Community Development Authority of the City of West Allis
FY22 EPA Assessment Grant Application

Section IV.D. Narrative Information Sheet
Based on the FY22 EPA Guidelines for Brownfields Assessment Grants, the following specific information is provided below:

1. Applicant Identification:
   Name of Applicant: Community Development Authority of the City of West Allis (CDA)
   Address of Applicant: 7525 West Greenfield Avenue, West Allis, Wisconsin 53214

2. Funding Requested:
   a. Assessment Grant Type: Community-Wide
   b. Federal Funds Requested
      i. $500,000
      ii. The CDA is not requesting a funding limit waiver.

3. Location: The grant will be implemented in the a) City of West Allis, b) Milwaukee County, c) Wisconsin.

4. Target Area and Priority Site/Property Information: The target area for this Community-Wide Assessment Grant is the Eastern Industrial Corridor, which is comprised of Census Tract No. 1001 and 1002. The priority sites within the Eastern Industrial Corridor, which are proposed in the Narrative, include the following:
   a. Jonas Builders – 6607-6701 W. Mitchell Street, West Allis, Wisconsin 53214
   b. Motor Castings – 1323 S. 65th Street, West Allis, Wisconsin 53214
   c. Coakley Storage (Former Blackhawk Manufacturing) – 2020-2060 S. 54th Street and 5325 W. Rogers Street, West Allis, Wisconsin 53219
   d. 66th & Washington Sites (part of former Allis Chalmers Manufacturing) – multiple addresses, West Allis, Wisconsin 53214

5. Contacts:
   a. Project Director:
      Name: Mr. Shaun Mueller, Development Project Manager
      Phone Number: (414) 302-8470
      Email Address: smueller@westalliswi.gov
      Mailing Address: Community Development Authority, 7525 W. Greenfield Avenue, West Allis, Wisconsin 53214
b. **Chief Executive:**
   Name: Mr. Patrick Schloss, Executive Director
   Phone Number: (414) 302-8468
   Email Address: pschloss@westalliswi.gov
   Mailing Address: Community Development Authority, 7525 W. Greenfield Avenue,
   West Allis, Wisconsin 53214

6. **Population:**
   General population of West Allis: 60,250 (2014-2018 American Community Survey)

7. **Other Factors Checklist:** The items checked in the table below apply to our community. The identified page numbers indicate where this information is provided in the ranking criteria narrative of the grant application.

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td></td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td></td>
</tr>
<tr>
<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>
<td></td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td></td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td></td>
</tr>
<tr>
<td>X The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>2-3</td>
</tr>
<tr>
<td>X 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.</td>
<td>2, 3, 6, 8</td>
</tr>
<tr>
<td>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.</td>
<td></td>
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</tbody>
</table>

8. **Letter from the State Environmental Authority**
   A letter of acknowledgement, dated November 19, 2021 from Ms. Jenna Soyer of the Wisconsin Department of Natural Resources, is attached.

9. **Releasing Copies of Applications**
   Not applicable, as the application does not contain confidential, privileged, or sensitive information.
November 19, 2021

Patrick Schloss  
Economic Development Executive Director  
Community Development Authority of the City of West Allis  
7525 W. Greenfield Avenue  
West Allis, WI 53214

Subject: State Acknowledgement Letter for the Community Development Authority of the City of West Allis  
FY22 EPA Community-wide Assessment Grant

Dear Mr. Schloss:

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the Community Development Authority (CDA) of the city of West Allis for U.S. Environmental Protection Agency (EPA) brownfield grant funds identified above. The DNR is fully committed to a collaborative partnership with the CDA of the city of West Allis, 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: Margaret Brunette – DNR SER
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: The Community Development Authority of the City of West Allis (CDA), as the applicant, is a governmental entity that operates as an agent of a general-purpose unit of local government, specifically the City of West Allis. The City of West Allis, Wisconsin is one of the largest suburbs of the City of Milwaukee, located in southeastern Wisconsin with the shore of Lake Michigan less than 7 miles to the east. West Allis is a first-ring industrial suburb of Milwaukee that developed its economy centered on heavy manufacturing. The City’s namesake is the former Allis-Chalmers Company, a heavy equipment and farm machinery manufacturer that established operations in the City in 1902, spurriing other industrial development and considerable residential growth (West Allis Historical Society, 2018). Immense industrial growth continued in the City throughout World War I and the 1920s, and following World War II, the City remained heavily engaged in manufacturing. The boom continued throughout the community well into the 1970s (West Allis Historical Society, 2018). In 1979, the City had 14,701 manufacturing jobs, which represented 47.5% of all jobs in the City.

Despite its “heavy manufacturing” roots, the City of West Allis could not endure the industrial recession of the early 1980s. Thousands of jobs were eliminated, as a result of the closure of manufacturing facilities including the former Allis-Chalmers facility. From 1979 to 1989, West Allis lost nearly 9,000 manufacturing jobs (accounting for a loss of 56% of its manufacturing jobs), experienced a decline of 10,000 residents and watched its average wage drop by 22% (Dr. Sàmmis White, University of Wisconsin-Milwaukee, 1989). Even if the job losses from the former Allis-Chalmers facility are not counted, West Allis lost 40% of its manufacturing jobs — demonstrating the significant impact of this major employer’s shuttered facility and the damaging decline in the City’s manufacturing base. This legacy of industrial decline has persisted, with the closure of the former Teledyne Industries/Wisconsin Motors Manufacturing in 1983, and the former Motor Castings Co. foundry shutting down most recently in June 2019, resulting in a loss of 113 jobs (Milwaukee BizTimes, 2019). Castech, a foundry supporting Motor Castings also closed in June 2019. In addition, several larger retail employers including a Sam’s Club, Michaels and HOBO also closed between 2018 and 2019.

As former manufacturers have shuttered facilities, vacant, often blighted properties have been left behind. These vacant factories, offices, and storefronts tell a story of disinvestment and underutilization, and in a City that is already challenged by being landlocked by surrounding communities, brownfield sites are an important key to the City and its CDA’s efforts to cultivate economic growth and spur new tax base and jobs.

