



R05-26-C-025

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
809 North Broadway
Milwaukee, WI 53202-3617

2. Website URL

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

3. Funding Requested:

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$4,000,000

4. Location:

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

5. Property Information:

- a. Name: 201 W. Oklahoma Avenue
- b. Address: 201 W. Oklahoma Avenue, Milwaukee, WI 53207
- c. Attached is a map of the project site.

6. Contacts

- a. Project Director:

Mat Reimer
809 North Broadway
Milwaukee, WI 53202-3617
Phone: 414-286-5693
Email: mreime@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:** 577,222 (2020 Census)

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 proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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 proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3,4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

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



REVIEW CRITERIA

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area (5 pts): Milwaukee was once home to many thriving industries, but over the past five decades Milwaukee has seen a decline in its traditional manufacturing base as companies have outsourced or moved to suburban industrial parks, leaving behind a legacy of brownfield sites and concentrated unemployment. 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. Milwaukee's industrial past has left thousands of known brownfields and many more yet to be characterized brownfields. One brownfield that the Redevelopment Authority of the City of Milwaukee (RACM) has identified as a key component to its economic recovery and growth in the future is the former Wisconsin Die Cast facility located at 201 W. Oklahoma Avenue, which is the subject of this cleanup grant proposal. The site was chosen for this cleanup grant application due to its location, size, enormous economic development potential, and need for significant cleanup. Many older manufacturing companies such as tanneries, foundries, breweries, and motor manufacturers have closed or relocated, leaving behind vacant brownfields that attract crime and create an impediment to economic development in the target area where 201 W. Oklahoma is located.

The legacy of brownfields in the target area has been detrimental to the neighborhood's physical environment and socioeconomic health because these abandoned and under-utilized industrial sites have long acted as barriers to productive land use, depressed property values, and hindered economic growth. In the target area, long-underutilized sites like the former Wisconsin Die Cast facility have waited years for remediation and redevelopment, delaying the addition of industrial redevelopment that would support a more vibrant economy. The blighting influence of these properties can contribute to neighborhood disinvestment, safety concerns, and lost opportunities for community development, effects that compound socioeconomic inequities and reduce quality of life for residents until cleanup and reuse occur.

While this legacy of brownfields has been a detriment to the target area's physical and socioeconomic health, these sites also provide an enormous opportunity. With strong community engagement and thoughtful planning, sites like 201 W. Oklahoma can be reimaged and redeveloped into places that provide essential supportive services, community gathering places, and create opportunities for employment that will improve the socioeconomic, physical and mental health of area residents.

The former Wisconsin Die Cast facility, located at 201 W. Oklahoma, is located in the target area on the southeast side of Milwaukee in the Bay View neighborhood, in the Southeast Side Comprehensive Area Plan area. The Southeast Side Comprehensive Area Plan provides a strategic path toward sustainable economic development. Bay View was given its name because the prime location along the lakeshore gave such an excellent view of the Lake Michigan bay. With its quaint neighborhoods, interesting architecture, friendly people and a local business district, the Bay View community still has the feel of a small village. Most residents of Bay View agree that Bay View is not necessarily defined by precise boundaries; it is more a state of mind influenced by both Lake Michigan and a long history of a strong sense of community.

1.b. Description of the Proposed Brownfield Site (10 pts): The property that would be cleaned up with this grant is the Former Wisconsin Die Cast Facility site located at 201 W. Oklahoma, which operated as a machine shop and zinc & aluminum die cast foundry for approximately 63 years. The site consists of a 2.8-acre parcel developed with several interconnected buildings that encompass 61,000 square feet. The facility employed approximately 85 employees at its peak, and in 2008, shut down with virtually no notice. The action left employees wondering about the fate of their jobs, while industrial customers tried to gain access to the locked-up plant and retrieve valuable tooling. The site was abandoned and contained liquid, solid and semi-solid wastes in drums, tanks, floor trenches & drains, and other containers. The building was also known to contain asbestos-containing building materials, PCB & lead based painted surfaces, and mercury-containing devices. Over the past several years, as the site continues to be abandoned, the site has been subject to persistent trespassing, vandalism, fires, and un-authorized scrapping. This activity has disturbed the painted surfaces, mercury-containing devices, and asbestos-containing building materials. The City of Milwaukee referred the Site to U.S. EPA Region 5 for action in December 2013. EPA completed a Site Assessment and conducted a Removal Action at the site to abate immediate risks to human health and the environment. EPA awarded RACM a \$200,000 Site-Specific Assessment grant in 2018 to assess the complex environmental issues at the site. Alongside the EPA, RACM has expended significant resources, including time and money, to assess, secure, and position the site for redevelopment. The environmental assessment activities have identified the presence of significant hazardous substances contamination in the site soils, groundwater and vapor at the site.

Significant chlorinated volatile organic compound (CVOC) impacts are present in the soil and groundwater at several locations at the site, including within the former degreasing area. The CVOC impacts in the soil constitute several source areas and groundwater impacts correspond to the source areas, and appear to be limited in areal extent, likely related to limited groundwater recharge. Groundwater contamination at the site is a serious concern. The Wisconsin Groundwater Preventative Action Limit for Tetrachloroethene is 0.5 ug/L and there are contaminate concentrations as high as 12,000 ug/L. There are vapor intrusion concerns for future occupants of the site associated with the CVOCs if mitigation measures are not employed. Significant PCB impacts in the soil were detected in the central portion of the site. The PCB impacts appear to extend in the groundwater table, and impacts exceeding the TSCA level of 50 mg/kg are present, with concentrations reaching as high as 3,300 mg/kg. Groundwater impacts for PCBs were observed at concentrations exceeding State standards in areas where soil impacts are present. Free product oil containing PCBs was also detected in one groundwater monitoring well. The free product appears to be limited in areal extent. Additional contaminants at the site include metals, PAHs, PFAS compounds, and 1,4-Dioxane.

