City of Marinette

Narrative Information Sheet

1. Applicant Identification: The proposed recipient of the EPA Community-Wide Hazardous Substance and Petroleum Assessment Grant monies is the City of Marinette with offices located at 1905 Hall Avenue, Marinette, Wisconsin, 54143.

2. Funding Requested
   a. Community-Wide Assessment Grant
   b. Federal Funds Requested: $500,000 requested from EPA to address hazardous substances and/or petroleum brownfield sites.

3. Location: The community we propose to serve is the City of Marinette, Marinette County, Wisconsin.

4. Target Area and Priority Site/Property Information
   - Our focus will be on older, blighted sectors of our downtown, riverfront, and harbor areas that, if addressed, will help build our community’s economy and quality of life, as well as mitigate the health impacts resulting from environmental impacts on key sites. These areas extend from the central downtown riverfront corridor eastward to Menekaunee Harbor. The target area is not defined by a single census tract, but includes CT 9614 and 9615. Our priority sites are:
     1905 Hall Avenue and adjacent parking lots (“City Hall”)
     1809 Dunlap Avenue (“Eagle Herald”)
     3100 Shore Drive (“Bay Area Medical Center”)

5. Contacts
   a. Project Director: Brian Miller, City Engineer, 1905 Hall Avenue, Marinette, WI 54143-1716; Phone 715.732.5134; Email: bmiller@marinette.wi.us
   b. Chief Executive/Highest Ranking Elected Official: Steve Genisot, Mayor; 1905 Hall Avenue, Marinette, WI 54143-1716; Phone 715.732.5139; Email: sgenisot@marinette.wi.us

6. Population: Our population is 11,119 persons (U.S. Census Bureau, April 1, 2020).

7. Other Factors:

<table>
<thead>
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<th>Other Factors</th>
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<tr>
<td>Community population is 10,000 or less.</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<td>The priority site(s) is impacted by mine-scarred land.</td>
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<td>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).</td>
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<td>The priority site(s) is in a federally designated flood plain.</td>
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The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.

The reuse of the priority site(s) will incorporate energy efficiency measures. X, p. 3

30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area. X, p. 7-8

The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.

8. Letter from the State or Tribal Environmental Authority: See attached.

9. Releasing Copies of Applications: Not applicable.
November 19, 2021

Mayor Steve Genisot
City of Marinette
1905 Hall Avenue
Marinette, Wisconsin 54143

Subject: State Acknowledgement Letter for the City of Marinette
FY22 EPA Community-wide Assessment Grant

Dear Mayor Genisot:

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

The DNR is fully committed to a collaborative partnership with the city of Marinette, and will 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 these 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 EPA funding for this grant application is consistent with community needs, 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,

Jenna Soyer, Policy and Program Operations Director
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

Copy: Tauren Beggs – DNR NER
RANKING CRITERIA
IV.E. Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

   a. Target Area and Brownfields

      i. Background and Description of Target Area

      The City of Marinette, located on the shores of Green Bay, is the County seat and largest community in northeast Wisconsin. Marinette, which borders Michigan’s Upper Peninsula, was incorporated in 1887 and by 1900, was the 10th largest city in Wisconsin. In the late 19th century, Marinette grew quickly as a port and processing area for lumber due to its prime location at the mouth of the Menominee River (Menekaunee Harbor). The lumber industry declined during the early 20th century, but the City took advantage of its position along the river and Lake Michigan by developing a regional industrial hub. The largest entities included a paper mill (Kimberly Clark), Marinette Marine (a shipyard), Johnson Controls (manufacturer of fire protection systems), ThyssenKrupp Waupaca Foundry (ductile iron casting), KS Kolbenschmidt US Inc. (cast and machined auto parts), and Silvan Industries (manufacturer of pressure vessels).

      While industry brought vitality to our community, it also left damaging environmental scars and an element of fear among our residents regarding their health and wellness. A group of fluorinated chemicals called PFAS, or per- and polyfluoroalkyl substances, have been detected in soil, sediment, groundwater, surface water, private drinking water wells, and biosolids in our City. A Wisconsin Department of Natural Resources’ (WDNR) investigation for PFAS contamination is under way, focusing on discharges originating from the Tyco Fire Technology Center and the Johnson Controls International (JCI) Station Street Campus, both in our area of focus. Remediation is estimated to be the most expensive PFAS cleanup in the state – likely more than $140 million.

      Marinette is a small community with much to offer, but it has become repressed by its development and economic challenges. There is a higher percentage of low-income residents, people in poverty, and elderly residents in Marinette, and many are disproportionately impacted by myriad issues resulting from unaddressed hazardous substances and petroleum impacts. The intention of our Brownfield project is to restore and breathe life into the City by assessing and planning remediation and revitalization of priority Brownfields. Our focus will be on older, blighted sectors of our downtown, riverfront, and harbor areas that, if addressed, will help build our community’s economy and quality of life, as well as mitigate the health impacts resulting from environmental impacts on key sites. These areas, extending from the central downtown riverfront corridor eastward to Menekaunee Harbor, have been targeted for redevelopment due to the need to 1) remove/renovate blighted buildings, 2) remediate contaminated environmental media, 3) secure additional space for affordable workforce housing, 4) create entrepreneurial opportunity, and 5) restore and redevelop valuable, underused riparian shoreline near Menekaunee Harbor. Based on prior successes using EPA grant funding, we know the transformative power that revitalization of Brownfields can have on a community. Our City has a solid foundation of redevelopment experience, a strong sense community, and committed leaders that are focused on improving the quality of life in the community. We are well poised to accomplish revitalization goals set for the downtown/riverfront and harbor areas.

