projects. Create sites for new development on the south side of the street...Incorporate public space as an identity feature for the neighborhood to slow traffic...and create a signature focal point for the area.” The Rooted & Rising Quality of Life Plan identified five key focus areas: youth development & education, health & wellness and food security, economic development, public safety, and housing. These focus areas are directly aligned with reuse options that will be reviewed as part of the upcoming Corridor Plan.

1.e. Outcomes and Benefits of Reuse Strategy (5 pts): As described above, the specific reuse plan for the priority site will be determined as part of the Lisbon Avenue Corridor Plan and Design Charette. The goal of the design charette itself is to reimagine Lisbon Avenue as a vibrant, walkable, business-friendly, and family-friendly corridor. Along with the specific exploration of conceptual redevelopment scenarios, the Corridor Plan will also make recommendations related to land use, multimodal transportation investment, improvements to public spaces, housing needs, economic development, and sustainability to guide decision-making by City departments, the Common Council, and other stakeholders. Because the assessment activities at the priority site and other sites in the target area will be based on the results of this comprehensive Corridor Plan, these assessment activities are highly likely to produce the results desired by the community. The outcomes and benefits that will result from the corridor planning and assessment work include creation of growth opportunities by opening more parcels to redevelopment by removing challenges associated with brownfield uncertainties. In turn, new developments will begin to create the vibrancy and business-friendly and family-friendly environment sought by area residents.

Another benefit of brownfield redevelopment in the target area is the ability to support other sustainable practices including renewable energy and other energy efficiency measures. RACM has worked closely with the City’s Environmental Collaboration Office (ECO) on installation of solar electric systems at other brownfield projects and plans to continue this partnership so as to provide incentives at the 3001 West Lisbon Avenue priority site and other brownfield redevelopment sites in the target area. Implementing renewable energy and energy efficiency measures at the priority site will reduce energy use and emissions, and therefore, mitigate climate change by reducing the carbon footprints of the redevelopments. Redevelopment of brownfield sites in the City of Milwaukee also will include proper stormwater management approaches as required by local regulations which are designed to increase resilience for local developments in the face of particular threats posed by extreme weather events. The National Climate Assessment outlines the particular threats posed to Wisconsin and the Midwest as extreme heat, heavy downpours, and flooding that can affect infrastructure, health, transportation and air and water quality.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse (5 pts): Based on past demonstrated successes by RACM staff to win and successfully utilize EPA Brownfield Grant funding, City leaders have continued to approve a modest annual allocation of flexible brownfield funding that staff use in conjunction with federal and other funding sources as a way to amplify the community benefits of brownfield redevelopment work. This allocation of “Brownfield Capital Funds” was again approved in the 2026 city budget at a level of \$500,000. Brownfield Capital Funds are used selectively at sites across the City of Milwaukee that need additional assessment, cleanup, maintenance of engineered barriers, and other miscellaneous needs.

In addition to local budget allocation, the following additional grant and loan opportunities will be sought where applicable to individual brownfield redevelopment projects:

- Wisconsin Economic Development Corporation Community Development Investment Grant for building renovation activities, as well as needed demolition and new construction activities. Grant amount available up to \$250,000.

- Solar for Good funding from RENEW WI or Focus on Energy funding to support solar electric. Available funding will depend on the size and scope of the project.
- Green Infrastructure funding from Milwaukee Metropolitan Sewerage District and Milwaukee’s Department of Public Works. Available funding will depend on the size and scope of the project.

Once assessments are completed and other grant opportunities arise, RACM expects private investors to begin identifying their own development financing, which could also include a Brownfield Revolving Loan from RACM’s existing loan program.

