

Manitowoc Place – 204 N 8th St



What
could be



City of Manitowoc Brownfields Advisory Committee Meeting - 1

April 19, 2012



Outline

- **Introductions**
- Project Description
- Project Outcomes
- Brownfields GIS Database Demonstration
- Roles and Responsibilities of the BAC
- Next Meeting Date

Introductions and Firm Overviews

Christine (Tina) A. Reese, P.G. (SYMBIONT)

- Project Manager
- 16 years with Symbiont
- 16 years working with Brownfields
- 2009 National Brownfields Conference
- “Best Overall Paper Award” - Incorporating Sustainable Environmental Practices into the Investigation and Remediation of a Contaminated Site



Ryan Eckdale-Dudley, GISP (SYMBIONT)

- GIS Manager
- 11 years with Symbiont
- Currently Managing 6th USEPA Brownfield Grant
- Principal author: E-Atlas, WIMBY, INSIT, SSMMA
- 2008 Best New Technology Award
- 2009 Peoples Choice Award
- 2010 Innovator of the Year



Introductions and Firm Overviews

Richard Heath (Bay-Lake RPC)

- Executive Director
- 21 years in Planning and Economic Development
- Authored 19 Comprehensive Plans and 3 Regional Economic Development Studies
- 2009 Regional Center of Excellence by the National Association of Regional Councils



Dan Martin (Marketing Feasibility Advisors, Inc)

- 25 years in directing market feasibility Studies.
- Experience working with Wisconsin cities
- Assessed re-use and additional uses for all properties in a twenty mall portfolio.
- Involved in more than 100 types of feasibility uses.



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PROJECT DESCRIPTION

What are Brownfield Properties???

Brownfield properties are abandoned, idle or underused properties, where the expansion or redevelopment is hindered by real or perceived environmental contamination.

Examples (current or **FORMER**):

- Malls
- Manufacturing or Industrial Facilities
- Gasoline Stations
- Drycleaners
- Trucking/Warehouse Facilities
- Automobile Dealerships/Service Stations
- OTHER



PROJECT DESCRIPTION

Why Redevelop Brownfield Properties?

- Protecting the Environment – Addressing Brownfields to ensure the Health and Well-Being of the City's population and the Environment.
- Promoting Partnerships – Enhancing Collaboration and Communication Essential to Facilitate Brownfields Cleanup and Reuse.

PROJECT DESCRIPTION

Why Redevelop Brownfield Properties?

- Strengthening the Marketplace – Provide Financial and Technical Assistance to Facilitate Assessment, Cleanup and Sustainable Reuse of Brownfield Sites by the Private Sector.
- Sustaining Reuse – Redeveloping Brownfields to enhance a Community's Long-Term Quality of Life.

PROJECT DESCRIPTION

History

- Manitowoc Applied to USEPA in Fall 2010
- Two Community-Wide Brownfield Assessment Grants Awarded totally \$400,000
 - Hazardous Substances
 - Petroleum
- Workplans Developed and Approved by the USEPA for Grant Implementation in Summer of 2011
- Cooperative Agreements Finalized in Fall 2011

PROJECT DESCRIPTION

9 Tasks

- Task 1: Consultant Selection
- Task 2: Brownfields Inventory
- Task 3: Prioritize and Screen Sites and Determine Site Eligibility
- Task 4: Execute Property Access Agreements
- Task 5: Area-Wide Planning
- Task 6: Conduct Phase I Environmental Site Assessments (ESAs)
- Task 7: Conduct Phase II ESAs, Site Investigations, and Remedial Planning Activities
- Task 8: Community Outreach and Involvement
- Task 9: Assessment Oversight and Grant Reporting