      ii. Description of the Proposed Brownfield Site(s)

      Many sections of our downtown and riverfront/harbor area contain former industrial and manufacturing sites, as well as abandoned gas stations, bulk fuel depots, and auto repair facilities. Many of these have long since reverted to abandoned properties or are being underused as outdated retail or low-quality housing. Additionally, large areas of our riparian shoreline and Menekaunee Harbor have documented impacts from previous industrial, commercial, and non-conforming uses along the riverfront, including large releases of perfluorooctanoic acid (PFOA) and perfluoro octane sulfonic acid (PFOS) into the drinking water aquifer. To date, a total of 373 chemical releases in Marinette are being tracked by the WDNR. The majority of these activities have been contaminant releases occurring in our downtown/riverfront corridor focus area. Contamination assessment is needed before the City can undertake restoration efforts to convert the impacted land, waters, and sediments into a public resource that can be safely enjoyed by residents and tourists. The following are our priority sites.

      1905 Hall Avenue and adjacent parking lots (“City Hall”): These three parcels, currently owned by the City, occupy 0.52 acres near the River in downtown Marinette. The parcels include a large commercial building currently used for civic services and the police department, with parking lots to the south. The property is a priority brownfield, as it is a prime piece of real estate in a high value area of our community that is under- and inappropriately utilized. The site is incompatible with its current uses: it is too small and the building needs significant upgrades to meet the civic and emergency response needs.
of its occupants, and the parking lots could be put into more productive uses that bring economic development to our City. Environmental concerns include PFAS, CVOCs, PVOCs, and arsenic in groundwater below the site and ACM and lead concerns related to building materials. Additionally, there is a former gas station and auto service facility adjacent to the site that is owned by the City and used for parking, which is also a brownfield.

**1809 Dunlap Avenue ("Eagle Herald"):** This property occupies 1.2 acres in our downtown riverfront area, south of City Hall, and includes a roughly 46,000-sq-ft building, a parking lot, and a loading dock area. The site is privately owned by APG Real Properties LLC. The site historically operated as a publishing company. Environmental concerns include hazardous substances in groundwater below the site, including lead and VOCs from printing and disposal activities at the site. There are known PCE and arsenic plumes beneath the ground surface. The publishing company that currently operates at the site follows a growing trend in the newspaper industry, and moved from an all-print, six-day publication to a combination print and online edition in 2020. This site, similarly to City Hall, is a priority because it could be activated by higher and better uses that are more compatible with a more accessible, pedestrian-friendly downtown area.

**3100 Shore Drive ("Bay Area Medical Center"):** This property is comprised of a large hospital building complex situated on 20+ acres of land on the southeast side of Marinette. The property was first developed as a hospital in 1939 but has been vacant since 2018. Environmental concerns include lead and ACM building materials, petroleum and hazardous substance releases from former tanks at the site. The current owner is Aurora Health Care. This site is a priority for further assessment and reuse due to its vacancy, large footprint, and the diverse possibilities for uses: this site could offer a mixed-use property that serves the needs of surrounding low-income and otherwise disadvantaged populations. There are several large structures on the property (~325,000 sq.ft.), and large parking areas. These and other brownfield sites have not been comprehensively assessed and represent a continued source of 1) threats to public health, 2) contamination of the harbor, lakeshore, & riverfront, and 3) blight in the surrounding areas, all of which lead to further distress, negative perception, and community disinvestment. An EPA grant award would better position these priority sites for redevelopment or reuse opportunities, and help identify, assess, and conduct remediation and reuse planning on other brownfields.

**b. Revitalization of the Target Area**

i. **Reuse Strategy and Alignment with Revitalization Plans**

The City was recently awarded a CDBG to develop a Community Development Plan. The plan, which brings together other local plans like our Comprehensive Plan, Outdoor Recreation Plan, Housing Studies, Public Health Profiles, and an area-wide Comprehensive Economic Development Strategy, will assess current local conditions that pose a threat to the health and welfare of the community and set clear and attainable objectives and policies for the next five years (2022 to 2027) to improve the vitality of the community, as well as the economic well-being of its residents, especially those of low- and moderate-income. We intend to leverage this funding and effort to guide our Brownfield initiative, as the goals of the plan and the EPA Brownfield program are well-aligned. This plan, in combination with priority site assessment and remediation and development planning, will serve as the catalyst for improvements in key community indicators such as expanding employment and the size and diversity of the labor force, minimizing the unemployment rate, promoting improved workforce and low-income housing opportunities, and broadening and diversifying the City’s tax base. In basic terms, the plan will propose strategic initiatives to improve the city and make it a place that retains existing residents and draws new people by enhancing and promoting Marinette as place with a high quality of life. An EPA brownfield grant will allow us to start implementing some of the related redevelopment initiatives.