1.g. Use of Existing Infrastructure (5 pts): The target area includes some of the oldest developed areas in the city and is therefore well served by existing infrastructure (water, sewer, electric, natural gas, etc.). The target area and priority brownfield site have been selected in part because their reuse will promote infill development and adaptive building reuse. All of the brownfield sites are located on or near major roads with sidewalks and other infrastructure in place so additional infrastructure will not be required.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (35 PTS)

Community Need

2.a. The Community’s Need for Funding (5 pts): As a land clearance authority operating under the supervision of the City of Milwaukee, RACM is subject to City of Milwaukee budget constraints and does not have the resources to implement the assessment work described herein without support from the EPA Brownfield Grant program. The Wisconsin Policy Forum, a statewide, nonpartisan, independent policy research organization, conducts an annual in-depth review of the city’s budget. For the 2026 Budget Review, four of the five key takeaways highlight serious financial challenges that the City has moving forward: “Pension Costs Placing Increasing Load on City Finances”, “City Leans on Its Reserves for Second Straight Year”, “Wheel Tax and Other Fees Would Rise”, and “City May Struggle in the Future to Upgrade Infrastructure and Pay Long-Term Liabilities”. The fifth key takeaway “Act 12 Revenues Remain a Ray of Light for City” highlights that while Act 12 has yielded an increase in sales tax and state aid revenues, it also mandates additional city spending in other areas. The report also notes that “residents of the city of Milwaukee have already shouldered both the city’s new 2% sales tax and the county’s additional 0.4% sales tax authorized by Act 12 as well as the property tax increase resulting from referenda for the Milwaukee Public Schools in 2020 and 2024 ... [and] [g]iven the low incomes of many Milwaukee residents, the question arises as to how much more local governments in the city can do to raise revenues in the near term.” As outlined in the demographic table in Section 2.b, Milwaukee residents have much lower income than state and national averages and the City cannot continue to expect them to pay increasingly higher property and sales taxes.

2.b. Health or Welfare of Sensitive Populations (5 pts): The following demographic table highlights the prevalence of sensitive populations in both the target area and the City of Milwaukee, as compared to state and national averages. For purposes of creating this demographic table, the target area includes the four census tracts through which the Lisbon Avenue Corridor passes through: census tracts 91, 96, 97, and 1858.

Demographic Information	Target Area	City of Milwaukee	State of Wisconsin	National
Population	5,907	561,369	5,910,955	334,914,880
Unemployment Rate (age 16+)	3.8%	3.8%	1.8%	2.7%
Poverty Rate (individuals)	25.2%	22.2%	10.7%	12.5%
Median Household Income	\$46,694	\$52,992	\$74,631	\$77,719
Per Capita Income	\$18,781	\$29,800	\$41,785	\$43,313
Education Attainment (% Bachelor's or Higher, Age 25+)	18.6%	28.0%	33.8%	36.2%
Percent Children (under 18)	31.6%	25.6%	21.6%	22.2%

Source: U.S. Census Bureau, 2023 American Community Survey 5-year and 1-year estimates, via censusreporter.org

Sensitive populations include those groups that are likely to experience elevated health risks from pollution including young children and low-income populations. In the city of Milwaukee, 25.6 percent of the population are children under 18, slightly more than the 21.6% in Wisconsin and 22.2% in the United States, however the Lisbon Avenue Corridor area has a significantly higher percentage of children at 31.6% of the total population. Children can be more impacted by environmental pollution due to their developmental stage and because they generally spend more time outdoors. Additionally, multiple economic data show that the Lisbon Avenue Corridor residents have significantly lower incomes than average Milwaukeeans, who in turn have significantly lower incomes than state and national averages. Specifically, target area residents have a per capita income of only \$18,781, much less than the per capita income of Milwaukee residents (\$29,800) and substantially less than state and national averages of \$41,785 and \$43,313. Median household income and poverty rate comparisons paint a similar picture and serve to illustrate the presence of this low-income sensitive population. If awarded, the assessment grant would help to improve the health and welfare for both sets of sensitive populations by initiating the remediation of contaminated properties, encouraging reinvestment within the target area and generating economic benefits which will help stabilize the neighborhood, create economic opportunity, and reduce crime and poverty.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 pts): The data summarized in the table below illustrate how populations within the target area (Census Tracts 91, 96, 97, and 1858) have a greater-than-normal incidence of both lead poisoning and asthma, two examples of health conditions that can be caused or exacerbated by exposure to hazardous substances in the environment.