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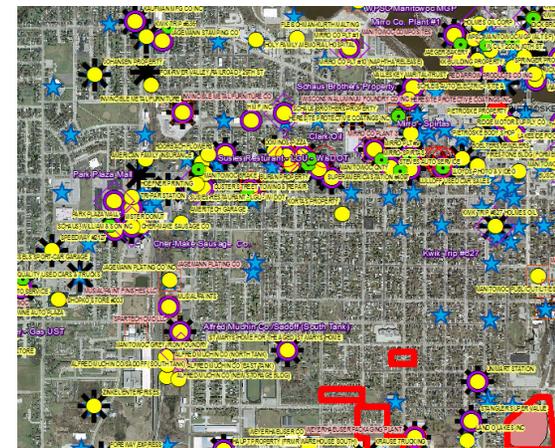
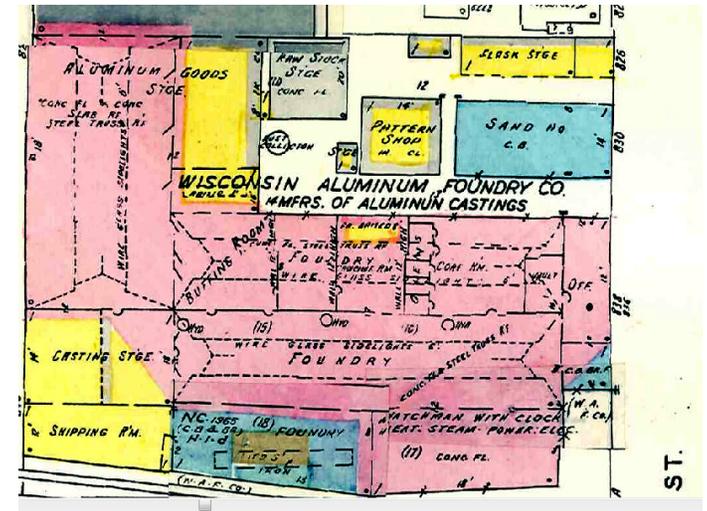
PROJECT OUTCOMES

- Phase I ESA – Recognized Environmental Conditions
- Phase II ESA – Did a release occur?
- Site Investigation (SI) ID source and delineate extent of release
- Remedial Action Plan (RAP)
 - Developed following Phase II ESA / SI
 - Plan to address impacts at a Site

PROJECT OUTCOMES

Brownfields GIS Database

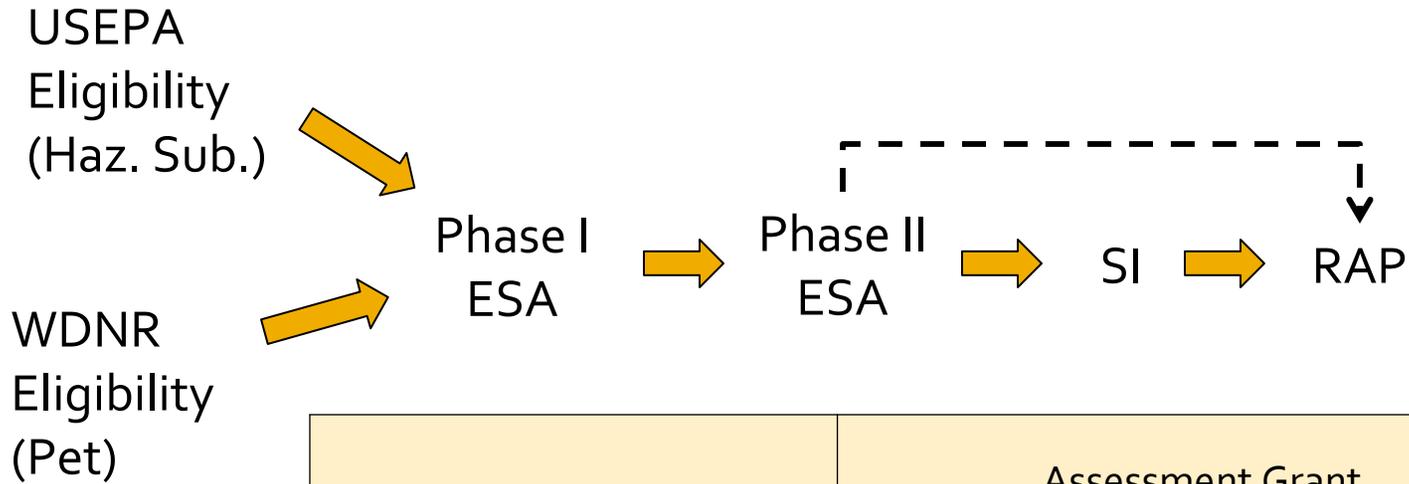
- City (Assessment, Planning, Fire Department)
- State (WDNR, COM)
- Federal (USEPA)
- Historic (Sanborn, Aerials)
- Commercial
 - United States Postal Service
 - Business Listings
 - Real Estate