Revitalization of the Target Area

I.c. Reuse Strategy and Alignment with Revitalization Plans (10 pts): The City's Comprehensive Plan identifies redevelopment of deteriorated areas and revitalization of neighborhoods as key objectives, yet, as the City makes plans to market and redevelop 201 W. Oklahoma to support these objectives, it is faced with the reality of a severely reduced budget that cannot support these plans. One of 12 plans that comprise the City's Comprehensive Plan is the Southeast Side Area Plan, which includes the 201 W. Oklahoma site. This document is the product of a community-based planning effort designed to recognize and enhance the existing assets of the neighborhoods on Milwaukee's Southeast Side, while outlining the values that should inform redevelopment of areas subject to change. The cleanup and redevelopment of 201 W. Oklahoma aligns with the Southeast Side Area Plan goals, which include promotion of the redevelopment of lands with existing infrastructure and public services, the redevelopment of industrial sites, and reclaiming critical brownfield areas.

In August of 2021 the city released an updated Industrial Land Analysis (ILA) for the City of Milwaukee. This document updates the 2004 ILA and is designed to build a shared understanding of Milwaukee's current industrial sector and provides a roadmap for future decision-making. Milwaukee has a long, proud history as a manufacturing powerhouse. This industrial legacy remains critical to Milwaukee's economy today. Industrial activity accounts for 45,000 jobs in the City and over \$3.6 billion in wages. Industrial jobs are declining as part of a nation-wide trend, but Milwaukee remains a strong industrial hub compared to other cities. The cleanup and redevelopment of the 201 W. Oklahoma site will help achieve the goals of the plan to increase resiliency of Milwaukee's industrial economy, improve the utilization of existing industrial land for new jobs and economic activity, and capitalize on Milwaukee's manufacturing history to create the next generation of entrepreneurs.

The projected industrial redevelopment at the 201 W. Oklahoma site could include one or numerous occupants. The City of Milwaukee Real Estate Dept. has received numerous inquiries about the property from interested parties, including high-quality motor repair, power system solutions providers, and engineering services. However, due to the extensive cleanup that is required at the site, we are unable to move forward with the project. RACM has created a successful brownfields program; however, it does not have funding to complete the cleanup of 201 W. Oklahoma. Again, the cleanup and redevelopment of 201 W. Oklahoma aligns with the Southeast Side Area Plan goals, which include promotion of the redevelopment of lands with existing infrastructure (the 201 W. Oklahoma site has existing sewer, water and electricity). The Southeast Side of Milwaukee boasts several key advantages in terms of attracting and retaining industrial users. Most importantly, the location of General Mitchell International Airport makes this site a natural site for warehousing, distribution, and industrial users who need to be located near the airport. The for industry located in this area. The Southeast Side also has a good bus network that connects it to the rest of the City and County, making it easy for employees of industrial businesses to get to work.

I.d. Outcomes and Benefits of Reuse Strategy (10 pts): The outcomes and benefits of the redevelopment strategy are numerous. The redevelopment and reuse of the 201 W. Oklahoma site will contribute to the revitalization, stabilization, and enhancement of the entire Bay View neighborhood and surrounding area, particularly with regard to unemployment, socioeconomic conditions, and the perception and reality of crime and safety concerns on the south side of Milwaukee. Successful cleanup, redevelopment and occupancy of the 201 W. Oklahoma site would improve the perception of the neighborhood by eliminating blight, generate economic activity through the reuse of the industrial property, reduce crime, engage residents in their neighborhood, provide an exceptional place for people to work, and demonstrate the City's commitment to continued revitalization of the area, which would attract additional business and development to the Bay View neighborhood. Again, according to the 2025 Milwaukee Community Health Assessment Report, there is a direct relationship between people's socioeconomic status and their health. Generating economic activity through the reuse of the industrial property would help raise the socioeconomic status of area residents, which includes sensitive populations, and improve their overall health. These outcomes support progress toward the goals and objectives identified in the Community Need section. These outcomes also would reduce threats from carcinogenic and hazardous substances at the site

in soil, groundwater and vapor, protect disproportionately impacted low-income and minority communities, prevent continued release and exposure to hazardous substances, and advance sustainable and equitable development.

As discussed in the Community Need section, the threat of contaminant vapor intrusion into on and off-site buildings from impacted soil and groundwater, and contaminated soil and groundwater impacting the area watershed, create serious public health impacts. As described in the Project Description section, these contaminant issues need to be cleaned up, which will reduce the threat for vapor intrusion, and improve local groundwater quality, which will help improve the health of the environment and the people of the area.

There will be direct and immediate economic and community benefits as a result of the environmental cleanup work at 201 W. Oklahoma. Direct benefits include jobs retained and created through the cleanup work itself. The City attempts to direct job creation to neighborhood residents through two City programs: the Small Business Enterprise (SBE) program and the Residence Preference Program (RPP). Typically, a minimum of 25% of the work on-site is performed by SBE-certified companies and 40% of the hours worked on-site are performed by City residents who are unemployed or underemployed and certified under the RPP program. Another direct economic benefit would be the creation of family supporting jobs on-site, once the redevelopment phase is complete. Depending on the end user of the site, the job numbers have the potential to be significant.

Other economic and community benefits include new spin-off private investment and improvements to the neighborhood, increased tax base at the 201 W. Oklahoma site itself, as well as an increase in property values of neighboring properties. Redevelopment of this site will catalyze redevelopment of and investment in other nearby sites, which is crucial to a strong State economy. According to an article published by the Wisconsin Technology Council, "A vibrant Milwaukee is necessary for a vibrant Wisconsin." Still another indirect economic benefit is increased tax base at the site itself. In 2008, prior to the closing of the former Wisconsin Die Casting facility, the Milwaukee Assessor's Office assessed the value of the property as approximately \$800,000. Recently the property assessed at \$1,100.

Finally, project partners believe that sustainable features are integral to the project. RACM will request the redevelopment project include renewable energy, energy efficiency, and other sustainable features in the design and will also suggest various programs available to support these elements such as the City of Milwaukee's ECO-Design Guidelines for Commercial Buildings and Property Assessed Clean Energy financing program available through the City's Environmental Collaboration Office. Additionally, the redevelopment project will include landscaping features that will help reduce the risk of flooding in the area.

Strategy for Leveraging Resources

1.e. Resources Needed for Site Characterization (5 pts): RACM is not anticipating the need for additional assessment activities to delineate subsurface impacts. In the event that additional assessment activities are needed for site characterization, RACM does have FY23 EPA Assessment funds available that could be utilized. Pre-design remedial investigation activities are expected.