Disease and Adverse Health Conditions Information	Census Tract 91	Census Tract 96	Census Tract 97	Census Tract 1858	Milwaukee County	State of Wisconsin
Percent Lead Poisoned 2018-2021 (under age 6)*	19.4%	17.7%	15.7%	15.1%	6.3%	3.6%
Adults with Asthma**	15.8%	14.5%	12.9%	13.2%	11.8%	10.9%

*Source: Wisconsin Department of Health Services Childhood Lead Poisoning Data Explorer (<https://dhsgis.wi.gov/dhs/clpde/>)

**Source: CDC Environmental Public Health Tracking for Asthma (<https://www.cdc.gov/environmental-health-tracking/php/data-research/asthma.html>)

Assessment, and eventual cleanup and redevelopment of the priority brownfield site and other sites within the target area will directly address these public health concerns by identifying and then reducing the threats by removing contaminants from the community. As described earlier, the specific reuse strategy will be aligned with community revitalization goals and will improve economic conditions by replacing blighted properties with developments that contribute positively to the community.

2.d. Economically Impoverished/Disproportionately Impacted Populations (5 pts): The demographic and health data presented in sections 2.b and 2.c illustrate how the Lisbon Avenue Corridor area has been disproportionately impacted by socio-economic changes over the past 50+ years. Deindustrialization and suburbanization in past decades have left this area with reduced populations, reduced earning potential, depressed property values, higher unemployment rates, concentrated poverty and a legacy of brownfield sites. The Agency for Toxic Substances and Disease Registry (ATSDR) publishes a Social Vulnerability Index (SVI) that attempts to measure demographic and socioeconomic factors that adversely affect communities that encounter hazards and other community-level stressors, such as brownfield sites. Each of the target area census tracts has been assigned an SVI rank between 0.75 and 1.0, which is the highest quartile of vulnerability, further demonstrating how these impacts have a negative impact on sensitive populations in the target area. (Source: <https://www.atsdr.cdc.gov/place-health/php/svi/index.html>).

If awarded, this grant will help to empower the local community to work with City partners to start to catalyze the revitalization of brownfields sites, providing a direct benefit to these economically impoverished sensitive populations by reducing contamination and facilitating the remediation and redevelopment of local brownfields and supporting year-round good-paying employment opportunities for the disproportionately impacted populations within the target area.

Community Engagement

2.e. Project Involvement (5 pts) and 2.f. Project Roles (5 pts): RACM staff will target community outreach to those residents and businesses that are directly impacted by brownfields in the target area. A summary of key community partners and their roles is included below.

Partner Name	Point of Contact (name, email & phone)
Rooted & Rising – Washington Park	William Schmitt, Executive Director william.schmitt@rootedandrisingwp.org / (414) 344-1818
The 30th Street Industrial Corridor Corporation and BID 37	Cheryl Blue, Executive Director cheryl@thecorridor-mke.org / (414) 509-5115
Northwest Side Community Development Corporation	Sarah Bregant, Planning & Community Development Manager Sarah.b@nwscdc.org / (414) 444-8200

Rooted & Rising – Washington Park is a social service agency of the United Methodist Church that seeks to support the Washington Park community through its focus on quality housing, childcare, food security, basic resources, and neighborhood engagement programming. As mentioned above in Section 1, Rooted & Rising is the City’s key community partner for the Lisbon Avenue Corridor Plan, and they would participate in a similar role for the Assessment Grant to assist RACM staff with communicating project information, hosting and facilitating meetings, and conducting additional outreach to businesses and neighbors.

The 30th Street Industrial Corridor Corporation (The Corridor) is a non-profit organization focusing on the redevelopment of the Corridor by creating development opportunities, leveraging funding, and promoting a safe, clean and accessible community in which to live and work. The Corridor serves as the mobilizing entity to collectively promote and spark economic resurgence for businesses and residents. For the assessment grant, the Corridor would assist RACM staff with communicating project information and events to Corridor residents, and would help facilitate community meetings throughout the Corridor.