The target area for this assessment grant is the Eastern Industrial Corridor. The Eastern Industrial Corridor extends from approximately South 70th Street to the City’s eastern boundary along South 53rd Street and from W. Dickinson Street on the north to W. Lincoln Avenue on the south. The Eastern Industrial Corridor is approximately 1,000 acres, of which approximately 300 acres have been identified as industrial sites, many of which were formerly operated as foundries, motor manufacturers, and salvage yards. This target area is in need of redevelopment of its vacant industrial properties into productive use, thus revitalizing the community, which has experienced higher rates of unemployment and poverty than other areas of the City.

1.a.ii. Description of the Priority Brownfield Site(s): The CDA has identified the Eastern Industrial Corridor as the priority target area for assessment and reuse. The Eastern Industrial Corridor is approximately 1,000 acres in size and contains the most significant number of the City’s brownfield sites. The highest priority sites within the target area are described below. These four sites are located within Qualified Opportunity Zones, which are economically distressed communities identified by the State and certified by the U.S. Treasury.

Motor Castings Site: This 7.4-acre site is comprised of six parcels located at 1323 S. 65th St. The site has 145,000 square feet of buildings constructed in the early 1900s. The building was used as a ductile and gray iron foundry for over 100 years, until June 2019 when the facility closed its doors. There are no known prior environmental investigations at the site. Based on its long-time industrial operations and past history of neighborhood complaints on smell, particulate emissions and noise, suspected environmental issues include historic uses and potential releases of petroleum products, solvents, heavy metals, and polychlorinated biphenyls (PCBs).

6600 W. Washington Street and Adjacent Parcels (“66th & Washington Sites”): This multi-parcel property comprises a total of 22.8 acres in the Eastern Industrial Corridor. These properties were historically operated by the Allis-Chalmers Company, which manufactured gas engines for industrial machinery, electrical equipment (such as generators and transformers), and agricultural machinery on over 100 acres of real estate. Due to the industrial decline of the 1980s, Allis-
Chalmers closed its business. Since Allis-Chalmers vacated the site, portions of the site have been redeveloped as office, light industrial and technical job training facilities. The 66th & Washington Street sites were reused for similar industrial activities, but now have also recently ceased operations. The heavy industrial manufacturing operations may have potentially resulted in historic uses and potential releases of petroleum products, cleaning solvents, and metal degreasers, which make this site a priority for assessment.

**Jonas Builders Site:** This 6.88-acre site is located at 6607-6701 W. Mitchell St. and is improved with 155,000 square feet of buildings constructed in 1910. The building was formerly used for manufacturing by the Bayley Blower Company from 1955-1988 but is now mostly vacant. This site is located within an Opportunity Zone, and it is located near other sites that are undergoing redevelopment. As a result, there is urgency for preparing this site for reuse. There are no known prior environmental investigations at the site, and given its long industrial usage, potential developers are reluctant to invest in this property. Suspected environmental issues include historic use of petroleum products, solvents, heavy metals, and PCBs.

**Coakley Site:** This multi-parcel property comprises a total of approximately 10.6 acres and includes the parcels located at 2020-60 S. 54th Street, and 5121 and 5325 W. Rogers Street. Historically, the Coakley site was operated by several manufacturing companies, including Blackhawk Manufacturing (operating as early as 1955) and CD Baird Co. (manufacturer of cardboard displays, operating as early as 1983 until an unknown date). There are no known prior environmental investigations at the site, and given its long industrial usage, potential developers are reluctant to invest in this property. Suspected environmental issues include historic use of petroleum products, solvents, heavy metals, and PCBs.

1.**b. Revitalization of the Target Area**

1.b.1. **Reuse Strategy and Alignment with Revitalization Plans:** This project and the CDA’s redevelopment strategies align with the City’s 2040 Comprehensive Plan. Focused planning efforts will be conducted using a portion of this Assessment Grant to address the Motor Castings site and 66th & Washington Street site area, within the Eastern Industrial Corridor. This assessment grant will also allow for the CDA to assess the environmental conditions of the City’s high priority sites which will provide potential redevelopers with the knowledge and comfort a savvy buyer wants when evaluating investment in a brownfield site.

In the Eastern Industrial Corridor, the priority brownfield sites are generally targeted for mixed-use commercial/residential developments to provide diverse housing, commercial options and, where feasible, industrial developments to provide family-supporting jobs, based on the City’s 2040 Plan. For example, the 66th & Washington Street sites and Motor Castings site are envisioned to entail office space, senior housing, and mixed-use commercial/residential to add a buffer to the adjacent residential neighborhoods to the south, while maintaining the light industrial businesses to the west. This area is anticipated to require substantial planning efforts, to create a thoughtful transition between the residential neighborhood and light industrial businesses. Community input will be an important part of the plan for this area. Site assessment will be critical on these two sites as well, since neither have undergone complete environmental site assessments. Similarly, neither the Coakley site, nor the Jonas Builders site have undergone assessment, so this grant will be key to understanding environmental conditions of these priority sites.

1.b.ii. **Outcomes and Benefits of Reuse Strategy:** This assessment grant will stimulate economic development in the target area and provide for necessary expansion of City services through redevelopment of the Coakley site as a municipal services facility. Through the assessment of the City’s brownfield sites and site reuse planning to achieve optimal use of vacant or underutilized properties, the grant will help attract developers to reuse these target area sites. The proposed assessment grant will include a significant planning effort, identify the presence of contamination, determine the degree and extent of contamination and plan for remediation. When equipped with assessment information and redevelopment strategies, the CDA will collaborate with developers on the necessary tools to bring redevelopment to fruition. The reuse of these target area brownfield sites will result in job creation and increased tax revenues as well as expansion of the municipal services center. The Eastern Industrial Corridor priority sites will directly benefit from the assessment and reuse activities proposed for this project. The City has demonstrated its ability to collaborate with developers and implement economic tools, as it was one of the first in the nation to utilize Opportunity Zone financing for the construction of 177 new apartments on a nearby brownfield site. As part of the City’s 2040 Plan, there is an established goal to encourage “green” development for housing construction such as higher insulation, low-flow water fixtures, the
promotion of energy efficient mechanicals, use of sustainable materials, and improvements in air quality and stormwater management, energy efficient building practices for new construction and through retrofitting old buildings, and this assessment grant would provide information needed prior to redeveloping such buildings.