The City of Marinette seeks to address our public health and welfare issues by redeveloping sites in recommended development nodes into properties that meet the needs of the community including workforce and affordable housing, expanded municipal services, attraction and retention of residents and visitors, economic diversity, and community health and social welfare. Our priority sites have great potential to help meet these needs. City Hall could be redeveloped into a hotel that offers temporary housing for our adjacent industrial workforce; Eagle Herald could be repurposed as an updated municipal building, offering more space and a more modern building; former Bay Area Medical Center could be utilized for a mix of uses, including affordable housing, retail and restaurant businesses, a grocery store, or other commercial uses. Business and employment opportunities on these and other brownfields will be advanced with resource roadmaps, and quality affordable housing options will be explored with Planning at the former Bay Area Medical catalyst site.

ii. **Outcomes and Benefits of Reuse Strategy**

Through site assessment and planning efforts, and eventually complete reuse of local brownfields sites, our initiative hopes to redefine the focus areas as family-, pedestrian- and business-friendly, with anticipated amenities to serve residents and
patrons. We will be managing target area redevelopment with focused public access, quality housing, walkability, and, ultimately, tax base increases and job creation. As our development initiative progresses, we expect it to bear additional fruit, similar to that invested by our City in the Menekaunee Harbor Revitalization District. Marinette and our partners committed $15 million to dredging and remediation of an unusable harbor and neighboring properties, as well as to creation of public space, fish and wildlife habitat restoration, and a park and boat landing to draw gamefish tournaments into the City. This investment created and sustained local jobs and infused millions of tourist dollars into our downtown and was successful in delisting this site as a Great Lakes Area of Concern (AOC).

Three principal economic benefits will result from our Brownfield project: keeping/attracting more people to Marinette through offering a more attractive and connected downtown, increased quality and affordable housing supply to serve our residents and workforce, and more diverse and better synergy between local businesses. Additionally, we expect some of our brownfields identified and assessed during this project will be appropriate to develop as parks or open space to help address the community health and social issues so prevalent in Marinette.

Through former assessment and planning activities completed under other grant programs like CDBG, we’ve seen leveraged redevelopment dollars from other granting programs and developers/site owners alike: completing these activities on other catalytic sites with funding from an EPA grant will allow us to continue to leverage the resources we’re afforded. Bay Area Medical Center is envisioned to house multiple businesses such as restaurants, retail shopping, or other amenities, creating numerous jobs for our City and region. The upper floors may be home to downtown residents or students at the nearby UW-Green Bay Marinette Campus, offering 24/7 vitality in this area of the City. Other sites, like City Hall, are envisioned to transform from underutilized or inappropriately used sites into commercial developments including a hotel, boosting local sales and tourism taxes and offering temporary housing for our large industries like Fincantieri Marinette Marine and Johnson Controls. The Community Development Plan, currently being developed, will help identify strategies that will lay the groundwork for redeveloping these three priority sites and other brownfields in our priority area. As more residents and jobs are brought to Marinette, we anticipate additional businesses to open and a need for quality, connected, safe properties to house them. New businesses will give our community access to new job opportunities, especially in our Opportunity Zones. The goals of the opportunity zone and brownfield programs overlap substantially. Brownfields exist disproportionately in economically-depressed and low-income areas, including Marinette which has several census tracts (including large portions of our target areas) designated as qualified opportunity zones.

Redevelopment of brownfields can thus be an important step in revitalizing opportunity zone communities. And if the opportunity zone tax benefits can be realized by investors who assess and cleanup potentially contaminated sites, the environmental goals of the brownfield program would be promoted as well.

Our projects will incorporate many equitable and sustainable practices, such as infrastructure reuse and recycling of building materials to limit negative impacts to the Menominee River and Green Bay. In addition, redevelopment of our brownfields with residential/commercial components will reduce commuter miles, improve the walkability of our community, improve air quality, and bring additional food options to our target areas. The addition of affordable residential components will also provide more choices for housing, lower the percentage of households spending too much on rent, allow property values to rise, and lower the cost of transportation.

**c. Strategy for Leveraging Resources**

i. **Resources Needed for Site Reuse**

As a general-purpose unit of local government, Marinette is eligible for monetary funding from several other local, state, and federal resources. Availability of additional funds for site assessment, remediation, and revitalization will be stimulated by award of a FY22 Brownfield grant, as it can be used as necessary cost-share for other local and state programs. We anticipate that the existing downtown tax incremental financing (TIF) increment will be one source of funding available to meet the needs identified in the grant. In the past, Marinette has used TIF to accommodate and support new industrial and commercial development projects. Multiple public and private resources will be sought for additional assessment or cleanup work. Our redevelopment strategy will use as many funding sources as possible, both to complete the environmental assessment of properties and to cleanup any identified contamination. Additionally, in areas where the City plans to reuse impacted sites for housing, the Wisconsin Housing and Economic Development Authority is available to partner and assist the City in leveraging redevelopment funding. Additional public sources that can be used in conjunction with the brownfield programs are the Harbor Assistance Grants and the Coastal Management Grants, which are administered by the State of Wisconsin. Over the past 10 years, we have leveraged well over $21 million in state and federal funding for downtown
improvements from such funders as the USEPA, EDA, HUD, WDNR, Wisconsin Economic Development Corporation (WEDC), and local TID financing.