Northwest Side Community Development Corporation (NWSCDC) collaborates with businesses and neighbors to build stronger neighborhoods, create economic growth and encourage urban environmental improvements. NWSCDC also works to enhance the standard of living on Milwaukee’s northwest side by improving the business environment for low-income communities through community economic development. For the assessment grant, NWSCDC would assist RACM staff by hosting and facilitating meetings, and communicating project information and events to its members and network.

2.g. Incorporating Community Input (5 pts): RACM staff is committed to ensuring that project communication reaches as many community residents and organizations as possible. To ensure robust participation, RACM will work with partners to use a wide variety of notifications tools such as printed flyers distributed to neighbors, social media for events and updates, email updates via the City’s E-Notify system, and providing updates to local elected officials and community partners for inclusion in email and print newsletters. Additionally, up to four community events will be held during the grant period to communicate the progress of the assessment work activities, inform residents and nearby businesses, and explore potential reuse options. Prior to any meetings in the target area, RACM will communicate with project partners and local alderpersons to determine the most effective means of conducting the meeting, whether that is in-person, virtual, or hybrid. Use of television, phone calls, flyers and/or radio may better involve and respond to underserved populations, recognizing that computer-based methods may not be as effective for those sensitive populations. For those unable to speak English or have hearing or reading impairments, RACM will provide accommodations for translators, document reading and hearing services.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (45 PTS)

3.a – 3.d. Description of Tasks/Activities and Outputs

Project Implementation (10 pts), Anticipated Project Schedule (5 pts), Task/Activity Lead (5 pts), and Outputs (5 pts):

Task 1: Planning and Community Engagement
<p><u>Implementation:</u> A detailed description of the planned methods for involving and informing the public is provided in Section 2.g. Concentrated community outreach efforts are described below.</p> <p>Target area inventory and prioritization would take place in year 1 of the grant and would involve RACM staff and partner community organizations. Based on how refined the redevelopment priorities are coming out of the Lisbon Avenue Corridor Plan, RACM staff would create an inventory of potential brownfield sites in the target area and would work with community partners to initiate any outreach efforts needed in order to further refine assessment priorities. RACM would request support from our community partners in the facilitation of community conversations that would be held in familiar neighborhood venues. RACM anticipates this could involve two stand-alone public meetings, as well as up to two events that are part of existing community meetings or other neighborhood events. At these meetings, RACM would gather detailed feedback from community members regarding individual sites of concern, reuse recommendations, and contact information.</p>
<p><u>Schedule:</u> Target area inventory and prioritization meetings would be conducted in year 1 of the grant.</p>
<p><u>Lead:</u> RACM staff and community partners will lead the community engagement efforts.</p>
<p><u>Outputs:</u> a) 4 community events; b) meeting agendas, notes, sign-in sheets; c) project fact sheets or materials.</p>
Task 2: Phase I Environmental Site Assessments (ESAs) and Special Inspection (SI) Warrants
<p><u>Implementation:</u> Phase I ESAs and SI warrants help the project team determine whether a site should be advanced into Phase II ESA work. RACM has some specific sites identified already for both Phase I assessment and SI warrants, but generally, the specific sites will be determined as part of the inventory and prioritization effort. This work would largely take place in years 1-2 and is described in more detail below.</p> <p><u>Phase I ESAs:</u> RACM staff will prepare and Eligibility Determinations (EDs) for all properties selected for Phase I ESAs. To ensure compliance with EPA’s All Appropriate Inquiry Rule and the most current ASTM Standard 1527-21, Phase I ESAs will be contracted to qualified environmental consultants. RACM anticipates using assessment grant funding for 20 Phase I ESAs. RACM and community partners will decide whether sites should advance to a Phase II site assessment based on any Recognized Environmental Conditions identified.</p> <p><u>Special Inspection (SI) Warrants:</u> If it is determined that Phase II ESA work is necessary at a privately-owned, tax-delinquent site, RACM has the right to go to court to seek an SI warrant to legally gain access to conduct assessment to determine potential liability issues prior to foreclosure. RACM anticipates seeking 4 SI warrants.</p>
<p><u>Schedule:</u> Eligibility Determinations (ED) and Phase I ESAs will be completed as access is secured and eligibility confirmed over the duration of the grant.</p>
<p><u>Lead:</u> RACM will coordinate work with the environmental consultant and complete review of all reports. The consultant will complete Phase I ESAs.</p>
<p><u>Outputs:</u> a) 20 ED forms; b) 20 Phase I ESAs; c) 4 SI Warrants</p>
Task 3: Phase II ESAs
<p><u>Implementation:</u> This task includes completion of 10 Phase II ESAs at the priority site, target area, and city-wide, as prioritized by project partners and as described in Section 1. This task also includes: 1) preparation of an annual Quality Assurance Project Plan (QAPP) or QAPP update letter by each consultant, 2) preparation of ED forms for each site, 3) securing access agreements as necessary, 4) preparation of sampling and analysis plans (SAPs) and, 5) preparation of Health and Safety Plans (HASPs) for Phase II ESAs.</p>
<p><u>Schedule:</u> EDs, SAPs, and Phase II ESAs will be completed as access is secured and eligibility confirmed over the duration of the grant.</p>
<p><u>Lead:</u> RACM will prepare the ED forms, secure access agreements, coordinate work with the consultant, and complete review of all reports. The consultant will complete the QAPPs, SAPs, HASPs, and Phase II ESAs.</p>
<p><u>Outputs:</u> a) 16 QAPPs; b) 10 ED forms; c) 10 SAPs; d) 10 HASPs; and e) 10 Phase II ESAs</p>