1.f. Resources Needed for Site Remediation (5 pts): The EPA Cleanup Grant is projected to cover all the eligible remediation expenses. For any expenses not covered by the grant, RACM can use available funding from its local brownfield account to fund those expenses not covered by the EPA grant. The RACM Board and the City of Milwaukee Common Council recognize the importance of brownfield development and provide the funding to fill unexpected funding gaps. Specifically, the 2025 budget includes \$500,000 for brownfield activities. See Attachment A for documentation of these secured funding sources.

1.g. Resources Needed for Site Reuse (5 pts): The project team anticipates that the future site redevelopment work will be fully funded. However, if there is a financing gap, RACM has a strong track record of successfully leveraging additional federal, state, and local funding, such as from Wisconsin Economic Development Corporation (WEDC) and the EPA Revolving Loan Fund. The information below highlights available funding sources the city and its partners are eligible for pertaining to redevelopment of the site. The leveraged funds described will support the redevelopment of the site; however, these funding sources cannot be fully utilized if the site remains dilapidated. Until the site is cleaned up, redevelopment cannot occur.

WEDC has numerous financial programs available, including 1) Brownfields Grant Program - This program helps convert contaminated sites into productive properties that are ready for redevelopment. The maximum grant amount is \$250,000. 2) Idle Sites Redevelopment Program - The program offers grants up to \$250,000 to implement redevelopment plans for large industrial sites that have been idle, abandoned or underutilized. 3) Community Development Investment (CDI) Grant Program - The CDI Grant Program supports urban redevelopment efforts by providing financial incentives for catalytic shovel-ready projects. The maximum grant amount is \$250,000. The Milwaukee RLF program provides low interest loans up to \$1,250,000 to facilitate the reuse and redevelopment of contaminated properties. Lastly, New Market Tax Credits provide financing for transformative projects that bring new opportunities to low-income and distressed communities. These reuse funding sources can be accessed once the site is cleaned up and an end user is identified.

1.h. Use of Existing Infrastructure (5 pts): The cleanup and redevelopment of the site would maintain the integrity of the neighborhood by building upon existing infrastructure in an urban setting, versus development on a greenfield, which aligns with the component of the City's Comprehensive Plan to reduce urban sprawl. The site is well served via the adjacent public right-of-way with ready access to

municipal water, storm sewer, sanitary sewer, electrical, fiberoptic and natural gas. Lastly, the City of Milwaukee’s cabinet-level Environmental Collaboration Office (ECO) was created by the Mayor to position Milwaukee as a leader in environmental sustainability and performance. ECO staff will encourage redevelopment of the site that will utilize existing infrastructure and create sustainable buildings that will focus on energy and water efficiency, and reduced pollution, which will improve resilience to the impacts of extreme weather events and natural disasters.

Community Need

2.a. The Community’s Need for Funding (5 pts): RACM does not have the income or resources to implement the work described herein without support. As a land clearance authority operating under supervision of the City, RACM is subject to City budget constraints. In a September 2022 report entitled “Nearing the Brink: An independent, third-party review of Milwaukee’s fiscal condition,” the Wisconsin Policy Forum describes the City’s four main financial challenges which include an unsustainable revenue mix, shrinking resources for core functions, diminishing reserves, and escalating long-term liabilities and warns of “a day of reckoning” that “has never been so close”. Multiple corrective actions will be required, but until major structural changes are made, RACM is reliant on the EPA brownfields program for funding of the majority of its assessment and cleanup activities. At the site level, RACM is unable to utilize one of the City’s strongest financial tools – tax increment financing (TIF). Due to the depressed economic conditions associated with the target area, sufficient property tax increment is not being generated to justify the creation of a TIF District. Lastly, according to the City of Milwaukee Treasurers Office, the City of Milwaukee foreclosed on approximately 3,000 properties in the last five years. Milwaukee faces an ongoing economic burden associated with the maintenance of foreclosed properties. Of the approximately 560 foreclosed on properties in 2025, the average annual maintenance cost per site is approximately \$2,500. These maintenance costs alone total nearly \$1.4M per year for these properties, which further reduces the City’s available revenue with which to operate the City.

2.b. Health or Welfare of Sensitive Populations (5 pts): The 201 W. Oklahoma site is causing urban blight and is causing safety concerns for those entering the site. As is evident in the demographic table below, residents in the target area around 201 W. Oklahoma have a higher unemployment rate, higher poverty rate, and a lower socioeconomic status than State of Wisconsin statistics, and are disproportionately affected by the negative effects caused by brownfields in the target area. Furthermore, low-income people and sensitive populations, including almost 27% children in the target area, generally have reduced access to healthcare, which can result in delayed treatment of health issues resulting from chronic exposure to the chemicals noted above. According to the 2025 City of Milwaukee Community Health Assessment (CHA) report, prepared by the Milwaukee Health Department, there is a direct relationship between people's socioeconomic status and their health. Furthermore, it has become increasingly evident that the chronic stress of living with poverty, racism, low educational attainment, and social disruption can affect the physiology of people directly through chronic elevations in stress hormones. The 2025 report shows there is a significantly higher rate of premature death (more than three times higher), infant mortality (more than four times higher), and poor to fair health (almost five times higher) in the vicinity of 201 W. Oklahoma, versus more affluent areas of the city.

The concentration of brownfields in neighborhoods in and around the target area and the health data presented in this section indicate a link between race, income, and health effects, and demonstrate a disproportional impact from brownfields to residents in the target area, which is a serious environmental equity issue. Sensitive populations often have poor nutrition and limited access to health care; therefore, they are more likely to experience, and not treat, health problems associated with contaminant exposures. According to the 2025 report, about 1 in 10 adults said they skipped care because of cost, and 15% said they don’t have a regular healthcare provider. Others may skip care because of lack of transportation or childcare. The Cleanup Grant will give RACM the funds necessary to remediate the site, continue the brownfield redevelopment process, and begin improving the health of the target area residents, which is directly in line with the City’s Comprehensive Plan goal of creating a healthy environment for its residents.

Table 1 – Demographics Table	Target Area - Census Tracts 185 & 205	City of Milwaukee	State of Wisconsin	National
Population	5,347	577,222	5,893,718	340,110,988
Unemployment Rate	4.2%	3.9%	3.3%	3.6%
Poverty Rate	17.1%	23.3%	10.3%	10.6%
Percent Minority	54.7%	63.5%	13.9%	24.7%
Median Household Income	\$35,106	\$51,888	\$75,670	\$83,730
Per Capita Income	\$19,528	\$29,679	\$42,019	\$43,313
Education Attainment (% Bachelor's or Higher, Age 25+)	16.8%	24.6%	32.8%	35.0%
Percent Children (under 18)	26.8%	25.6%	20.8%	21.5%

Source: U.S. Census Bureau, 2019-23 American Community Survey (ACS) 5-Year Estimates and Census Quick Facts.