ii. Use of Existing Infrastructure

Marinette experienced most of its growth between 1890 and 1930. As an older industrial city, Marinette has aging infrastructure. The City has been able to reconstruct several downtown streets recently with the help of federal grants, but the need is ongoing. The City Hall is outdated and doesn’t function well, and other downtown buildings are in need of infrastructure upgrades. Marinette’s Comprehensive Plan and in-process Community Development Plan advocate designating appropriate locations for different uses of land and coordinating them with the placement of upgraded utilities, roads, and other infrastructure and services; we must make the best use possible of our established downtown and riverfront areas. Through the Plan’s implementation and our Brownfields initiative, we will target the assessment and redevelopment of properties surrounding our target corridors, adapting or repurposing existing structures to accommodate sustainable growth – sites like City Hall, Eagle Herald, and former Bay Area Medical Center are expected to leverage their existing site features for reuse and redevelopment. With the support of an EPA Assessment Grant, Marinette can encourage new and expanded business, piggyback off the momentum we’ve gained through the $5M for the Ludington, Main, and Wells Street reconstruction projects (partially funded by a $1M Wisconsin DOT grant and an EDA grant) that is improving access to our riverfront industrial area. Marinette will inspire new businesses to get creative about combining retail, services, and activities into one storefront to limit or eliminate further infrastructure or utility upgrades. For example, larger footprint sites like the former Bay Area Medical Center may be utilized for mixed-use housing and office or municipal space, with adjacent green space. This approach will help local business attract a range of customers, contributing to their long-term success stories.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

   a. Community Need

   i. The Community’s Need for Funding

Marinette continues to struggle to find additional funding for site assessments and revitalization and remediation planning as a community with significant economic, community health, and social issues. Marinette is a small community with much to offer, but, unfortunately, we’ve become repressed by our environmental and economic challenges: the EPA Brownfield Program offers funding that specifically targets projects that will positively impact our most in-need populations. Isolated from larger urban areas further south, Marinette has been bypassed by the phenomenal growth and prosperity that is a driving force across communities like Madison and Green Bay. Marinette is experiencing the opposite trend, with our population dropping from 11,749 in 2000 to 10,593 in 2019. Low-income residents (43%) and elderly residents (29% over 60 years old) live in greater percentages in our City, including in our target areas, and are disproportionately impacted by the large number of unaddressed issues, including the ubiquitous presence of PFAS and arsenic impacted water. Although this is a community-wide proposal, our intention is to preferentially restore and breathe life into our river- and lakefront areas through a brownfield revitalization project, focusing on catalyst sites that tarnish our City but have much potential. Through this project, we hope to become less dependent on fast-food restaurants by transforming downtown brownfield sites into healthy restaurants and grocery stores for our residents and visitors, therefore raising the overall health of our City. The current state of brownfield sites throughout our downtown core and waterfront areas leaves a negative impression on potential developers, residents, students, visitors, and passers-through: without funding to assess the real impacts on these sites and plan for their remediation and redevelopment, we’re stuck in a rut. Marinette intends to rehabilitate these properties to help reverse that impression and solve problems evident in our community.

   ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

City and county residents, despite having great access to health services, have a number of sensitive populations disproportionately impacted by brownfields. The Wisconsin Public Health Profile compared Marinette County to the State of Wisconsin and found the County faces challenges with drug and alcohol abuse. This is substantiated by a 2017 County wide public health profile that found that number of deaths related to drugs and/or alcohol in Marinette County was 300 per 100,000 people. Whereas, at the state level, 179 deaths per 100,000 people are attributed to drugs and/or alcohol. Additionally, the City’s poverty rate is over 18% (2020 US Census Data) and low-income population is 43% (EPA EJ Screen). Another population trend to note is that Marinette’s population over 65 (20%) is higher than that of in the State of Wisconsin (17%) and the nation (16%). Of people in Marinette under 65, 17% reported living with disability. This is starkly
higher than the national average of 8.6%. The combination of an older population and a population with a high level of disabilities is a concern that needs addressing.

Combining our sensitive populations with over 18% poverty shows that welfare and health are unfairly and disproportionately impacting residents in Marinette, only exacerbated by our brownfields. The brownfields along Marinette’s Downtown Riverfront and Harbor/Lakeshore areas further contribute to diminished health and welfare issues of these sensitive populations by exposing our population of impoverished, elderly, and disabled residents, as well as those struggling with substance abuse, to increased environmental and health hazards. For example, lead exposure from old housing, retail, and commercial stock as is present at the City Hall and the Eagle Herald sites can lead to physical and behavioral impacts in children, central and peripheral nervous system damage, premature birth, decreased kidney function, increased blood pressure, and reproductive problems for both men and women. Another example, perfluoroalkyl and polyfluoroalkyl substances (PFAS) were used for decades in Marinette in local manufacturing and firefighting products and training activities. These compounds do not change or break down easily, and, as a result, they are very widespread in the environment and can accumulate in the human body. In recent years, experts have become increasingly concerned by the potential effects of high concentrations of PFAS on human health, including cancer, heart disease and reproductive issues.