1.c. Strategy for Leveraging Resources
1.c.i. Resources Needed for Site Reuse: The largest gap in financing for the City is for planning and assessment. Through this assessment grant, the CDA will gain valuable knowledge to help developers determine the contamination risk at sites, develop mitigation strategies, and formulate remediation and redevelopment plans. This assessment grant will also enable the CDA to apply for additional grants for assessment and remediation, such as the WDNR Ready for Reuse, Wisconsin Assessment Monies (WAM), and Wisconsin Economic Development Corporation brownfields cleanup and site assessment grants. The CDA/City will also be able to leverage resources such as its RLF and will utilize stacked funding resources, such as Tax Increment Financing, PACE Financing (based on energy savings), New Market Tax Credits (through the First-Ring Industrial Redevelopment Enterprise [FIRE]), and other state and private resources to develop a balanced and leveraged capital stack for the remediation and redevelopment. Grant project team member, Mr. Schloss co-manages FIRE, which has received 10 New Market Tax Credit (NMTC) allocations from the CDFI Fund since its first award in 2007. FIRE’s effective use of the allocation is demonstrated through it being one of only three entities in the country to receive an allocation in each of the last 7 rounds. To date FIRE has financed 33 different projects with total costs of $481.6MM in low-income communities throughout Kenosha, Milwaukee and Racine Counties. FIRE’s financing has led to 3.1 million square feet of development, renovation or expansion in these communities along with the creation and retention of 8,691 full-time equivalent jobs and 2,734 construction jobs. FIRE typically provides a new redevelopment up to $10 million in new market tax credits, depending on job creation, overall redevelopment value, and other factors. Further, the Opportunity Zone for the Eastern Industrial Corridor target area provides tax advantages to help attract developers and investors to this economically distressed area. The City has also leveraged 18 Tax Increment Financing Districts (TIDs) throughout the City to facilitate redevelopment, and additional TIDs have been established throughout the Eastern Industrial Corridor to attract private investment. The former Allis Chalmers Office Building was demolished in 2019 using TIF funds to make way for a 128-room hotel. Although, hotel construction was delayed due to impacts to the travel industry due to Covid, the project is currently on track to be completed in 2022.

The City/CDA has a proven track record of leveraging its USEPA Brownfields Cleanup RLF to support redevelopment activities at key sites, including the former Yellow Freight Site and the Home Juice Site. Most recently, the City leveraged its RLF funds to facilitate the construction of a 30,000 sq. ft. health services clinic that added 30 new jobs in the Eastern Industrial Corridor target area and services local residents. The City is also anticipating signing on a potential RLF loan by the end of 2021 to SoNa Lofts, LLC for a multi-family development with limited retail on a former manufacturing site adjacent to the iconic Farmer’s Market on National Avenue.

1.c.ii. Use of Existing Infrastructure: Existing infrastructure, such as water, sewer, electric, and gas utilities and established, well-maintained roadways will be utilized in the future redevelopment in the target areas. Also, the priority sites have access to a public transportation network via the Milwaukee County Transit bus lines that are established across the City, along with the Hank Aaron recreational trail and bike share program, which is located along the northern boundary of the target area. The availability of existing infrastructure is a benefit that the CDA/City can offer potential developers in comparison to the greenfield sites in neighboring communities, with which the City’s brownfield sites compete. Also, if the CDA is to be able to reuse existing industrial buildings at some of its brownfield sites, there is an urgent need to assess these properties and put them back into productive reuse before these vacant buildings deteriorate. The availability of existing utility infrastructure and the ability to reuse some existing buildings will be integrated into the CDA’s reuse plans for the priority sites, including the Jonas Builders, Coakley and 66th and Washington Street sites.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
2.a. Community Need
2.a.i. The Community’s Need for Funding: This assessment grant will assist the target community, a population that has historically been underserved, in assessing its brownfields for future cleanup and reuse. The Eastern Industrial Corridor has seen some growth and investment through brownfield improvements and adaptive reuses, but former heavy industrial properties continue to
experience disinvestment and neglect. While there is continued interest in developing within the City, developers continue to shy away from these industrial sites without a solid understanding of the environmental conditions. The community’s greatest need in redevelopment of these sites is having the funding to fully assess the environmental conditions. This grant would fulfill that need. In addition, the area of the Motor Castings and 66th and Washington Street sites requires a significant planning effort to create an effective transition between the light industrial area to the west and the residential areas to the south and east of these sites and the grant would also fulfill that need. These are activities in the redevelopment process that are more difficult to fund because of all the unknowns of these sites. This initial funding source is needed in the community to provide assessment and planning information to prospective developers, which will ultimately lead to redevelopments and provide housing, employment, social, and educational opportunities to the target area community.

2.a.ii. Threats to Sensitive Populations

<table>
<thead>
<tr>
<th>Environmental and Demographic Indicators</th>
<th>Target Area</th>
<th>State</th>
<th>EPA Region</th>
<th>USA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demographic Index</td>
<td>38%</td>
<td>23%</td>
<td>84%</td>
<td>36%</td>
</tr>
<tr>
<td>People of Color Population</td>
<td>37%</td>
<td>18%</td>
<td>86%</td>
<td>39%</td>
</tr>
<tr>
<td>Low Income Population</td>
<td>38%</td>
<td>28%</td>
<td>75%</td>
<td>33%</td>
</tr>
<tr>
<td>Population with &lt; High School Education</td>
<td>15%</td>
<td>8%</td>
<td>86%</td>
<td>13%</td>
</tr>
<tr>
<td>Population under Age 5</td>
<td>6%</td>
<td>6%</td>
<td>59%</td>
<td>6%</td>
</tr>
<tr>
<td>Population over Age 64</td>
<td>10%</td>
<td>16%</td>
<td>23%</td>
<td>15%</td>
</tr>
<tr>
<td>Lead Paint Indicator (% pre-1960s housing)</td>
<td>72%</td>
<td>36%</td>
<td>84%</td>
<td>28%</td>
</tr>
<tr>
<td>Particulate Matter (PM2.5 in μg/m³)</td>
<td>7.68</td>
<td>6.92</td>
<td>87%</td>
<td>8.55</td>
</tr>
<tr>
<td>NATA* Diesel PM (μg/m³)</td>
<td>0.639</td>
<td>0.301</td>
<td>96%</td>
<td>0.446</td>
</tr>
<tr>
<td>NATA* Air Toxics Cancer Risk (risk per MM)</td>
<td>27</td>
<td>21</td>
<td>98%</td>
<td>32</td>
</tr>
<tr>
<td>NATA* Respiratory Hazard Index</td>
<td>0.36</td>
<td>0.27</td>
<td>96%</td>
<td>0.44</td>
</tr>
<tr>
<td>Traffic Proximity and Volume (daily traffic count/distance to road)</td>
<td>1100</td>
<td>600</td>
<td>85%</td>
<td>750</td>
</tr>
</tbody>
</table>

Source: Data from the EPA's EJScreen Tool. Results were obtained on November 16, 2021.