Exacerbating individual economic conditions, the presence or perceived presence of contamination at brownfield sites like 201 W. Oklahoma reduces the overall marketability of the properties in the target area and negatively contribute as a blighting influence, attracting crime and impeding redevelopment in the wider community. Individuals making up the sensitive populations outlined above both suffer most from depressed economic conditions and stand to benefit the most from improved and enhanced supportive services that would result from a site that encourages reinvestment and redevelopment in the community. A cleanup grant for this site would improve the social, environmental and economic conditions of the target area by paving the way for a new facility that would directly address these issues with target area residents.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 pts): The cleanup and redevelopment project is poised to directly address long-standing environmental and health inequities that contribute to higher-than-normal disease burdens among residents by improving local conditions that are linked to asthma, cancer risk, and adverse birth outcomes. The 185 and 205 census tracts are located in an urban area where social determinants such as socioeconomic stressors and proximity to air pollution sources are associated with increased respiratory issues and environmental vulnerability; urban air pollution hotspots, for example, are known to elevate risks for asthma and cancer due to concentrated exposures to particulate matter (PM) and toxic air pollutants. Unfortunately, the target area and Milwaukee has been in non-attainment for PM_{2.5} and currently has a redesignation to maintenance for the pollutant. Milwaukee is still working to resolve its air quality issues. Again, according to the 2025 CHA report, there is a significantly higher rate of premature death (more than three times higher), infant mortality (more than four times higher), and poor to fair health (almost five times higher) in the vicinity of 201 W. Oklahoma.

By reducing neighborhood blight and the pollution sources identify in this section, the redevelopment will support healthier pregnancies and early childhood environments, a known determinant of improved birth outcomes. Additionally, by integrating community health considerations into environmental remediation, the initiative can help lower cumulative cancer risk over time, aligning with evidence that reductions in environmental burden are associated with decreased cancer incidence at the census-tract level. One pressing environmental issue prevalent in older manufacturing and die cast facilities, including 201 W. Oklahoma and surrounding neighborhoods is contaminant vapor intrusion into buildings. When chemicals are spilled on the ground at a factory or leak from an underground storage tank, these chemicals can seep down into the soil and groundwater, as is the case with 201 W. Oklahoma. The vapors then move up through the soil and into buildings, contaminating indoor air. Homes in the vicinity of contaminant sources can also be impacted by vapor intrusion originating from nearby industrial facilities, including 201 W. Oklahoma. Due to large groundwater plumes contaminated with carcinogenic compounds, including CVOCs, under buildings at sites in the target area, vapor intrusion is a serious threat to residents of the surrounding neighborhood, which includes nearly 27% children, raising significant environmental equity concerns. The WDNR's online database of contaminated properties shows there are over 50 projects within a ½ mile radius of 201 W. Oklahoma, and over 10,000 projects in the City of Milwaukee that are identified as having soil and/or groundwater contamination. A second cumulative environmental issue is the migration of groundwater contaminants to Milwaukee's three rivers, the Milwaukee, Menomonee and Kinnickinnic Rivers, and to Lake Michigan. These waterways have served as the waste conveyance system for industrial operations and urban run-off. Storm water discharge from brownfields located in the target area presents a threat to the water quality of Milwaukee's three rivers and Lake Michigan and the health of their inhabitants. Furthermore, residents who use the waterways for fishing and recreation may also be exposed to contaminated water and/or sediment. Using the cleanup grant, RACM can work toward developing a plan to reduce the significant groundwater impacts at the site, thereby protecting these sensitive ecosystems.

Another public health issue for the project site and target area is lead poisoning. Lead can severely impact mental and physical development, even at low levels. Significant concentrations of lead are present on properties throughout the target area due to former industrial uses of properties as well as the prevalence of lead paint in older homes. The Environmental Public Health Data Tracker maintained by the WI Department of Health Services found that 18% of children in the target area under age 6 had childhood lead poisoning, compared to only 2.7% of children statewide. Cleanup and redevelopment of the project site will directly address these public health concerns by removing contaminants from the project site and the community.

2.d. Economically Impoverished/Disproportionately Impacted Populations (5 pts): Milwaukee residents experience a poverty level more than double the State of Wisconsin and more than twice as high as the national rate, with a median household income significantly less than the national rate. Working to reverse this trend, the City ensured the City's Comprehensive Plan included the following principles: strategic visions for change; community-based partnerships; economic opportunities; and sustainable community development. The City has embraced these principles and leads projects that promote economic development. Economic development is essential to raising the socioeconomic status of area residents. The current unemployment rate of residents in the project area is 4.2%, which is greater than the State rate. The per capita income of area residents is \$19,528, and the poverty rate of area residents is 17.1%. Furthermore, Milwaukee is experiencing "persistent poverty" where 20% or more of its population has lived

in poverty over the past 30 years, as measured by recent census data. One can see from these statistics that residents in the target are in need of employment opportunities that a successful cleanup and redevelopment can create. The perception and reality associated with brownfields are severely damaging to the economic climate and exert consistent negative pressure on revitalization efforts. Vacant brownfield sites also have a tendency to attract crime and vandalism. In fact, one of the major concerns with the 201 W. Oklahoma is that there is ongoing trespassing, vandalism and illegal activities at the site. Complaints about the poor state of this and other vacant sites are often made by neighboring businesses, which is detrimental to city efforts to retain these businesses and their family supporting jobs.

Community Engagement

2.e. Project Involvement (5 pts) and 2.f. Project Roles (5 pts): All of the City plans described earlier had a foundation in meaningful stakeholder engagement, and RACM staff will continue these engagement efforts going forward. Additionally, due to the limited size of the target area, the following two critical community partners will play a vital role in the successful redevelopment of the project site.