The City has limited funds for investigation and community outreach without some front-end assistance by this grant: we have committed what little resources we have to addressing the most emergent PFAS issues in our downtown area. While we can’t control the historical sources of hazardous substances and petroleum products at our priority and other brownfields, we can reduce people’s health and welfare threats by determining their presence or absence through Phase I assessment, remediation, and revitalization of key properties. Additionally, the cleanup of vacant sites and buildings like the former Bay Area Medical Center will help eliminate attractive nuisances and start to remediate the negative health statistics in Marinette. Redevelopment of our priority sites will help to broaden local economic opportunities, which will help lift residents out of poverty, provide free or low-cost recreation opportunities, and enhance overall quality of life. Lastly, we believe that redevelopment of our target area will provide diversification of our workforce and industries and allow important

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Cumulatively, Marinette County, with the City of Marinette being the largest City in the County, currently ranks 61 out of 72 counties for health outcomes; 58th for length of life; 63th for quality of life including low birthweight and poor health, and 66th out of 72 counties for poor health behaviors including teen births, STDs, smoking and obesity, and excessive drinking. With priority brownfields contributing to greater than normal incidences of disease and adverse health, there is an opportunity for us to transform them into mixed-use properties that provide better civil services, grocery stores and restaurants, retail or office space, affordable and quality housing, and open, recreational, or green space for neighboring populations. According to U.S. News & World Report on the healthiest communities in America, Marinette County has a significantly higher cancer prevalence rate (484/1000) than the U.S. average (436/1000) or in Wisconsin (457/1000). Moreover, the rate of heart disease prevalence among Medicare patients is 28% versus only 23% for Wisconsin. Likewise, Marinette County’s obesity prevalence is 32.9%, far above the U.S. average of 28.4% and Wisconsin’s 30.6%. These poor health conditions parallel the low percentage of county residents who reside within 0.5 mile of a park (20.9%) dramatically compared with 38% and 45.6% of U.S. and Wisconsin residents residing near a park, respectively. By assessing and planning to revitalize our target areas and the brownfields therein, we can help combat these dismal health statistics. The current setup of our community, with intermixed industrial and residential areas without parks or open space, makes physical activity unnatural, difficult, or dangerous, especially for children and the elderly, those with disabilities, and low-income individuals. Our target areas would greatly benefit from a connected and better-designed network of goods and services, provided on clean and safe sites.

(3) Promoting Environmental Justice

The cumulative consequences of the aforementioned and other sources, including our target area’s priority brownfields, have yielded dismal health statistics in the target area, the City, and Marinette County that can be summarized in county’s state-wide ranking for health outcomes (61 out of 72). Additionally, with 17% of our city with a disability and over 40% low-income, we cannot afford to ignore brownfield impacts that disproportionately impact these sensitive populations. Bringing jobs, affordable housing, and beautification to the downtown riverfront and harbor area will help cultivate a more equitable community, impacting our most vulnerable residents including the elderly and those living in poverty. We are putting plans in place to build on this USEPA Assessment grant to catalyze growth throughout the area and encourage thorough assessment, remediation, and revitalization of key properties. Additionally, the cleanup of vacant sites and buildings like the former Bay Area Medical Center will help eliminate attractive nuisances and start to remediate the negative health statistics in Marinette. Redevelopment of our priority sites will help to broaden local economic opportunities, which will help lift residents out of poverty, provide free or low-cost recreation opportunities, and enhance overall quality of life. Lastly, we believe that redevelopment of our target area will provide diversification of our workforce and industries and allow important
new businesses to occupy both affordable and dynamic spaces providing residents with well-paying and safe jobs.

b. Community Engagement
i. Project Involvement and Roles

**New North, Inc.** (Barb LaMue, 920.328.0573, barb.lamue@thenewnorth.com) is a 501(c)3 nonprofit, regional marketing and economic development organization fostering collaboration among private and public sector leaders throughout northeast Wisconsin; Barb will provide us connections with developers interested in developing our local brownfields.

**Fincantieri Marinette Marine (FMM)** (Jan Allman, 715.735.9341, jan.allman@us.fincantieri.com) was founded in 1942 along the Menominee River in Marinette to meet America's growing demand for naval construction. FMM has grown into a world-class shipbuilder, having designed and built more than 1,500 vessels. **Fincantieri** recently completed a $73.5 million capital expansion program which transformed **FMM** into a modern shipbuilding powerhouse, now with 550,000 square feet of manufacturing, warehouse and receiving space, and the capacity to simultaneously build six Littoral Combat Ships and numerous Constellation-class Missile Frigates in serial production. Currently they need a large amount of parking and housing for their many new FTEs. To support the project, FMM will be involved in redevelopment and reuse planning to best leverage EPA funding with the jobs they can provide our residents. Under the oversight of the WDNR, **Johnson Controls, Inc. – Tyco Fire Products** (Fraser Engerman, 414.524.2733, fraser.engerman@jci.com) began conducting a site investigation for PFAS contamination in Marinette the fall of 2017. This investigation resulted in additional sites being identified where environmental assessment work must be conducted. The company has pledged its commitment to ensuring residents have clean and safe drinking water and posts regular updates and the City continues to be partner in this outreach. **Department of Health Services** (Julie Willems Van Dijk, 608.263.6731, willemsvandi@wisc.edu), DHS’ responsibility in this process is to develop recommended groundwater quality standards for the protection of public health. DHS will help with public outreach efforts regarding local brownfield-related PFAS issues to make sure our community feels informed and safe.