2.a.ii.(1). Health or Welfare of Sensitive Populations: This assessment grant will support the identification and reduction of risks to the health and welfare of children and low-income communities. The Eastern Industrial Corridor (Census Tracts 1001 and 1002) represents 13.1% of the City’s population. In this target area, 38% of the population is identified as low income, which is higher than the state, regional, and federal values (EJSCREEN Tool, see below). The target area is also characterized as having a higher percentage of people of color (37%) than the state (18%) and EPA Region 5 (25%). Furthermore, children face decreased educational achievement, with 15% of people having less than high school educational achievement in the Eastern Industrial Corridor, which is nearly twice the state average of 8% and also exceeds the regional and federal averages. This grant will be a critical component for obtaining important assessment information which will ultimately lead to redevelopment and provide employment, housing, and educational opportunities to the target area community.

2.a.ii.(2). Greater than Normal Incidence of Disease and Adverse Health Conditions: The target area community experiences higher rates of exposure to lead-based paint due to the aging housing stock, as 72% of homes in the target area were built prior to the 1960s (Lead Paint Indicator value of 0.72, from EJSCREEN). Lead-based paint exposure can impact the nervous system, kidneys, and other body systems, and it can also impact children’s intelligence, neurobehavioral development, growth, and hearing (Centers for Disease Control and Prevention, 2011). According to the Wisconsin Department of Health Services’ (DHS) most recent dataset, the state average of children less than 6 years old with blood lead levels exceeding 5 micrograms per deciliter (μg/dL) between 2017-2020 was 4.1%. Within the Eastern Industrial Corridor target area, 5.4% of children tested in CT1002 between 2017-2020 had childhood blood lead levels above 5 μg/dL.

Asbestos is another environmental concern because of the older housing stock in this area of the City, due to the small fibers that can be breathed in, causing asbestos-related diseases, such as asbestosis, lung cancer, and mesothelioma (Agency for Toxic Substances and Disease Registry).
The target community experiences higher rates of disease and adverse health conditions. According to the Milwaukee County 2021 Environmental Health Profile, the rate of emergency room visits for asthma was 72.5 visits per 10,000 people for Milwaukee County, whereas the state rate for emergency room visits for asthma is 33.0 visits per 10,000 people. This grant will help identify potential environmental exposures and ultimately lead to the creation of improved housing stock options to reduce exposure to asbestos.

2.a.ii.(3). Promoting Environmental Justice: The West Allis community was founded upon the successes of industry, and although it has experienced great loss due to factories closing their doors starting in the 1980s and continuing to the present, the target area community has also experienced exposures to environmental contaminants discharged to air, water, and land by its industries and along the interstate highways within the City. Based on the National-Scale Air Toxics Assessment (NATA) data from EJSCREEN, the diesel particulate matter (PM), air toxics cancer risk, and respiratory hazard index for the target area are higher than the state and regional averages. The traffic proximity and volume (daily traffic count/distance to road) of 1100, is nearly double that of the state and regional averages. The target area, and the City of West Allis as a whole, are disproportionately affected by the impacts of vehicle traffic along the interstate highways that border and intersect the City’s boundaries. With this assessment grant funding, the threats of contamination to the health and welfare of sensitive populations around the priority sites will be identified. The assessment grant will then aid in the future redevelopment of brownfields in the target areas, reducing the threats of contamination for sensitive populations and create jobs, modern housing and a public services facility. Through these assessment activities, the target area community, which experiences negative environmental consequences due to air pollution along the adjacent highways, will be supported in assessing other potential environmental conditions in the community. For example, the Motor Castings priority site is located adjacent to single-family housing, a daycare with playground, and new multi-family developments. Through the use of this assessment grant funding, the threats of contaminants to children, low-income, and minority populations will be identified and reduced. The proposed project will also include a significant planning and community participation effort, so that the needs and desires of the community are fully addressed.

2.b. Community Engagement

2.b.i. Project Involvement and 2.b.ii Project Roles (consolidated per ranking criteria)

The CDA actively engages with local community partners in its brownfield redevelopment projects and improvements in the community overall. The City of West Allis supports neighborhood associations and has a FOCUS Grant program for neighborhood associations, providing funding to promote citizen engagement and for community building activities (City of West Allis website, 2021). The CDA will work closely with the appropriate neighborhood associations and other partners identified in the table below to solicit community input regarding sites to be cleaned up and the redevelopment plans for the priority sites. These project partners are listed below.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Project Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liberty Heights Park Neighborhood Association (LHPNA)</td>
<td><a href="https://www.facebook.com/LHPNA.WA/?ref=py_c">https://www.facebook.com/LHPNA.WA/?ref=py_c</a></td>
<td>LHPNA will provide community outreach, education and engagement in support of this grant and to gather community input on priority sites within this neighborhood. LHPNA will also provide outreach via social media to its residents to promote community involvement opportunities.</td>
</tr>
<tr>
<td>East Allis Neighborhood Association (EANA)</td>
<td><a href="mailto:eanawestallis@gmail.com">eanawestallis@gmail.com</a></td>
<td>EANA will provide community outreach, education and engagement in support of this grant. EANA will also provide outreach via social media to its residents to promote community involvement opportunities and to gather community input on priority sites within this neighborhood.</td>
</tr>
<tr>
<td>Downtown West Allis Business Improvement District (BID)</td>
<td>Dianne Eineichner (414) 774-2676 <a href="mailto:director@downtownwestallis.org">director@downtownwestallis.org</a></td>
<td>Downtown West Allis BID will collaborate with community stakeholders and potential development organizations to market available brownfield sites for redevelopment. The BID will also provide input on site selection and prioritization.</td>
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</table>

Each project partner will be engaged in the proposed planning and assessment activities as part of this grant. The CDA will collaborate with the neighborhood associations, LHPNA and EANA to gather input on site selection and prioritization for assessment activities and to seek public input on
site reuse strategies within the target areas as part of this grant. The Downtown West Allis BID will also be involved in this project, as the CDA will work with the BID to attract new businesses to its downtown and surrounding areas. The BID will collaborate with local businesses to evaluate community needs and opportunities, and the CDA will use this information to prioritize the assessment activities.