Business Improvement District 50 (BID50) was created in 2015 and is also known as the Crisol Corridor, which means Melting Pot, is one of the most unique in all of metro Milwaukee. Three primary goals guide the activities of BID #50, which are to enhance the image of the business district with beautification, improve the security and perception of safety in the business district, and market the area for economic growth. BID50 will plan to host and collaborate with community partners to provide a variety of meetings and opportunities for engagement, including the district's annual business member event, project and industry specific informational sessions, planning workshops and more. BID50 will also help promote the 201 W. Oklahoma redevelopment opportunity. (Contact: Leif Otteson, leif@gatewaytomilwaukee.com)

Bay View Neighborhood Association (BVNA) is a volunteer organization that strives to improve the quality of life for Bay View residents. The role of the BVNA will be to assist with identification of meeting spaces, gather neighbors, and host public forums to present information and solicit feedback regarding the cleanup and redevelopment of the project site. The BVNA will represent a voice for Bay View interests by acting as liaison between Bay View residents and RACM. As the project progresses, RACM will work with the BVNA to actively involve a wide range of community members in the decision making, discussing the environmental process and future redevelopment options. (Contact: Nickie Rouleau, bayviewneighborhood@gmail.com)

2.g. Incorporating Community Input (5 pts): A Community Relations Plan (CRP) will be prepared that will serve as the framework for community involvement. The CRP will address the cleanup process with added emphasis on seeking out and considering concerns that local residents may have with regard to health, safety, and community disruption potentially posed by the proposed cleanup activities, as well as address and incorporate what change the community members ultimately would like to see at the project site. If the RACM receives this cleanup grant, staff and the project team will work with our community partners to connect with interested citizens and community groups at a minimum of three community meetings during the cleanup planning and cleanup, with the option of in-person or virtual attendance through an online meeting platform. The RACM will use local newspapers, social media outlets, and aldermanic and community group newsletters to provide information about cleanup plans. These notices will be provided in English and Spanish. Attachment F includes documentation of community notification, including a copy of the ad in the Daily Reporter. Attachment G includes the meeting minutes.

3.a. Proposed Cleanup Plan (10 pts)

As summarized in the ABCA included in Attachment E, RACM identified a cleanup plan for the site:

Building Demolition - Prior to remedial activities, the building at the site will need to be demolished to access the contamination and the Toxic Substances Control Act (TSCA) concrete at the site will be removed and disposed at a TSCA facility.

CVOC Remediation - During the remedial PCB excavation activities, targeted soil excavation (to the water table) and off-site disposal within the two areas of most heavily impacted soil would occur. Since PCB-impacted soil will be co-mingled with chlorinated solvent impacts, remediation of the solvent impacts will occur prior to being able to dispose of the PCB-impacted soil.

Treatment of the chlorinated ethene impacted groundwater would be conducted via combined in-situ anaerobic bioremediation and in-situ chemical reduction (ISB/ISCR) following demolition of the building. The groundwater treatment footprint would cover the area inside of the inferred 100 ug/L cDCE or 10 ug/L VC iso-pleth within the property boundary (i.e., not extending beyond the property boundary to the northeast). Based on that assumption, the treatment footprint would total 22,000 square feet. The vertical treatment zone would extend from the water table (at approximately 5 feet bgs) down to a depth of 40 feet bgs, such that the treatment thickness would total 35 feet. Based on an electron donor dosage of 0.2 lbs per cubic foot, the combined Zero-Valent Iron (ZVI) and Emulsified Vegetable Oil (EVO) mass to be injected would total 154,000 lbs. Assuming an effective porosity of 20% and targeting 8% of the available pore space, a total fluid volume of 92,000 gallons would be injected. Assuming an injection radius of influence of 7.5 feet, the amendments would be injected via 124 injection points on 15-foot centers (at approximately 740 gallons per injection point). Using two injection rigs,

the injection work could be completed within approximately 35 working days. Note that a second ISB/ISCR injection event might be necessary after the initial injection event.

PCB Soil Remediation - Soil containing ≥ 50 mg/kg is considered a TSCA waste and must be disposed at a TSCA facility. As such, excavation of soils with PCB concentrations ≥ 50 mg/kg (“TSCA soils”) will be performed following demolition of the building and removal of surface concrete/asphalt removal, as necessary. The TSCA soil excavation area is approximately 0.26 acres, at variable depths from ground surface to 16 feet below ground surface (bgs). Average depth of TSCA soils is estimated to be approximately 8 feet bgs. Portions of the TSCA excavation area will require excavation of overlying soils with PCB concentrations <50 mg/kg, which may be able to be segregated and staged on-site for disposal with non-TSCA soils. A total of approximately 3,000 cubic yards (CY) of TSCA soils are anticipated for excavation and disposal at a TSCA-licensed landfill. However, the TSCA excavation area will be determined based on pre-design investigation (PDI) sampling. The excavation will be designed to encompass all samples with PCB concentrations ≥ 50 mg/kg, laterally and vertically.

Excavation of soils with PCB concentrations >10 mg/kg and <50 mg/kg (“non-TSCA soils”) will first be performed on an as needed basis to access underlying TSCA soils, with the remainder of non-TSCA soils being excavated following the completion of TSCA soils excavation work. The non-TSCA soil excavation area is approximately 0.16 acres, at variable depths from ground surface to 16 feet bgs. Average depth of non-TSCA soils is estimated to be approximately 10 feet bgs. A total of approximately 2,300 CY of non-TSCA soils are anticipated for excavation and disposal at a local Title D landfill. Non-TSCA soils excavation areas will be determined based on PDI sampling and excavations will be designed to encompass all samples >10 mg/kg, laterally and vertically. There is also some limited oily free product that contains PCBs within the area where PCB impacts are ≥ 50 mg/kg that will be appropriately managed.

A Remedial Action Plan (RAP) will be developed for the site and submitted to the WDNR for review and approval to ensure that cleanup activities are successful and in compliance with the state cleanup authority. The RAP will incorporate Wisconsin and EPA guidelines for Green and Sustainable Remediation. The RACM and their contractors will follow the ASTM Standard Guide to Greener Cleanups by evaluating key aspects, such as minimizing total energy use and maximizing use of renewable energy; minimizing air pollutants and greenhouse gas emissions; minimizing water use and impacts to water resources; and evaluating ways to reduce, reuse, and recycle materials and waste.