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- GIS Demonstration

PROJECT OUTCOMES

ESA Process



Deliverable	Assessment Grant	
	Hazardous Substances	Petroleum
Phase I ESA	8	8
Phase II ESA	3	3
Site Investigations	3	3
Remedial Plans	3	3

828 Memorial Drive Former Lakeside Centre Mall



CONCERNS

- Eligibility ✓
- Phase I ESA _
- Phase II ESA _
- SI _
- RAP _
- 7 USTs
- Current/former auto garages
- ACM and lead-bearing construction materials
- Fill

2402 Franklin Street

CONCERNS

- 2USTs
- Former manufacturing facility
- ACM and lead-bearing construction materials
- Fill



- Eligibility ✓
- Phase I ESA _
- Phase II ESA _
- SI _
- RAP _

18 Maritime Drive and 901 York Street

- Eligibility ✓
- Phase I ESA _
- Phase II ESA _
- SI _
- RAP _



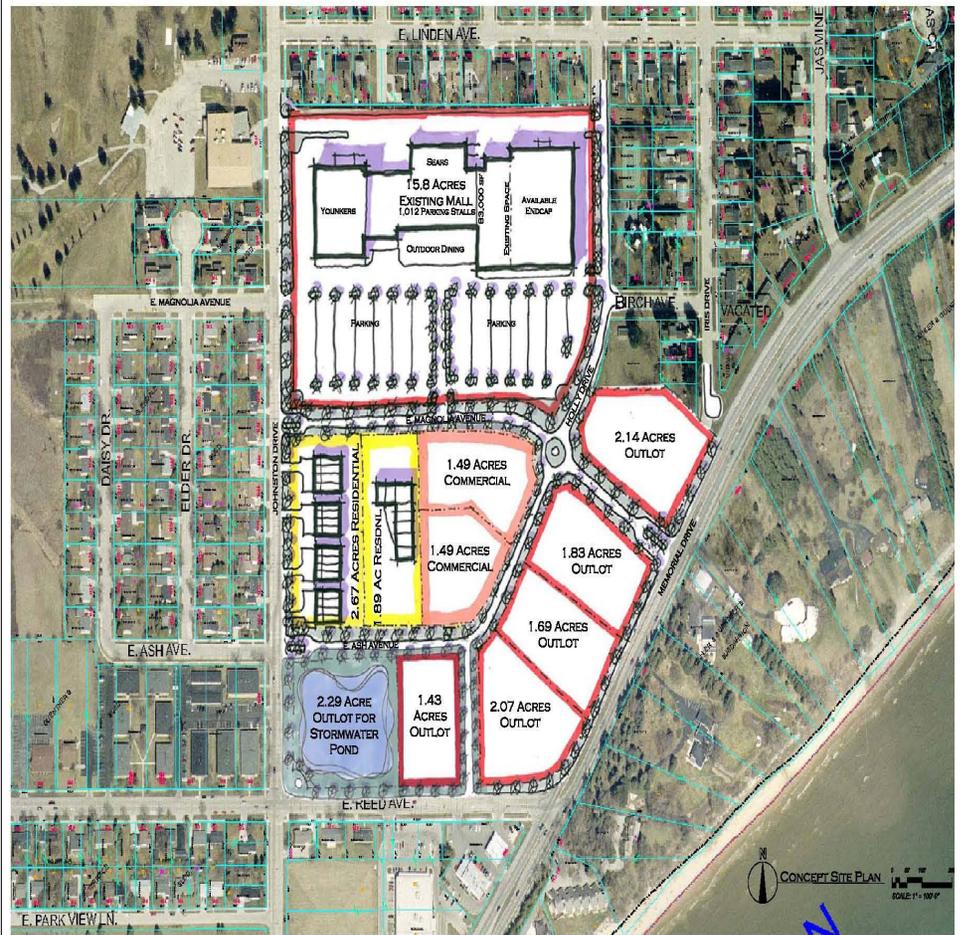
36 Possible Sites of Interest

Site Name	Address	Site Name	Address	Site Name	Address
Medusa Cement Co. LF	Old Claypit Road (Revere Dr.)	Mirro - Spirtas	1512 Washington	Kwik Trip #637 - Pump #314	401 North 8th Street
WPSC Manitowoc MGP	402 N. 10th Street	Alfred Muchin Co./Sadoff (East Tank)	1600 South 26th Street	Schaus Brothers Property	825 South 21st Street
Manitowoc County/Newton TN	Hecker Road	Alfred Muchin Co./Sadoff (North Tank)	1600 South 26th Street	Becker Ornamental	
Federal Mogul	2138 Waldo Blvd	Koenig & Vits (Lead Seetling Pond & Mixing)	2015 Mirro Drive	Lake View Center Property	
Susies Resturant - LGU - WisDOT	1020 S. 26th Street	Bills Oil Co.	2717 North Rapids Road	Busch Agricultural Resources facility	
Mirro Co. Plant #1	1616 Wollmer Street	Hildebrandt Prop - former Wallander Construction	1417 South CTH S	Canadian National - Wisconsin Central Property	
Manitowoc Ice (Equip. Works)	2110 S. 26th Street	Clark Oil	2016 Washington Street	Former Park Maintenance Site (Old WPS)	
Park Plaza Mall	1100 S. 30th Street	Kwik Trip #627	910 Hamilton Street	City Parking Lot	
