

**City of Manitowoc  
Brownfields Advisory Committee**

**Friday, October 28, 2016, 10:00 a.m.  
Council Chambers  
Main Floor - City Hall**

**Meeting Summary**

1. Introductions

The meeting of the City of Manitowoc Brownfields Advisory Committee (BAC) was called to order by N. Sparacio, Community Development Director, at 10:00 a.m.

2. Approval of Meeting Summary – May 19, 2016 Meeting

Motion by D. Tienor, second by T. Fox to approve of the May 19, 2016 meeting summary. Motion approved unanimously.

3. Public Comments

There were no public comments in addition to the participation of the BAC members in the discussion of the agenda items. It was noted that the community is very excited to see the Mirro building demolition moving forward.

4. Discussion and Potential Action on Revolving Loan Fund Sub-grant Application – Hazardous Material Abatement at 1512 Washington Street, Former Mirro Plant 9

N. Sparacio introduced the scope of the project, the proposed budget, and the discussions to date with the US Environmental Protection Agency (EPA). The applicant is the Community Development Authority of the City of Manitowoc (CDA). The CDA is also the property owner as the end result of the condemnation process. The EPA has approved the eligibility of the project, the eligibility of the CDA as the applicant, and the sub-grant cap waiver to allow the City to sub-grant more than \$200,000 to this project if the BAC also approves it. The request is for a \$398,000 sub-grant for asbestos removal, abatement oversight, and removal of other hazardous materials. If approved, this project would utilize the remaining capacity for “sub-grant” funds (as opposed to loaned funds). In other words, the rest of the brownfield program funds must be loaned out with repayment required. The Community Development Department is recommending approval of the sub-grant with the conditions specified in the Project Narrative.

The Committee discussed the sources and uses of funds. The largest source of funding for this project is City borrowing. The brownfields sub-grant funds will be used primarily for removal of the hazardous materials from the buildings and for oversight of this work

by environmental professionals. City funds and other sources will be used for the hard demolition costs and for future sampling. The City is currently in the process of obtaining more specific estimates for the structural demolition costs. This will assist in developing bid documents to procure a demolition contractor.

The Committee discussed the scope of the future demolition project with respect to the tunnel system. The intent of the future work is to bring the building down to grade but to also deal with hazardous materials in the tunnels. The Committee discussed the intended demolition schedule and the anticipated level of contractor interest. N. Sparacio reported that contractor interest has been very strong. H. Byers explained that the other major components of the demolition scope are the disposal and potential reuse of the demolition materials. He has been in discussion with architectural salvagers to explore the potential value of any recoverable building elements. There is very limited potential reuse of most materials in the building due to the widespread presence of lead-based paint.

Motion by T. Fox, second by M. Huck to approve the brownfield revolving loan fund sub-grant commitment for Hazardous Material Abatement at 1512 Washington Street under the terms and conditions outlined in the Project Narrative. Motion approved with D. Tienor abstaining due to his membership on the CDA.

#### 5. Discussion and Potential Action on FY2017 USEPA Brownfield Assessment Grant Application

N. Sparacio explained that the City intends to apply for additional EPA site assessment funds, and the new application is due December 20. Strong demand for these funds continues in the community as more brownfields redevelopment takes place. P. Braun explained that the new application will include requests for both community-wide and site-specific funds. The site-specific funds would be for additional post-demolition sampling work at 1512 Washington Street.

Motion by D. Tienor, second by M. Huck to support the City of Manitowoc application for FY2017 USEPA Brownfield Assessment Grant funds. Motion approved unanimously.

#### 6. Other Brownfields Updates

##### a. Activities Under FY 2013 Brownfields Revolving Loan Fund

N. Sparacio provided an update on the Artist Lofts project. This loan is expected to be repaid in full in the near future. The Committee discussed the potential reuse of program funds. Advising the City on use of these repaid funds will be an important role of the BAC in the future.

##### b. Activities Under FY 2015 Site Assessment Grant

The Committee continued discussion of the 1512 Washington Street project. Much of the pre-demolition work has been funded through the 2015 grant funds. T. Caulum provided an update on a new site assessment project at 1037 S 26<sup>th</sup> Street, a small business known as Autowerks. The applicant intends to purchase the property, remodel, and create another tenant space in the building. The grant funds assisted by conducting a Phase 2 environmental assessment to support the financing for the project including an SBA-backed loan. City staff continues to work with other interested site assessment applicants.

c. WEDC Idle Sites Grant Application

N. Sparacio explained that the City is in the process of applying for additional grant funds toward the 1512 Washington demolition. The WEDC Idle Industrial Sites program is anticipated to be a good fit for this project and site.

d. Other Projects/Sites

There were no further updates.

7. Adjournment

Having addressed all items on the agenda, the meeting was adjourned at 11:05 a.m.

**Attendance**

**Members Present**

Terence P. Fox  
Dennis Tienor  
Jodi Schramm  
(on behalf of Peter Wills)  
Michael Huck

**Staff Present**

Nic Sparacio  
Tyler Caulum  
Paul Braun

**Others Present**

Harris Byers  
Mayor Justin Nickels

**Members Excused**

David Diedrich  
Karen Szyman