ii. Incorporating Community Input

Marinette regards community engagement as a crucial component of any public improvement project – we don’t just solve our brownfield issues through individual organizations, we solve this collectively as a community. This approach has served us well during our first Assessment Grant, having citizens-at-large in contribute to our community. Our outreach strategies this time around will include walking tours and community forums, along with educational workshops targeted at business and property owners. Using traditional low-tech tactics, we will better reach our target low-income, disabled, and elderly populations. We will utilize newsletters, presentations, and online publications, including multiple social media platforms, to solicit information and comments from residents and business owners and inform them of opportunities and progress and how their input was considered in the assessment/reuse decisions. We’ve had success, post-COVID, in implementing engaging virtual meetings that include real-time polling options and video presentations to keep people actively engaged. Our goals through these approaches include exchanging relevant information regarding the location and current status of our brownfields, soliciting assistance with site prioritization, brainstorming necessary and effective action steps, engaging the entire community’s network of needs, and engaging business contacts to develop solutions impacting our broader community members. The dominant language in the study area is English and is the language used by local newspapers to print legal announcements. Our collective community has been very clear: Marinette wants a healthy, safe, thriving community. Assessing, remediating, and redeveloping our brownfields with their help and EPA funding support will provide us their vision, and the more we can engage our small, tight-knit community, the more diverse perspectives we’ll have and the better our revitalization solutions will be.

3. **TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Description of Tasks/Activities and Outputs**

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<th>3.a.i. Project Implementation</th>
<th>3.a.ii.</th>
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<th>3.a.iv.</th>
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<tr>
<td><strong>Task 1: Grant Management - $30,000</strong></td>
<td><strong>Schedule</strong></td>
<td><strong>Lead</strong></td>
<td><strong>Outputs</strong></td>
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<tr>
<td>Steering Committee Establishment</td>
<td>2022 Q3</td>
<td>City</td>
<td>Local Leaders</td>
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<td>Contractor Procurement – Following federal process to procure a qualified environmental consultant.</td>
<td>2022 Q3</td>
<td>City</td>
<td>RFP Issued, QEP Secured</td>
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<td>Quarterly/Annual Reporting – Contractor will assist in completing required quarterly and annual reporting.</td>
<td>Ongoing</td>
<td>QEP, City</td>
<td>Timely Reports submitted</td>
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Ongoing Project Management – Bi-weekly calls, bi-annual in-person meetings with Steering Committee/staff. | Ongoing | City | Calls completed, project on schedule
---|---|---|---
**Task 2: Site Inventory & Ongoing Community Engagement Outreach - $70,000** | Schedule | Lead | Outputs
Website launched; background info completed | 2022 Q4 | City | Website active
Public Meeting 1: Brownfield Inventory Event - Kickoff and identification of potential investigation sites and introductory meeting economic leaders to identify brownfield reuse sites/opportunities. | 2022 Q4 | QEP, City | Events conducted. Public Inventory completed. Business outreach completed.
Housing Site Inventory (Refresh current Study) | 2023Q2 | QEP | Updated Study.
6 Newsletters & Videos Published | Ongoing | City | Newsletters
3 Inventories compiled (Brownfields, Arts, Business) | 2022 Q4 | City | 3 Inventories

**Task 3: Area Wide Planning - $175,000**
Brownfields Tour: Educational visit to area brownfield projects to gain insight into how redevelopment gets implemented. Case studies/videos. | 2023 Q2 | City | Tour, Video Highlights to Share
Public Meeting 2: 3-Day Design Workshop - exploration of redevelopment opportunities aiding downtown goals. Design exploration of a more connected downtown. | 2023 Q3 | QEP, City | Workshop completed.
Redevelopment visualization illustrating potential buildings, infrastructure expansion, exploration of redevelopment roadmap and other key elements. | 2023 Q4 | QEP, City | 4-6 renderings, 2 3D visualization. 5 Vision maps.
Discussions of development character to create land use concept for district, park design, resource road mapping, incentives and financial pro-forma reports. | 2023 Q4 | QEP, City | 1 Concept Map, 1 resource roadmap, 5 finance reports.
Planning summary created & distributed incl. redevelopment profiles for catalyst sites. | 2024 Q2 | QEP | 1 report published.
Public Meeting 3: Review of area wide planning. Community feedback session + revisions. | 2024 Q3 | QEP, City | Review completed; report revised.
Public Meeting 4: Grant closeout public meeting | 2025 Q1 | QEP | Meeting held.

**Task 4: Environmental (Phase I, II, Remediation Planning) - $225,000**
QAPP will be coordinated for approval by Region 5 | 2021 Q3 | QEP | QAPP Approved.
16 Phase I Reports (Incl. Site Eligibility Determinations, Access Agreements) (per ASTM E1527-13) | Ongoing | QEP | 16 reports completed.
6 Phase II Reports (Includes Access Agreements) (per ASTM E1527-13) | Ongoing | QEP | 6 reports completed.
Completion of 4 draft ABCAs and facilitate discussions with WDNR regarding entry of site into the VPLE. | Ongoing | QEP, City | Summary report published.
Completion of closeout report | 2024 Q3 | QEP | Report filed.