2.b.iii. Incorporating Community Input
The CDA actively engages with the public through open meetings and public hearings before the Plan Commission, CDA, and Common Council. All of the meetings are recorded and broadcasted on the City’s YouTube channel. The CDA will host and/or participate in general citizen informational sessions, such as National Night Out, the annual Fire Department Open House, and the Neighborhood Partnership Program meetings. A quarterly City Newsletter, which is mailed to every household in the City, provides a unique opportunity to reach out to and solicit citizen input on EPA-funded projects and also updates the general public on project progress.

Specific community planning meetings will be held as part of developing the Site Reuse Vision for the area of the Motor Castings and 66th and Washington Street sites. The CDA anticipates an initial design charrette and three follow up public meetings to develop a reuse strategy consistent with community needs, surrounding area conditions and environmental conditions. The CDA will rely on the LHPNA, EANA and BID to participate in these meetings and to assist in reaching out to local residents.

The CDA will also use social media postings on Facebook and Twitter to advertise project progress and conduct surveys/polls to solicit input from the community and its project partners. Additionally, the CDA will utilize a neighborhood social networking app called Nextdoor to notify residents in a particular neighborhood, such as the Eastern Industrial Corridor neighborhoods, of such opportunities for input. The CDA has experience conducting neighborhood surveys as well, both in-person and electronically. The CDA will solicit, consider and incorporate community input by hosting public meetings to respond to community input and continue the dialogue regarding resident input. Such public meetings will be held in-person when possible; however, in consideration of the ongoing COVID-19 pandemic and social distancing requirements, the CDA will follow public health guidance and host public meetings via online meeting platforms, such as Zoom, and will also provide a call-in number for residents to participate by phone as appropriate. These meetings will be advertised on the CDA/City’s social media postings, the community partners’ social media postings, and also in the quarterly newsletter when possible.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS
3.a. Description of Tasks/Activities and Outputs

<table>
<thead>
<tr>
<th>Task/Activity 1: Reuse Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Project Implementation: The CDA intends to use 30% of this grant funding to conduct redevelopment planning within the Eastern Industrial Corridor target area. The greatest effort for this task will be reuse planning activities for the area of the recently vacated Motor Castings site and the 66th and Washington Street priority sites. A Site Reuse Assessment will be created to evaluate site conditions and redevelopment options, utilizing information on market conditions, environmental site conditions, and regulatory factors for each of these sites. A Site Reuse Vision will also be completed for the area of these two sites to determine the desired reuse for the sites, based on stakeholder input and consideration of market, regulatory, and environmental factors. The Site Reuse Vision will particularly focus on the neighborhood connections between the City’s main employment centers and nearby areas and how to ease transitions between these areas. Three Infrastructure Evaluations are also proposed for the 66th and Washington Street site, Coakley site, and Jonas Builders site. These infrastructure assessments will provide specific information on the available utilities and improvements at each site and also include an evaluation of the structural condition of the site buildings to determine their reuse potential. For each of the listed planning activities, an individual report will be developed.</td>
</tr>
<tr>
<td>2. Anticipated Project Schedule: The Site Reuse Assessments and Infrastructure Evaluations will be completed during the first 18 months of the project period, with the Site Reuse Vision for the Motor Castings/66th &amp; Washington Street area completed in the second half of the project period.</td>
</tr>
<tr>
<td>3. Task/Activity Lead: The CDA will lead the reuse planning activities and will seek competitive proposals from certified planners, professional engineers (for the infrastructure evaluations, for example), and other multi-disciplinary brownfields professionals as necessary.</td>
</tr>
<tr>
<td>4. Outputs: Two Site Reuse Assessments, one Site Reuse Vision, and three Infrastructure Evaluations will be completed for this task.</td>
</tr>
</tbody>
</table>
### Task/Activity 2: Phase I Environmental Site Assessments (ESA)

1. **Project Implementation:** Phase I ESAs will be conducted to evaluate for any recognized environmental conditions. Phase I ESAs will be conducted in accordance with ASTM Standard 1527-13 and the EPA’s All-Appropriate Inquiry requirements. Reports will be provided in electronic format, with hard-copy formats provided if needed.

2. **Anticipated Project Schedule:** The Phase I ESAs will be conducted throughout the 3-year project period, as site access is negotiated. The Phase I ESA for the Motor Castings site is anticipated to be conducted in Summer or Fall 2022, as the CDA is eager to assess this site promptly in order to return it to productive reuse. A Phase I ESA for the Jonas Builders site is anticipated to be conducted in Spring 2023. Additional Phase I ESAs will be completed throughout the grant period. Each Phase I ESA is anticipated to take approximately 3-4 weeks.

3. **Task/Activity Lead:** A qualified environmental professional will conduct the Phase I ESAs under the direction of the CDA.

4. **Outputs:** Up to 7 Phase I ESAs will be completed for this task.

### Task/Activity 3: Phase II ESAs, Site Investigation, and Remedial Planning

1. **Project Implementation:** The majority of the grant funding will be focused on conducting Phase II ESAs, site investigation, and remedial planning at up to six sites within the target area. Prior to beginning site assessment, a Quality Assurance Project Plan (QAPP) will be prepared and submitted to the EPA for approval. Site Specific Sampling and Analysis Plans (SAP) will also be prepared and submitted to EPA for approval prior to conducting assessment/investigation. Phase II ESAs will be completed for the four priority sites and two additional sites (six total). A Site Investigation to determine the degree and extent of contamination will be conducted at up to three priority sites using this grant. Remedial action planning and the preparation of a Remedial Action Plan (RAP) for up to three sites are also proposed as part of this assessment grant. All sampling activities proposed under this task will be conducted in accordance with the QAPP, the site-specific SAPs, and applicable Wisconsin Administrative Code (WAC) NR 700 requirements.

2. **Anticipated Project Schedule:** These Phase II ESA/Site Investigation/Remedial Planning activities will be conducted as needed throughout the 3-year project period, with the first Phase II commencing in Fall 2022. Typically, scoping and preparation of a SAP can be completed within 2 weeks. A Phase II ESA can be completed within 6-8 weeks, after site access is granted. Site Investigations can vary greatly depending on scope, but typically are performed within 8-12 weeks. A RAP can be completed within 10-12 weeks.