Description of Tasks/Activities and Outputs

3.b. Project Implementation (10 pts); 3.c. Project Schedule (5 pts); 3.d. Task/Activity Lead (5 pts); 3.e. Outputs (5 pts):

Task 1: Community Engagement
<i>b. Implementation:</i> This task will involve regular meetings and correspondence with project partners; formation of a Project Committee, minimum of 3 community meetings with virtual options, and ongoing communication through social media, newsletters, and other methods identified as effective outreach methods by the Project Committee.
<i>c. Schedule:</i> Community engagement is anticipated to occur throughout the 4-year life of the grant, with an emphasis on meeting during the cleanup planning and cleanup during Years 1 and 2.
<i>d. Lead:</i> The Project Committee will lead the community engagement efforts. This group includes RACM, but as a group, has better on-the-ground knowledge on best practices for reaching the community.
<i>e. Outputs:</i> a) meeting agendas, notes, sign-in sheets; b) social media posts; c) Project Committee communications
Task 2: Cleanup Planning
<i>b. Implementation:</i> Cleanup planning includes staff time to work with a consultant to prepare the remedial action plan (RAP), design all elements of the cleanup activities, prepare the disposal profiles, and update/finalize the ABCA.
<i>c. Schedule:</i> Cleanup planning is expected to be completed during the Year 1 of the grant period.
<i>d. Lead:</i> RACM will coordinate work with the environmental consultant and review all reports.
<i>e. Outputs:</i> a) revised ABCA; b) RAP
Task 3: Site Cleanup
<i>b. Implementation:</i> This task includes building demolition, PCB and CVOC soil remediation, and combined ISB/ISCR.
<i>c. Schedule:</i> Site cleanup will be conducted in phases, and is expected to be completed in Years 2 and 3.
<i>d. Lead:</i> RACM to coordinate work with the environmental consultant and review all documents. Consultant will complete a health and safety plan (HASP) and provide oversight during the site cleanup.
<i>e. Outputs:</i> a) HASP; b) approximately 3,000 cubic yards (CY) of TSCA soils are anticipated for excavation and disposal at a TSCA-licensed landfill; c) approximately 2,300 CY of non-TSCA soils are anticipated for excavation and disposal at a local Title D landfill; d) total fluid volume of 92,000 gallons would be injected for the chemical treatment remediation.

Task 4: Cleanup Oversight and Grant Management

b. Implementation: This task includes: 1) quarterly progress reporting; 2) financial reporting; 3) Property Profile Form submission and updates in the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES); 4) preparation of a final closeout report; and 5) expenses associated with 2 staff attending two brownfield (BF) training conferences.

c. Schedule: Quarterly progress reports (QPRs) and financial reports will be submitted by Jan 30th, Apr 30th, Jul 30th, and Oct 30th. Annual DBE reports will be submitted by Oct 30th each year. ACRES will be updated upon completion of key outputs or other milestones. Final report will be submitted within 90 days of the grant ending.

d. Lead: RACM staff will conduct all Cooperative Agreement Oversight.

e. Outputs: a) 16 QPRs; b) 16 financial reports; c) ACRES updates; d) 1 final closeout report; e) attendance at 2 brownfield conferences.

3.f. Cost Estimates (15 pts)

Budget Categories (Direct Costs)	Project Tasks				
	Community Engagement	Cleanup Planning	Site Cleanup	Cleanup Oversight and Grant Management	Total
Personnel	\$15,000	\$10,000		\$20,000	\$45,000
Fringe Benefits	\$15,000	\$10,000		\$20,000	\$45,000
Travel				\$10,000	\$10,000
Contractual		\$300,000	\$615,320		\$915,320
Construction			\$2,984,680		\$2,984,680
Total Budget	\$30,000	\$320,000	\$3,600,000	\$50,000	\$4,000,000

The following sections describe how cost estimates were derived. Costs that are bolded are totals that carry into the cost table above. Costs that are not bolded are sub-totals that help make up a bolded total.

Community Engagement costs assumed 150 staff hours at \$50/hour (salary + fringe) per year over the course of the 4-year grant period. This equates to an estimated two hours per week for the RACM project manager and one hour per week for the alternate project manager. (3 hrs/wk x 50 wks/yr x 4 yrs x \$50/hr = **\$30,000**)

Cleanup Planning: Staff costs assume project manager would spend 5 hrs/wk and the alternate project manager would spend 3 hrs/wk over the course of the first year. (8 hrs/wk x 50 wks/yr x 1 yr x \$50/hr = **\$20,000**) Contractual cleanup planning costs that will be covered by the grant include:

- PCB Planning: RAP, contracting, bidding and management: 400 hrs @ \$200/hr = **\$80,000**
- CVOC Planning: RAP, contracting, bidding and management: 1,100 hrs @ \$200/hr = **\$220,000**

Site Cleanup: Costs were developed based on unit cost from recent projects and are comprised of contractual and construction costs.

- Building demolition = **\$420,000** (construction)
 - Building demolition to grade = \$300,000; Removal and disposal of TSCA concrete = \$120,000

PCB Remediation Costs:

- Contractor mobilization and demobilization = **\$50,000** (construction)
- PCB Excavation = **\$1,204,080** (construction)
 - Excavation/Loading, Transport and disposal TSCA soil: 4,480 tons x \$225/ton = \$1,008,000
 - Excavation/Loading, Transport and Disposal non-TSCA soil: 3,268 tons x \$60/ton = \$196,080
- Pre-Design Investigation = **\$102,320** (contractual)
 - Field Staff 250 hrs @ \$100/hr = \$25,000; Expenses = \$5,370; Project Design 115 hrs @ \$130/hr = \$14,950; Project Management 35 hrs @ \$200/hr = \$7,000; Drilling and Lab Services = \$50,000
- PCB Soil Removal Oversight = **\$67,750** (contractual)
 - Oversight 400 hrs @ \$100/hr = \$40,000; Expenses = \$10,000; Project Manager 75 hrs @ \$130/hr = \$9,750; Project Owner 40 hrs @ \$200/hr = \$8,000
- Oversight Confirmation Sampling = **\$12,750** (contractual)
 - TSCA and Non-TSCA Excavation: 85 samples @ \$150/sample = \$12,750

- Backfill and Capping (two foot clean soil cap estimate) = **\$210,000** (construction)
- PCB Removal Reporting = **\$40,000** (contractual)
 - Remedial Action Documentation Report 192.3 hrs @ \$130/hr = \$25,000
 - Project Management 115.38 hrs @ \$130/hr = \$15,000
- Free Product Disposal = **\$150,000** (construction)