Task 4: Remedial Planning
<u>Implementation:</u> Remedial Action Plans (RAPs) will be completed for an estimated 5 sites.
<u>Schedule:</u> Remedial planning will begin in year 4 of the grant as Phase II ESAs are completed.
<u>Lead:</u> The environmental consultant will prepare the RAPs. RACM will coordinate work by the consultant and review the draft and final plans. Community Partners will provide input on evaluated cleanup options.
<u>Outputs:</u> a) 4 RAPs
Task 5: Cooperative Agreement Oversight
<u>Implementation:</u> This task includes: 1) quarterly progress reporting, 2) quarterly financial reporting, 3) updates to the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES), 4) preparation of a final closeout report, and 5) expenses associated with grantee attendance at two brownfield (BF) training conferences.
<u>Schedule:</u> Quarterly progress reports (QPRs) and financial reports will be submitted by January 30th, April 30th, July 30th, and October 30th each year. Initial information on sites will be entered into ACRES as eligibility is confirmed and updated upon completion of key outputs or other milestones. A final report will be submitted within 90 days of the grant ending.
<u>Lead:</u> RACM staff will conduct all Cooperative Agreement Oversight.
<u>Outputs:</u> a) 16 QPRs and financial reports; b) ACRES updates; c) 1 final closeout report; d) attendance at 2 BF conferences.

3.e. Cost Estimates (15 pts)

Budget Categories	Project Tasks					
	Planning and Community Engagement	Phase I ESAs and SI Warrants	Phase II ESAs	Remedial Planning	Cooperative Agreement Oversight	Total
Personnel	\$6,800	\$3,400			\$6,800	\$17,000
Fringe	\$3,200	\$1,600			\$3,200	\$8,000
Travel					\$5,000	\$5,000
Contractual		\$70,000	\$350,000	\$50,000		\$470,000
Total	\$10,000	\$75,000	\$350,000	\$50,000	\$15,000	\$500,000

Descriptions for how the cost estimates for each task and budget category were developed (including unit costs, where applicable) are provided below. All costs were developed based on RACM's experience in completing similar tasks.