3. **Task/Activity Lead:** A qualified environmental professional will conduct the assessment activities under the direction of the CDA.

4. **Outputs:** One generic QAPP; nine site-specific SAPs (six for Phase II ESAs and three for Site investigations); six Phase II ESAs; three Site Investigations; and three RAPs are anticipated to be prepared under this task.

### Task/Activity 4: Community Involvement/Programmatic Management

1. **Project Implementation:** The CDA will develop a Community Involvement Plan which will include outreach activities such as public meetings, distribution of marketing and informational materials, and coordination with its project partners to share information with the community. The CDA will lead and host community involvement activities in the target area, and technical support will be provided by the CDA’s environmental consultant.

   The CDA will conduct program management of this grant under this task, and activities will include procuring the services of a qualified environmental consultant, oversight of the contractors, tracking outputs and outcomes, preparing eligibility determinations and reporting on grant progress through quarterly grant reports and ACRES updates. The CDA’s environmental consultant will assist with programmatic management activities. The CDA and its environmental consultant will meet via conference call monthly to prioritize the grant activities and document project progress.

   CDA staff will also attend an EPA National Brownfields Conference and one other local or regional brownfields conference during the 3-year project period.

2. **Anticipated Project Schedule:** The CDA will procure the services of a qualified environmental consultant within 3 months after receiving notification of award so that they are ready to proceed once the cooperative agreement is finalized. The CDA and its environmental consultant will prepare a Community Involvement Plan within the first 3 months of the grant period. Grant progress reports will be prepared quarterly by the 30th of the month following quarter end. ACRES updates will be completed quarterly, and financial and MBE/WBE reporting will be completed by October 30 for the prior fiscal year. The CDA and its environmental consultant will meet via conference call on a monthly basis. Public meetings will be held as necessary based on the assessment activities.
iii. Task/Activity Lead: The CDA will lead the community involvement and programmatic management activities and will engage the qualified environmental consultant in the process.

iv. Outputs: Procurement of a qualified environmental consulting firm; preparation of a Community Involvement Plan; public outreach meetings/events (4 meetings during project period); quarterly progress reports and ACRES updates; and annual financial and MBE/WBE reports. Attendance at one EPA National Brownfields Conference and one local/regional Brownfields Conference.

3.b. Cost Estimates
The following table provides the budget for this grant proposal, and the descriptions that follow provide information on how the costs were developed. The CDA will contribute in-kind services to support the grant activities throughout the 3-year project period. In-kind services will include CDA staff time (personnel) to manage grant activities, track and report project progress, coordinate and secure site access to conduct assessments, and advertise and participate in community outreach.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1: Reuse Planning</th>
<th>Task 2: Phase I ESAs</th>
<th>Task 3: Phase II ESA/ Site Investigation/ Remedial Planning</th>
<th>Task 4: Community Involvement/ Program Management</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel</td>
<td></td>
<td></td>
<td></td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td>Supplies</td>
<td></td>
<td></td>
<td></td>
<td>$1,500</td>
<td>$1,500</td>
</tr>
<tr>
<td>Contractual</td>
<td>$150,000</td>
<td>$35,000</td>
<td>$272,000</td>
<td>$37,500</td>
<td>$494,500</td>
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<tr>
<td>Total Budget</td>
<td>$150,000</td>
<td>$35,000</td>
<td>$272,000</td>
<td>$43,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

**Task 1 – Reuse Planning ($150,000):** The CDA proposes to spend 30% of this grant funding on reuse planning activities within the Eastern Industrial Corridor with the following contractual costs, which are based on planning estimates available on EPA’s website: (1) two Site Reuse Assessments ($40,000 each); (2) one Site Reuse Vision ($55,000); and (3) three Infrastructure Evaluations ($5,000 per evaluation; $15,000 total).

**Task 2 – Phase I ESA ($35,000):** The project budget includes seven Phase I ESA reports, at a contractual cost of $5,000 each based on the long history of heavy industrial operations conducted at priority sites in the target area (total of $35,000).

**Task 3 – Phase II ESA/ Site Investigation/ Remedial Planning ($272,000):** The project budget includes the following contractual costs associated with this task: 1) QAPP Preparation, $5,000; 2) six Phase II ESAs ($22,000 each), total of $132,000; 3) three Site Investigation reports ($30,000 each), total of $90,000; and 4) three Remedial Action Plans ($15,000 each), total of $45,000.

**Task 4 – Community Involvement/Programmatic Management ($43,000):** The project budget includes the following costs associated with this task: 1) contractual support for developing the Community Involvement Plan (16 hours at $150/hr; $2,400 total); 2) contractual support for public meetings, assuming 4 public meetings during the project period, at $900 per meeting (6 hours per meeting at $150/hr; $5,400 total for 4 meetings); 3) contractual support for twelve quarterly grant reports, at $450 each (3 hours per quarterly report at $150/hr; $5,400 total); 4) contractual support for determining site eligibility (assume 6 sites with 5 hours per site at $150/hr; $750 per site eligibility; $4,500 total for six site eligibilities); and 5) contractual support for monthly progress meetings, assuming 36 conference calls or in person meetings, at an average cost of $600/meeting (4 hours per meeting, at $150/hr; 36 progress meetings for $21,600 total). Also, costs are included in this task for two CDA staff members to attend one EPA National Brownfields Conference, including airfare of $500 per person ($1,000 total), hotel and meals, at $250/day per person for 4 days ($1,000/person; $2,000 total), and incidentals, such as taxi, etc. at $100/day per person for 4 days ($400/person; $800 total), and for two CDA staff members to attend one local brownfields conference/training with incidental costs of $100 per person ($200 total) for registration and other incidentals. A total of $1,500 in supplies is also budgeted for public meetings, which includes printing costs ($500), graphic displays for public meetings ($500), and advertisements for public notices ($500).

3.c. Measuring Environmental Results
The outputs, overall results, and eventual outcomes of this grant will be tracked monthly using a web-based shared spreadsheet and discussed during the monthly conference calls between the CDA and its environmental consultant. Progress reports will be provided monthly at CDA meetings, and quarterly progress reports will be submitted in a timely manner to EPA at the end of each quarter throughout the project period. The ACRES database will also be updated quarterly.
For each project task (for example, each reuse planning task, each Phase I ESA, Phase II ESA, etc.), a schedule will be prepared at the start of the task to specify milestone dates and to aid in moving toward the completion of each task in an efficient manner. An overall grant schedule will be prepared at the start of the period of performance to prioritize the CDA’s needs and goals for the grant project period. These schedules will be maintained electronically for easy sharing between the CDA and its partners, and the schedules will be updated quarterly, or more frequently as needed.