CVOC Remediation Costs

- CVOC Groundwater Treatment = **\$600,600** (construction): Mobilization = \$5,000; Project Management 76.92 hrs @ \$130/hr = \$10,000; Injection Materials = \$272,100; Injection (2 rigs) 57 days @ \$5,500/day = \$313,500
- CVOC Treatment Oversight = **\$101,500** (contractual): Oversight 600 hrs @ \$100/hr = \$60,000; Expenses = \$10,000; Project Manager 150 hrs @ \$130/hr = \$19,500; Project Owner 60 hrs @ \$200/hr = \$12,000
- CVOC Soil Excavation - Targeted soil excavation (to the water table) = **\$200,000** (construction)
- Second CVOC Groundwater Treatment - Second ISB/ISCR injection event = **\$300,000** (construction)
- CVOC Treatment Reporting = **\$65,000** (contractual); Remedial Action Documentation Report 385 hrs @ \$130/hr = \$50,000; Project Management 115 hrs @ \$130/hr = \$15,000
- Post-Remedial Sampling = **\$76,000** (contractual): Field Staff 450 hrs @ \$80/hr = \$36,000; Expenses - \$10,000; Laboratory Services = \$30,000

Cleanup Oversight and Grant Management will be performed entirely by RACM staff. Costs were estimated by assuming 200 staff hrs at \$50/hr (salary + fringe) per year over the course of the 4-yr grant period. This equates to an estimated four hrs/wk for the RACM project manager. (4 hrs/wk x 50 wks/yr x 4 yrs x \$50/hr = **\$40,000**). Travel costs of **\$10,000** are budgeted for two RACM staff to attend two EPA Brownfield Conferences. Costs are estimated at \$2,500/person/conference based other recent brownfield conferences.

3.g. Plan to Measure and Evaluate Environmental Progress and Results (5 pts): RACM is diligent about measuring the outputs and outcomes of brownfield redevelopment projects and their impact on the City. RACM will develop a detailed project workplan for implementing planned outputs under the proposed grant. The workplan will detail key milestones within the grant period documenting and communicating outputs and outcomes to the public, EPA Region 5, WDNR, and other partners with all progress detailed in quarterly reports. The Project Manager will compare progress periodically against the workplan and take corrective actions if needed. Lastly, RACM will utilize the ACRES database to report, document, and track information such as future job creation, dollars leveraged, property cleared and remediated for redevelopment, and exposure risks, reduced/eliminated. These statistics will also be communicated to WDNR, project partners, and the public.

Programmatic Capability (15 pts)

4.a. Organizational Structure (5 pts); 4.b. Description of Key Staff (5 pts); 4.c. Acquiring Additional Resources (5 pts)

The RACM has the necessary systems, processes and procedures in place to complete all technical, administrative and financial components of the EPA grant as demonstrated by the successful completion of similar brownfield grants as noted in the following section. Mathew Reimer, Senior Environmental Project Coordinator, will be the Project Manager for this grant. Mr. Reimer has a Master's degree in Environmental Management and 20 years of experience working on brownfield projects. Additional RACM staff Tory Kress, Senior Environmental Project Engineer, has a Master's degree in urban and regional planning and 24 years of experience working on brownfield projects. Ms. Kress will serve as the Alternate Project Manager in the event Mr. Reimer is no longer in his current position with RACM. Mr. Reimer and Ms. Kress 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.

Mr. Reimer and Ms. Kress are very experienced in the management of EPA Brownfield Grants, including workplan development, reporting, and closeout protocols. Mr. Reimer will develop a realistic workplan and schedule for the project. Quarterly reporting will continue to be timely 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. Mr. Reimer 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. His expertise will provide critical guidance to project staff.

RACM currently has a Master Services Agreement with four different consulting firms to contract grant eligible activities. The consultants are 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. Mr. Reimer, Ms. Kress, and Mr. Misky have worked as consultants previously and work very closely with the contracted consultants to review data and make decisions on the best route to cleanup and eventual redevelopment. RACM staff and consultants will also work closely with WDNR staff in overseeing the site cleanup work.

Past Performance and Accomplishments

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

4.d.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 on the cleanup project.

4.d.2 Compliance with Grant Requirements (10 pts): As outlined in Section 4.a, 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 on ACRES.

For each of the three most recent grants below, RACM has made steady progress towards achieving the expected results of the grants and is eager to continue its past success with a new cleanup grant.

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.

CLEANUP GRANT – 201 W. OKLAHOMA AVENUE

2.B. THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

(a) The Redevelopment Authority of the City of Milwaukee (RACM) is the applicant. 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 C for documentation.

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

2. Previously Awarded Cleanup Grants

The proposed site – 201 W. Oklahoma Avenue – has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

RACM does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The site – 201 W. Oklahoma Avenue – is currently owned by the City of Milwaukee.

5. Basic Site Information

(a) The name of the site is 201 W. Oklahoma Avenue.

(b) The address of the site is 201 W. Oklahoma Avenue, Milwaukee, Wisconsin 53207

6. Status and History of Contamination

(a) This site is contaminated with hazardous substances.

(b) 201 W. Oklahoma Avenue was historically utilized as a machine shop and a zinc and aluminum die cast foundry from 1945 until 2008. The Site building has been vacant since 2008.

(c) The primary environmental concerns at this time is the presence of hazardous substances including chlorinated volatile organic compounds, VOCs, PCBs, metals, and PAHs.

(d) The subject site became contaminated as a result of the past uses mentioned above. Impacts at the site include, but are not limited to, CVOC impacts present in the soil and groundwater at several locations, and significant PCB impacts in the soil in the central portion of the site.

7. Brownfields Site Definition

(a) 201 W. Oklahoma Avenue is not listed or proposed for listing on the National Priorities List;

- (b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- (c) The site is not subject to the jurisdiction, custody, or control of the United States government.

8. Environmental Assessment Required for Cleanup Grant Applications

An ASTM E1903-19 equivalent Phase II report entitled “NR 716 Site Investigation Report: Former Wisconsin Diecast Facility, 201 W. Oklahoma Avenue, Milwaukee, WI” was completed by Ramboll in April 2023.

9. Site Characterization

(b) RACM is an applicant other than a State or Tribal Environmental Authority that is proposing a site that is eligible to be enrolled in a voluntary response program. See Attachment D for a current letter from the appropriate State Environmental Authority that:

- (i) Affirms that the site is eligible to be enrolled in the state voluntary response program;
- (ii) Indicates whether the site is enrolled, or intends to be enrolled in the state voluntary response program; and
- (iii) Indicates that there is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin on the site.

10. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to this site.

11. Sites Requiring a Property-Specific Determination

This site does not require a property-specific determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

(a) Property Ownership Eligibility – Hazardous Substances Sites

(i) Exemptions to CERCLA Liability

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government - (a) The City of Milwaukee foreclosed on the property due to tax delinquency. (b) The property was foreclosed on September 26, 2025. (c) All disposal of hazardous substances at the site occurred before the City of Milwaukee acquired the property. (d) The City of Milwaukee has not caused or contributed to any release of hazardous substances at the site. (e) The City of Milwaukee has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(iv) Sites with Hazardous Building Material that is not Released into the Environment

There has been no release and that there is no threat of release of the hazardous substance(s) from building materials into the outdoor environment based on the current site conditions.

13. Cleanup Authority and Oversight Structure

(a) RACM staff will manage the site cleanup on a day-to-day basis and the WDNR, the regulatory agency with oversight of remediation activities, will ensure the cleanup is protective of human health and the environment. Assignment of a BRRTS number by the WDNR has been completed, therefore the site is already subject to the requirements of the traditional cleanup program. The traditional cleanup program is outlined in Section 292.11 (3) Wisconsin Statutes (hazardous substances spill law) and Wisconsin Administrative Code chapters NR 700 through NR 749, which establish requirements for emergency and interim actions, and public information.

WDNR, RACM, and consultant staff are all highly qualified to contribute to oversight of this project. RACM has a tremendous depth of collective experience in environmental testing and cleanup, and is experienced in working with environmental contractors to develop QAPPs, Work Plans, Sampling Plans, and Health and Safety Plans. Please also see Section 4.a “Programmatic Capability” of the proposal narrative for additional information on staff qualifications. The consultants were procured through a competitive process that followed federal procurement regulations and are contracted as needed for individual projects. See section 15 below for additional information on the procurement process.

(b) Access to neighboring properties will not be needed.

14. Community Notification

14.a Draft Analysis of Brownfield Cleanup Alternatives

RACM prepared a draft Analysis of Brownfield Cleanup Alternatives (ABCA) that summarized the site and contamination issues, cleanup standards, and applicable laws; the cleanup alternatives considered, and the proposed cleanup. The Draft ABCA is included as Attachment E.

14.b Community Notification Ad

RACM published a public notice in the Daily Reporter on December 29, 2025 and January 8, 2026 notifying the public of its intent to apply for an EPA Brownfield Cleanup Grant, of the availability of the grant application including the draft ABCA for review, and of the opportunity to comment on the application and the draft ABCA by submitting written comments via mail or email or by speaking at the public meeting. This notice was published more than two weeks prior to the grant submittal date on January 28, 2026. A copy of the public notice is included as Attachment F.

14.c Public Meeting

The public notice described above informed the public that RACM would be holding a public meeting on January 15, 2026 where the community was welcomed to submit comments orally. The public meeting 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 grant proposals.

Attachment G includes meeting information including (1) the meeting agenda, (2) resolution, (3) the meeting notes, and (4) a participant list for those in attendance during the public hearing for item #1.

14.d Submission of Community Notification Documents

The following documents are included as attachments:

- A copy of the draft ABCA – Attachment E
- A copy of the newspaper ad that demonstrates solicitation for comments at least 14 calendar days before submittal – Attachment F
- The comments received or a summary of comments received – Attachment G
- The applicant's response to those public comments – Attachment G
- Meeting notes or summary from the public meeting – Attachment G
- Meeting sign-in sheet/participant list – Attachment G

15. Contractors and Named Subrecipients

RACM currently has a Master Services Agreement (MSA) with four different consulting firms to conduct environmental 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. Ramboll – one of these four companies – has conducted the Phase II activities on the site to date, and is expected to continue work through the RAP and Cleanup phase. Information on the procurement process follows.

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.

The solicitation document and the signed executed Ramboll contract and amendments are included as Attachment H.



January 27, 2026

Lafayette Crump, Executive Director
Redevelopment Authority of the City of Milwaukee
809 North Broadway, 2nd Floor
Milwaukee, WI 53202
Via Email Mail Only to lafayette.crump@milwaukee.gov

**Subject: State Acknowledgement Letter for Redevelopment Authority of the City of Milwaukee
FY26 EPA Brownfield Cleanup Grant**

Dear Lafayette Crump,

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.

FY26 Cleanup Grant: Site(s) Eligibility, Characterization, and Readiness for Remediation

For FY26, EPA requests that certain applicants for cleanup grants submit a letter from the state describing property eligibility and whether there is a sufficient level of site characterization from the environmental site assessment(s) for the remediation work to begin on the property(ies).

- **Eligibility.** This property is undergoing cleanup under Wisconsin's cleanup program and its governing administrative code, Wis. Admin. Code chs. NR 700-799, and statute, Wis. Stat. ch. 292. The state cleanup program is regulatory and nonvoluntary. This property is eligible for the Voluntary Party Liability Exemption (VPLE) program under Wis. Stat. § 292.15; the RACM has not enrolled this project in the VPLE program.
- **Site assessment and characterization status.** Site characterization is sufficient to allow remediation work to begin on the site. For the property described in the attached request, dated December 5, 2025, the applicant stated the following:

The site investigation is nearly complete. There is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin. Cleanup can begin as soon as the EPA cleanup funds are available. Reports, including a RAP, could be developed and submitted as soon as EPA cleanup funds are available.

Based on the information provided by the applicant, the DNR believes site characterization is complete to an extent that allows remediation work to begin at this site. The DNR understands that additional information will be submitted to complete the site investigation under Wis. Admin. Code ch. NR 716.

Sincerely,

A handwritten signature in black ink that reads "Christine Sieger". The signature is written in a cursive, slightly slanted style.

Christine T. Sieger, Program Director
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

Attachment:
Request dated December 5, 2025

cc:
Alice Egan, DNR SER – alice.egan@wisconsin.gov
David Hanson, DNR SER – david.hanson@wisconsin.gov
Margaret Brunette, DNR SER – margaret.brunette@wisconsin.gov
Mathew Reimer, Redevelopment Authority of the City of Milwaukee – mathew.reimer@milwaukee.gov