Parker Dayco Eastman - Connectors Plant	1440 North 24th Street	Vogel Auto Body	2324 North Rapids Road	La Gerin's (spelling?) Junkyard	
Alfred Muchin Co./Sadoff (South Tank)	1600 South 26th Street	Susies Resturant - LGU - WisDOT	1020 S. 26th Street	Riverland Ag Corp - City 50 year lease	
United Laundries & Dry Cleaners	623 Reed Avenue	Manitowoc Health Care Center - Gas UST		Canadian National	
Koenig & Vits (Sumps)	2015 Mirro Drive	Cher-Make Sausage Co.	2915 Calumet Ave (USH 151)	Waterfront redevelopment	

PROJECT OUTCOMES

Area Wide Planning

- Existing Conditions Report
- Develop a Conceptual Conservation and Development Plan
- Propose a Conceptual Land Use Plan and Design
 - Visualization for Build Out
 - Mapped Scenarios for Redevelopment or provide the Tools for Site Design



PROJECT OUTCOMES

Community Outreach

- Establish & Lead BAC
- Lead Public Outreach/Participation Program
- Provide Opportunity for Community Input regarding Brownfield's

PROJECT OUTCOMES

Benefits

SHORT-TERM

- Increase Community Involvement
- Promote Economic Development
- Preserve Recreational and Open Space
- Manage Storm water Runoff
- Enhance supply of Affordable Housing

LONG-TERM

- Enhance Local Utilization of Transit
- Increased Accessibility of Job Centers
- Promote Livability, Walkability
- Promote Economic Development
- Improve State of Infrastructure

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ROLES AND RESPONSIBILITIES OF THE BAC

- Help the City determine which properties get assessed.
- Foster the creation of partnerships between business and lending interests and the affected communities by actively participating in BAC meetings and potentially site visits.

**It's All About Jobs, Economic Development
and Sustainability and most importantly...**



Our children's future...