During the monthly conference calls between the CDA and the environmental consultant, project outputs will be tracked, including the number of Phase I ESA, Phase II ESA, Site Investigations, and RAPs completed and the number of public planning and informational meetings held to inform and involve the community. Eventual outcomes (such as jobs created, housing units created, and acres of land made available for redevelopment) will be tracked by the CDA and the City’s Department of Development through a performance measurement report to the City Administrator and aligned with the City’s Five-Year Strategic Plan. The tracking of eventual project outcomes will be conducted through Excel reports prepared by the CDA/City’s Department of Development and monitored quarterly.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure, and 4.a.iii. Description of Key Staff (combined per ranking criteria):

The CDA is the development arm of the City that manages redevelopment and housing initiatives and programs. The CDA consists of seven members (five residents and two elected alderpersons). City staff support and coordinate the mission of the CDA. The CDA has the technical and financial processes and procedures in place to successfully complete the assessment grant activities. The project team for the CDA will include the following members, who will work collaboratively to meet the technical, administrative, and financial requirements of this Assessment grant:

Patrick Schloss, Executive Director of CDA, and Chief Executive for this grant, will be instrumental in forging public/private ventures that lead to brownfield remediation and redevelopment. Mr. Schloss’s 20 years of experience include grant management for USEPA, CDBG, Section 8, HOME, etc. Mr. Schloss also manages a regional community development entity, First-Ring Industrial Redevelopment Enterprise Inc. (FIRE), which has received 9 New Market Tax Credit (NMTC) allocations totaling $481.6 million. FIRE’s effective use of the allocation is demonstrated through it being one of only three entities in the country to receive an allocation in each of the last 7 rounds. He also oversees the economic development loan portfolios; tax increment financing; participates in developer negotiation; and assists manufacturing expansions and job retention/creation efforts. He has presented at various professional conferences on business development, redevelopment, and NMTC and at CDBG entitlement conferences on leveraging federal grants. Mr. Schloss’s experience in economic development and redevelopment will also provide technical expertise to the administration of this grant.

Shaun Mueller, Development Project Manager, will serve as Project Director and will be the main point of contact for the project. The Project Director will lead all community outreach efforts and project development for the grant, along with managing the administration of the grant. Mr. Mueller will be responsible for day-to-day operations, including reporting, bidding, coordination of consultant activities, budgeting, etc. He has 18 years of experience in community building, neighborhood planning, brownfields redevelopment and economic development activities.

Jason Kaczmarek, Finance Director, will provide financial tracking, coordination of auditing and review of expenditures. He has over 20 years of experience in providing municipal finance services. He will be assisted by Katie Miller, the grant accountant for this grant.

4.a.iv. Acquiring Additional Resources:

The CDA will acquire additional expertise and resources to successfully complete the project. The CDA will procure a Qualified Environmental Professional Consulting Firm in accordance with Federal Procurement Requirements within three months of receiving the award. The CDA has contracting and procurement procedures in place to acquire additional expertise and resources required to successfully complete this grant.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: Since 1999, the City and CDA have received and successfully administered six USEPA Brownfield grants. The three most recent grants include 2 cleanup grants and one revolving loan fund grant with supplemental award.
**4.b.i.1. Accomplishments:** The City and the CDA have successfully administered the following grants and have successfully performed all work under each grant as discussed below.

<table>
<thead>
<tr>
<th>Year/Year</th>
<th>Grant Type/Number</th>
<th>Grant Amount</th>
<th>Funds Spent</th>
<th>Funds Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY08</td>
<td>Cleanup/BF-00E68001</td>
<td>$400,000</td>
<td>$400,000</td>
<td>$0</td>
</tr>
<tr>
<td>FY 11</td>
<td>Cleanup/BF-00E00911</td>
<td>$200,000</td>
<td>$200,000</td>
<td>$0</td>
</tr>
<tr>
<td>FY11/FY18</td>
<td>RLF/Supp. RLF/BR-00E00912-0</td>
<td>$1,500,000</td>
<td>$784,563</td>
<td>$715,436</td>
</tr>
</tbody>
</table>

**BF-00E68001** was awarded to the City in 2008 for cleanup on the PST-North site and the 700 properties site. The City removed several USTs and light non-aqueous phase liquid from the PST-North site along the northern property line. The site was recently redeveloped with a comprehensive health care clinic and modern multi-family apartment complex designed with millennials in mind. Final site capping was completed in conjunction with the redevelopment utilizing an RLF loan to assist with the funding gap. All grant funds were drawn for the PST-North site, and the project was successfully completed and closed per EPA in 2011.

The 700 properties portion of the grant was completed in 2012, and all grant funds were utilized. Soil management included the excavation of contaminated soil and soil capping. EPA granted an extension due to the Great Recession and developer challenges from the economic downturn. All grant funds were drawn for the 700 Properties site, and the project was successfully completed and closed per EPA.

**BF-00E00911** was awarded to the CDA in 2011 for cleanup on the former Milwaukee Gray Iron parcel. The project scope included the remediation of PAH contamination and construction of a soil cap. The site was redeveloped as a hotel and local event center. The hotel brought a total of 80 new jobs to the City and provided much needed lodging for the adjacent Wisconsin State Fair Park. All grant funds were drawn, and the project was successfully completed and closed per EPA in 2012. On the balance of the site, the grant spurred a $40 million development of 203 market rate apartments, which were constructed and recently opened for occupancy.