### b. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direct Costs</strong></td>
<td>Task 1: Grant Mgmt. Management</td>
</tr>
<tr>
<td>Personnel</td>
<td></td>
</tr>
<tr>
<td>Fringe Benefit</td>
<td></td>
</tr>
<tr>
<td>Travel</td>
<td>$3,000</td>
</tr>
</tbody>
</table>
### Equipment Supplies Contractual $30,000 $70,000 $172,000 $225,000 $497,000

<table>
<thead>
<tr>
<th>Total Direct Costs</th>
<th>$30,000</th>
<th>$70,000</th>
<th>$175,000</th>
<th>$225,000</th>
<th>$500,000</th>
</tr>
</thead>
</table>

**Indirect Costs**

<table>
<thead>
<tr>
<th>Total Budget</th>
<th>$30,000</th>
<th>$70,000</th>
<th>$175,000</th>
<th>$225,000</th>
<th>$500,000</th>
</tr>
</thead>
</table>

**Personnel Costs: Note:** Personnel costs for management of the grant will be provided as in-kind services. The estimated hours are approximately 5 hours per week, totaling 780 hours over the life of the grant with a blended hourly rate of $25.00 for a total estimated value of $19,500. **Note:** Within Task 3 and 4, we have allocated funds to exceed 30% Planning and 60% site-specific activities. **Note:** Costs were confirmed with a QEP and regional planning consultant and verified by our planning staff and recent project experience.

**Task 1: Grant Management/Training - $30,000**
- Contractual - Assumes approximately $1,500 each for 9 Quarterly meetings, 105 hours for coordination calls and 60 hours for quarterly/annual reporting (165 @ $100/per hour) totaling **$30,000**.

**Task 2: Inventory/Outreach - $70,000**
- Inventory event assumes 3-day public event, including engagement outreach preparation and follow up to take approximately 120 hours @ $140/per hour + $700 printing = **$17,500**.
- Newsletter updates and social media posts (95 hours @ $100/hour = **$9,500**.)
- Project video updates (4 @ $2,500 = **$10,000**.)
- Refreshed housing inventory - **$15,000** (Approx. ½ cost of original study).
- Creating 3 inventories (Brownfields, Industry, Businesses), 40 hours each @ $150 = **$18,000**.
(Notes: Our additional public meetings are budgeted for under Area Wide Planning.)

**Task 3: Revitalization Planning - $175,000**
- Brownfields Tour assumes 2 Steering Committee members at $500 flight/mileage, Per Diem @ $250/day x 4 = **$3,000**
- Roundhouse Cleanup Research/Case Studies/Videos 73 hours @ $150 = **$10,950**.
- 3 public meetings/workshops with anticipated consultant support for 8 days on-site, allocated for engaging and interactive workshops are budgeted at approximately 500 hours @ $125/hour for staffing, preparation, on-site workshops and summary recommendations, $1,480 printing = **$63,980**.
- Waterfront District Branding - **$6,650**
- Site-Specific visualization estimated 360 hours at $125/hour ($7,500 per site, with 6 budgeted. **$45,000**)  
- Additional mapping and report completion (154 hours at $130 per hour = **$20,020**.)
- Site-Specific Redevelopment Roadmaps (4 Sites) – 40 hours @ $140 = $5,600 each x 4 = **$22,400**.

**Task 4: Environmental Assessment - $225,000**
- Cost estimates factor in the remote nature of Marinette, 16 Phase I ESAs @ $3,250 each **$52,000**.
- 6 Phase II ESAs (cost depending on site size and complexity, includes Sampling and Analysis Plan, estimated @ **$24,000** each totaling **$144,000**).
- Completion of 4 draft ABCAs at $5,000 each and facilitate discussions with WDNR regarding entry of site into the Voluntary cleanup and redevelopment and voluntary party liability exemption (VPLE) program at **$20,000**.
- QAPP plus updates is estimated at **$9,000**.

**4. Measuring Environmental Results**
In cooperation with the EPA Region 5 project officer and our QEP, we will develop a workplan, including a timeline for activities to be conducted under the grant. Our team has a sound understanding of the ACRES system and will develop quarterly reports and a final report to track and document grant related activities and outputs. The program manager will track, measure and evaluate the accomplishments/outputs compared to the schedule in the workplan and will periodically meet with those involved in each task to make sure activities stay on schedule. The program manager will take corrective actions should it appear that an activity may slip. We will track the number of jobs created and funding leveraged through the economic reuse of sites as well as the number of acres made ready for reuse. Additional results will include new businesses in the target area. We will also track number sites assessed, number of brownfields that change ownership, private investment dollars leveraged, and increased property/sales tax revenue generated. We will regularly meet to review/compare the schedule progress against the workplan schedule and goals and determine if corrective actions are
needed to remedy any problems/issues.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
   a. Programmatic Capability
      i. Organizational Capacity, ii. Organizational Structure, iii. Staffing.

The City of Marinette operates under the mayor-common council form of government. Under this system, the Mayor acts as the chief administrative officer of the city government. The City of Marinette has the systems, processes, and procedures in place to effectively manage the grant as demonstrated by our ability to successfully manage other state and federal grants. Our talented administration team is flexible in accommodating a diversity of tasks and can manage the administrative, financial, and technical aspects of this grant. Our Steering Committee will include a broad cross-section of leadership from various sectors of our community that is available to direct the project. We plan on instituting regular monthly or twice-monthly calls with our project team and contractor. This will help keep the project on track and ensure that all technical, administrative, and financial requirements are met. Our team will collaborate with the consultant to deliver required quarterly and annual reports along with reporting through the ACRES system. Our organization is well qualified to administer large federal grant monies, and will ensure all employees working on this project are trained, versed in best practices, and up-to-date on brownfield programs through resources such as KSU TAB so the highest quality work is being provided in all phases by our staff and QEP. We have systems, processes and procedures in place evidenced by our administration of funds from WEDC, EDA, and WisDOT.