Task 1: Planning and Community Engagement – Total Budget = \$10,000
Cost Basis and Assumptions: Staff costs of \$10,000 are budgeted for an estimated 200 hours (hrs) of work by RACM staff (@ \$50/hr) leading planning and community engagement activities.
Task 2: Phase I ESAs and SI Warrants – Total Budget = \$70,000
Cost Basis and Assumptions: Contractual costs of \$70,000 for the environmental consultant to complete 20 Phase I ESAs (\$3,250 each = \$65,000); 4 SI Warrants (100 hrs @ \$50/hr = \$5000)
Task 3: Phase II ESAs – Total Budget = \$350,000
Cost Basis and Assumptions: Contractual Costs of \$350,000 include costs for each of the 4 environmental consultants to complete 4 annual updates to the existing QAPPs (16 QAPPS @ \$3,000 each = \$48,000); 10 SAPs (\$3,000 each = \$30,000); 10 Phase II ESAs (\$27,200 each = \$272,000).

Task 4: Remedial Planning – Total Budget = \$50,000

Cost Basis and Assumptions: Contractual Costs of \$50,000 are based on completion by the environmental consultant of 5 ABCAs or RAPs (\$10,000 each = \$50,000).

Task 5: Cooperative Agreement (CA) Oversight – Total Budget = 20,000

Cost Basis and Assumptions: Staff costs of \$10,000 are budgeted for an estimated 200 hrs of work by RACM staff (@ \$50/hr) in completing various CA oversight and reporting activities. Travel Costs of \$5,000 are budgeted for 2 City staff to attend 1 EPA brownfields (BF) conference. Costs are estimated at \$2,500/person/conference based on costs incurred by staff attending other recent BF conferences.

3.f. Plan to Measure and Evaluate Environmental Progress and Results (5 pts): RACM will update a brownfield program tracking matrix to monitor progress towards completion of the various outputs listed in Section 3.d. The tracking matrix will be reviewed quarterly against project progress and incorporated into the QPRs and serve as one means of tracking and measuring progress towards achieving the specific outputs identified in the approved project work plan. If needed, RACM will work with the EPA project officer to identify and implement any corrective measures necessary to assure the output goals are met. RACM will also track the other standard outcomes and accomplishments to be reported in ACRES, including public and private funding leveraged, acres of land made available for reuse, number of jobs created, etc.

RACM will also develop methods to measure and track progress towards broader outcomes in the target area, including improved economic conditions. RACM will perform a qualitative assessment on a quarterly basis of the progress in advancing redevelopment at the priority site, as well as at additional assessment sites identified during grant implementation. The qualitative assessment will identify impediments to progress, next steps, and to help maintain progress towards achieving desired project outcomes and results.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (35 PTS)

4.a – 4.d. Programmatic Capability

Organizational Capacity (5 pts), Organizational Structure (5 pts), Description of Key Staff (5 pts), Acquiring Additional Resources (5 pts): Tory Kress, Senior Environmental Project Coordinator, will be the Project Manager for this grant. Ms. Kress is a licensed Professional Engineer in the State of Wisconsin and a certified planner with 19 years of experience in brownfield redevelopment and grant management.

Additional RACM staff Mathew Reimer, Senior Environmental Project Coordinator, will help to complete grant tasks and will serve as the Alternate Project Manager in the event Ms. Kress is no longer in her current position with RACM. Mr. Reimer has a Master’s Degree in Environmental Management and over 20 years of experience in brownfields. Ms. Kress together with Mr. Reimer have a tremendous depth of experience in the management of environmental projects. RACM works to retain staff by providing competitive salary and benefits programs, however, in the event that the environmental team experiences turnover, the group would seek to assign that person’s duties to other team members as described above. RACM would seek to fill the vacant position via traditional job posting methods and word-of-mouth communication.

Ms. Kress and Mr. Reimer are very experienced in the management of EPA Brownfield Grants, including workplan development, reporting, and closeout protocols. Ms. Kress will develop a realistic workplan and schedule for the project. Quarterly reporting will continue to be timely, as it has been in the past, and will reflect on the reasons for any deviations from the original workplan. At the time each quarterly report is submitted or when major project milestones are achieved, environmental staff will update property profiles directly into the ACRES system. Ms. Kress and other project team members will work closely with the Accounting Department to address the annual financial reporting and ensure timely submission to EPA, as well as to complete all required grant closeout documentation.