**BR-00E00912** was awarded to the City in 2011 for establishment of a Brownfields Cleanup Revolving Loan Fund. The City provided a $369,507 loan for environmental remediation and capping of the former Yellow Freight site to Mister Rogers, LLC, who redeveloped the site with two single-story modern industrial buildings totaling 122,000 square feet; remediated 4 acres; redeveloped 9.6 acres; increased property value by $11.3 million; and created 130 jobs. The City also provided a subgrant for $99,135 for the cleanup of a release of trichloroethylene that occurred near the property line of the former Home Juice Site and an adjacent scrap yard. This site has been reused for office space, with renovation of the existing structure and construction of additional buildings to create a single-story office complex. Approximately 1.7 acres were remediated and redeveloped; property value was increased by $800,000; and 20 new jobs were created. In 2017, the City provided a loan on the PST-North site to assist the developer in contaminated soil management and cap modification in conjunction with its construction of a 30,000 square-foot comprehensive health care clinic. This project resulted in the remediation/redevelopment of 2.7 acres; the creation of 30 new full-time jobs from the clinic’s prior location, bringing the total employment at this facility to 90 positions; and serving the medical needs of local residents and within the Eastern Industrial Corridor of West Allis. Based on the imminent projects that were identified by the City, $500,000 of supplemental funding was awarded by EPA in September 2018, and the RLF was extended to September 2023. The City is anticipating signing on a potential RLF loan for $500,000 by the end of 2021 to SoNa Lofts, LLC for a multi-family development with limited retail on a former manufacturing site adjacent to the iconic Farmer’s Market on National Avenue. The City is also working with developers for the remaining RLF funds and revolved funds on several sites to fund remedial actions in conjunction with their proposed redevelopment projects.

**4.b.i.2. Compliance with Grant Requirements:** The City/CDA is in compliance with the workplan, schedule, and terms and conditions of its current and prior EPA grants. The City has been successful marketing and utilizing the current RLF grant. The City is in negotiations with developers regarding future loans to close out the balance of the original loan and the supplemental funding. An extension was required on the FY08 cleanup grant for the 700 Properties site because of the Great Recession and developers’ needs to assemble the complete financing package, as the grant funding is often a smaller piece of the broader funding sources for redevelopment projects, but the project was completed successfully and closed out within the extension timeframe. The City is up-to-date with submittal of quarterly reports and ACRES reporting on its current RLF grant, and the City/CDA completed all necessary quarterly reports and ACRES updates for its prior grants. The City’s and CDA’s closed EPA Brownfield Grants were fully expended at the time of closure.
Attachment A: Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility

The Community Development Authority of the City of West Allis (CDA), as the applicant, is a governmental entity that operates as an agent of a general-purpose unit of local government, specifically the City of West Allis, and is therefore considered an eligible applicant as per Section III.A. of the FY22 Guidelines for Brownfield Assessment Grants. A copy of the Ordinance to Create the Community Development Authority of the City of West Allis and its by-laws are attached to this application.

III.B.2 Community Involvement

The CDA is committed to informing and involving the community and other stakeholders during the planning, implementation, and other brownfield assessment activities as described in this proposal. The CDA will use a multi-tiered approach to community involvement:

1. Public meetings which will be advertised through several public media outlets, including the City’s YouTube channel and social media postings on Twitter and Facebook. All public CDA and City of West Allis meetings are video recorded and posted on the City’s YouTube channel.

2. Partnership and collaboration with focused community organizations and target area populations will also be completed to strengthen community involvement in these Brownfield assessment activities. The CDA will partner with community organizations, including the Downtown West Allis Business Improvement District (BID) and neighborhood associations such as the East-Allis Neighborhood Association (EANA) and the Liberty Heights Park Neighborhood Association (LHPNA). The CDA will also utilize social media postings and advertisements on Facebook and Nextdoor (a neighborhood-based social networking app) to gather community input and generate community participation in the planning and assessment for the priority sites in the target area.

3. The CDA will host and/or participate in general citizen informational sessions, such as National Night Out, the annual Fire Department Open House, and the Neighborhood Partnership Program meetings. The CDA will also continue to seek out new opportunities for community engagement, such as through the Better Blocks Foundation program. In 2019, the CDA partnered with the Better Blocks Foundation and the neighborhood residents of the Burnham Pointe area (located within the Eastern Industrial Corridor target area) to implement temporary neighborhood improvements, such as new streetscapes with bike lanes, community parks, food trucks, and community event spaces to cater to community members of all ages. Through this program, the CDA conducted a neighborhood survey and used these results to reimagine this neighborhood. The CDA plans to conduct similar planning initiatives in the target area. In 2020, the Burnham Pointe community conducted planning meetings with local residents through ZOOM. In 2021 the CDA implemented the temporary neighborhood improvements that it had experimented with in 2019 and made them permanent improvements. These neighborhood improvements included a new neighborhood park on what was an abandoned gravel lot, traffic intersection improvements to slow down speeding vehicles thru the area and to allow for safer pedestrian movements, the City’s first curb side back lanes and finally a mural project that included 3 murals from local artists. Notably, the neighborhood remained a partner throughout the implementation of the project, adopting planters that are used within the
traffic calming areas, installing and painting a little free library within the new park, and selecting and promoting the local artists chosen to paint the murals.

4. Focused community planning events will be held as part of developing the Site Reuse Vision for the area of the former Motor Castings site and the 66th and Washington Street sites. The CDA anticipates an initial design charrette and three follow up public meetings to develop a reuse strategy consistent with community input, surrounding area conditions, and environmental conditions. The City will rely on the LHPNA, EANA, and BID to participate in these meetings and to assist in reaching out to local residents, as well as the normal meeting announcement media.

These community involvement activities are discussed in more detail in Section 2.b. of the Ranking Criteria narrative of this application.

III.B.3 Named Contractors and Subrecipients

The CDA does not currently have specific contractors, subrecipients or partners identified to conduct any of the activities proposed in this application. The CDA intends to comply with the requirements of Section III.B.3 of the FY22 Guidelines for Brownfield Assessment Grants. Specifically, the CDA anticipates procuring a contractor in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 and will follow the Best Practice Guide for Procuring Services, Supplies and Equipment under EPA Assistance Agreements. For this Assessment Grant, the CDA does not anticipate working with any subrecipients or partners.

III.B.4 Expenditure of Existing Grant Funds

The CDA does not currently have an active EPA Brownfields Assessment Grant or EPA Multipurpose Grant.

III.C. Additional Threshold Criteria for Site-Specific Applications Only

Not applicable. The CDA is applying for a community-wide assessment grant. After receiving this grant, the CDA will request a determination from the EPA for each Hazardous Substances site or from the Wisconsin Department of Natural Resources for each Petroleum site proposed for assessment, using the Threshold Criteria provided in Section III.C. of the FY22 Guidelines for Brownfield Assessment Grants.