Key City staff with previous brownfield redevelopment experience meet regularly and report to the Mayor and City Council. The City will continue to use the same team to advance this project. Brian Miller, City Engineer and Director of Public Works, will serve as the lead project manager. Senior City staff from other City Departments, the Mayor’s Office, and City Attorney will comprise an interdisciplinary project management team (PMT) to implement the project. Key PMT members will include Brian Miller, PE. With over 30 years of experience in the engineering and environmental field, Brian currently manages environmental due diligence for City property transactions. Brian coordinates mitigation and remediation of contamination on City-owned land and in public right-of-way and supervises environmental monitoring of City-owned brownfields. He has extensive experience coordinating, reviewing, and performing Phase I and II environmental site assessments as well as evaluating contaminant cleanup alternatives. Jacqueline Miller, City Treasurer & Finance Director has over 35 years of practicable accounting and auditing experience and is responsible for the City’s fiscal management including accounting, budgeting, payroll, purchasing, grant management, and auditing functions.

Acquiring Additional Resources

The City of Marinette understands that additional technical expertise and resources will be needed to effectively complete the brownfield assessment project. We will retain a qualified environmental consultant to assist in managing the activities funded by the Assessment Grant through a qualifications-based bid process. This will include evaluating (1) the number of EPA grants the environmental consultants have helped manage; (2) the consultants’ understanding of the Assessment Grant process and Quality Assurance Project Plans (QAPPs), and (3) the consultants’ understanding and ability to help with community outreach and education. The consultants will be evaluated on their experience with Wisconsin environmental laws, regulations, and EPA requirements and policies; environmental due diligence; transactions of environmentally impaired property; environmental site assessments (ESAs); brownfield redevelopment and financing; and community outreach activities. We are also comfortable using Technical Assistance to Brownfields program from KSU and WDNR for additional questions.

b. Past Performance and Accomplishments
   i. Currently Has or Previously Received an EPA Brownfields Grant: Accomplishments & Compliance with Grant Requirements

In 2006, the City of Marinette received an EPA Community Wide Hazardous Materials Assessment Grant (BF00E17501) that required a Cooperative Agreement. The end result of our $200,000 2006 EPA assessment grant was a new $2.5 million commercial and office building, community pride, a dozen new jobs, and new increment in our tax incremental financing district. With the help of EPA and the other project partners, two acres of downtown property (four separate urban infill lots), were remediated and put back into productive reuse. Marinette utilized the EPA Brownfield Grant to perform Phase I & II assessments of the Hometowne Square, LLC, property located at 2205 Hall Avenue, Marinette. The primary grant objectives were to characterize the hydrogeologic and environmental conditions/impacts at the site and evaluate the need to implement remedial action. The cost of remediation at this site was estimated at approximately $190,000 and was paid for with a Wisconsin Department of Commerce brownfield grant. Hometowne Square, LLC,
created seven store fronts encompassing 15,500-square-feet of retail and commercial space, with 16 new jobs to boot. The City complied with all reporting and programmatic requirements, using $199,946 of the $200,000 award. All grant activities were entered into the EPA ACRES database system.
THRESHOLD CRITERIA RESPONSES
Threshold Criteria for Assessment Grants

1. Applicant Eligibility: The applicant for this combined EPA Community Wide Hazardous Substance and Petroleum Assessment Grant is the City of Marinette, Wisconsin. The City fulfills the definition of an “eligible entity” by being a recognized political subdivision as defined by the State’s legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31). The City of Marinette is a General-Purpose Unit of Local Government as defined in the eligibility requirements for this grant.

2. Community Involvement: Marinette community engagement as a crucial component of any public improvement project – we don’t just solve our brownfield issues through individual organizations, we solve this collectively as a community. In addition to including citizens-at-large members on our Brownfields Steering Committee, anticipated community outreach strategies include walking tours, community forums, good-old-fashioned ice cream socials, and other barn-raising-type activities that combine socializing with the practical goals of the Project. Marinette residents will be kept involved and informed throughout the project through public meetings, project updates posted on the City website, flyers, newsletters, social media platforms, and other publications, to reach all residents and partners. Particular attention will be paid to connecting with our impoverished population – by implementing low-tech tactics, we will more effectively reach our target residents. Marinette’s goals through these approaches include gathering community input and specific needs, exchanging relevant information regarding the location and current status of our brownfields, soliciting assistance with site prioritization, brainstorming necessary and effective action steps, and engaging the entire community’s network of business contacts and lenders. The City will continue to gather input as appropriate from private and public entities, welcoming comments and ideas, including from local students from both University of Wisconsin – Green Bay and Northeast Wisconsin Technical College eager to make a concrete contribution to a community they call home. Sites with redevelopment potential will be marketed to business contacts and lenders through online inventories. The dominant language in the study area is English and is the language used by local newspapers to print legal announcements.

3. Discussion on named contractors and subrecipients: A contractor has not been procured.

4. The City of Marinette does not have an open Assessment Grant or Multipurpose Grant.