Dave Misky is the Assistant Executive Director of RACM. Mr. Misky supervises the RACM brownfield team, oversees the real estate operations of the City of Milwaukee, and his leadership in Brownfield development has put hundreds of properties back into productive use. In his role, he managed the \$28M revitalization of the Menomonee Valley Industrial Center, an award-winning 133-acre project where the

most visible brownfield in the State of Wisconsin was turned into a successful industrial and community park, creating thousands of new jobs for area residents.

RACM currently has a Master Services Agreement with four different consulting firms to contract grant eligible activities. The consultants have been procured following federal procurement regulations and are contracted as needed for individual projects. RACM retains the environmental consultants to assess brownfield properties, prepare cleanup plans and conduct cleanups at redevelopment sites. Ms. Kress and Mr. Reimer have both worked as consultants previously and work closely with the consultants to review data and make decisions on the best project approaches, coordinating with both WDNR and USEPA as necessary.

Past Performance and Accomplishments

4.e. Currently Has or Previously Received an EPA Brownfields Grant

4.e.1. Accomplishments (5 pts): RACM is fortunate to have received sixteen Revolving Loan Fund grants (including supplemental awards), nine Assessment Grants, a multi-purpose grant, and sixteen Cleanup Grants (for 38 sites) since 2002 and has a successful track record achieving its planned outputs and outcomes, as well as documenting in ACRES. Progress on the three most recent grants is described below.

4B-00E03575 – FY23 Cleanup Grant for 3940 North 35th Street: This project is conducting remediation as part of pre-development activities for a 13.7-acre brownfield site that is the former location of pickle liquor lagoons. Current activities include groundwater monitoring, remedial action planning, and ongoing engagement with community partners. A Market Analysis is currently underway as part of an EPA Land Revitalization Technical Assistance program. In-ground remediation activities will begin in fall of 2026.

4B-00E03585-2 – FY23/24/25 Supplemental RLF Grant: This RLF grant award provides funding for RACM to recapitalize its revolving loan fund program from which to make loans and subgrants to cleanup brownfield sites. RACM has a well-established RLF program and has made more than 20 loans since the program began. \$3M in supplemental RLF funding was awarded for FY23, \$3.5M was awarded in FY24, and \$650,000 was awarded in 2025. Of the total \$7.15M in the new cooperative agreement, five loans totaling \$4.75M have been executed. Two additional loans are currently in the pipeline.

4B-01E03229 – FY25 Cleanup Grant for 2900 W. Center Street: This cleanup project will conduct remediation and support development activities that will help expand the services provided by the Jewish Community Pantry. This grant was recently awarded in October 2025, so progress is just beginning.

4.e.2. Compliance with Grant Requirements (10 pts): As outlined in section 4.a through 4.d, RACM is diligent about timely submittals of reports, including quarterly reports, technical reports, and financial reports. RACM has maintained compliance with workplans, schedules, and grant terms and conditions throughout the grant periods. RACM closely monitors the outputs and outcomes of grants by reporting progress regularly in quarterly reports as well as updating each site in ACRES.

For each of the three most recent grants, RACM has made steady progress towards achieving the expected results of the grants as described below.

4B-00E03575 – FY23 Cleanup Grant for 3940 North 35th Street (10/01/2023-9/30/2027): This cleanup project has been initiated and will continue through 2027. In-ground remediation activities will begin in fall 2026. All grant funds are anticipated to be expended within the grant period.

4B-00E03585-2 – FY23/24/25 Supplemental RLF Grant (10/01/2023-9/30/2029): Five loans have been executed and are in various states of drawdown and repayment. Two additional loans are in the pipeline. All RLF grant funds are anticipated to be expended within the grant period, and RACM anticipates applying for supplemental RLF funding this spring.

4B-01E03229 – FY25 Cleanup Grant for 2900 W. Center Street (10/1/2025-9/30/2029): This grant was recently awarded in October 2025, so progress is just beginning on the cleanup project. RACM is currently working with the Jewish Community Pantry (current tenant and future property owner) to establish a project schedule for the cleanup and redevelopment activities. All grant funds are anticipated to be expended within the grant period.

Community-Wide Assessment Grant Proposal

List of Attachments

- A. Threshold Criteria
- B. Documentation of Applicant Eligibility
- C. Documentation of Expenditure of Existing Grant Funds
- D. Copy of Solicitation Used to Procure Master Services Agreement Contracts
- E. Copies of Executed Master Services Agreements Contracts and Amendments

Attachment A

Threshold Criteria Responses

Threshold Criteria for Community-Wide Assessment Grant

2.B Threshold Criteria

1. Applicant Eligibility

a. The Redevelopment Authority of the City of Milwaukee (RACM) is the lead agency for the proposed Community-Wide Assessment Grant. RACM is a Redevelopment Agency sanctioned by Wisconsin Statutes Section 66.1333 (3) and (5) and a land clearance authority operating under supervision of the City of Milwaukee (Common Council file 58-902). See Attachment B for documentation.

b. RACM is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

RACM has conducted outreach during the grant proposal preparation process. Though not required for assessment grants proposals, RACM published a public notice in the Daily Reporter on December 29, 2025 and January 8, 2026, notifying the public of the intent to apply for EPA Brownfield Grants and of the opportunity to comment on the applications. The notification also informed the public that RACM would be holding a public hearing on January 15, 2026 where the community was welcomed to submit comments. The public hearing was held as part of a regularly scheduled RACM Board meeting. This venue was chosen because the board meetings are traditionally better attended than meetings focused only on the grant proposals. No comments were received at the meeting or during the public comment period.

During the life of the grant and beyond, RACM staff is committed to ensuring that project communication reaches as many community residents and organizations as possible. To ensure robust participation, RACM will work with partners to use a wide variety of notification tools such as printed flyers distributed to neighbors, social media for events and updates, email updates via the City's E-Notify system, and providing updates to local elected officials and community partners for inclusion in email and print newsletters. Additionally, up to four community events will be held during the grant period to communicate the progress of the assessment work activities, inform residents and nearby businesses, and explore potential reuse options. Prior to any meetings in the target area, RACM will communicate with project partners and local alderpersons to determine the most effective means of conducting the meeting, whether that is in-person, virtual, or hybrid. Use of television, phone calls, flyers and/or radio may better involve and respond to underserved populations, recognizing that computer-based methods may not be as effective for those sensitive populations. For those unable to speak English or have hearing or reading impairments, RACM will provide accommodations for translators, document reading and hearing services.

3. Expenditure of Existing Grant Funds

RACM has one open Assessment grant. Documentation is included in Attachment C that demonstrates at least 70% of the funding has been drawn down for the grants by October 1, 2025.

4. Contractors and Named Subrecipients

RACM currently has a Master Services Agreement (MSA) with four different consulting firms to contract grant eligible activities at sites across the City of Milwaukee. Environmental activities include a wide range of environmental services including Phase I and II ESAs, preparation of cleanup plans, and contracting and oversight of cleanups. While specific firms for various assessment grant tasks have not yet been identified, RACM does intend to use some or all of these four MSA firms for the assessment grant work.

A competitive Request for Proposals (RFP) procurement process that meets federal requirements was used to select and contract with the four firms as described further below.

RFP 18623 - Vendor Service Contract for Environmental Contracting and Consulting Services was released February 2, 2022 via the City's Department of Administration – Purchasing Division. The RFP was made available on the City's Contract Opportunities webpage and notifications were sent out via the City's E-Notify system. Responses were due March 3, 2022 via the Bonfire portal system. Eight responses were received. The responses were scored by the review committee according to the criteria in the RFP and four companies were awarded contracts, which includes AECOM, The Sigma Group, TRC, and Ramboll. The consultants were procured following federal procurement regulations and are contracted as needed for individual projects.

A copy of the solicitation is included in Attachment D and copies of the executed contracts are included in Attachment E.