

Narrative Information Sheet**1. Applicant Identification:**

Milwaukee Metropolitan Sewerage District
260 West Seeboth Street
Milwaukee, WI 53204

2. Funding Requested:

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$5,000,000

3. Location:

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

4. Property Information:

- a. Name: 30th Street Wet Weather Relief Project, West Basin
- b. Address: 4350 North 35th Street, Milwaukee, WI 53216

5. Contacts:

- a. Project Director: Jerome Flogel, P.E.
Senior Project Manager II
Integrated Watershed
Management
260 West Seeboth Street
Milwaukee, WI 53204
Phone: 414-225-2161
Email: jflogel@mmsd.com
- b. Highest Ranking
Elected Official: Kevin L. Shafer, P.E.
Executive Director
260 West Seeboth Street
Milwaukee, WI 53204
Phone: 414-225-2181
Email: kshafer@mmsd.com

6. **Population: 569,330** (Census Population Estimates, July 1, 2021)

7. Other Factors Checklist

	Page #
Whether the community population is 10,000 or less.	
Whether the applicant is a federally recognized Indian Tribe or United States Territory or whether the project is assisting a Tribe or Territory.	
Whether the proposed site(s) is impacted by mine-scarred land.	
Whether a secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; and whether a secured resource is identified in the Narrative and substantiated in the attached documentation.	
Whether the proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	3
whether the proposed site(s) is in a federally designated flood plain.	
Whether reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
Whether reuse of the proposed site(s) will incorporate energy efficiency measures.	
Whether the proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	2,3
Whether a target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

8. Releasing Copies of Applications – Not Applicable

Narrative

1.a Targeted Area and Brownfields

Milwaukee, Wisconsin, is an ethnically and culturally diverse city with a population of approximately 600,000. It is Wisconsin's largest city and one of the country's most racially segregated. Milwaukee's history is heavily influenced by German immigrants, who brought with them a rich brewing industry, but brewing is not the only industry, with others, including tanneries, die cast companies, and foundries. Unfortunately, many of these industries have moved their operation overseas or to suburban locations leaving vacant, underutilized brownfields. This departure also brought with it economic strife and unemployment which remains today. Milwaukee has persistent poverty with more than 20% of its population living in poverty according to the US Census Bureau.

Many of these abandoned brownfield sites are in the heart of Milwaukee known as the 30th Street Corridor (the Corridor). The Corridor is an older section of the City that was originally developed in the period from the late 1880's to the 1920's. The Corridor is an area that was once a major manufacturing center. Concentrated industrial land stretches several blocks on either side of the Corridor, which follows the Canadian Pacific and Wisconsin Southern Railroads. Several of Milwaukee's most prominent employers have located along this industrial strip, including DRS Power & Control Technologies, United Milwaukee Scrap, Master Lock, MillerCoors, and Harley-Davidson.

1.a.i Overview of Brownfield Challenges and Description of Target Area

The Corridor area has experienced a continuous decline during the past few decades with a significant number of industries leaving. The area was hard hit by the recession from 2007 to 2009 and continues to experience problems associated with abandoned properties and foreclosures. The Corridor area is one of the most economically depressed areas of the City, facing numerous challenges related to declining property values, high crime, poverty, and persistent unemployment. The area is also a natural low lying area that experiences widespread basement backups, surface ponding, and associated flood damages during major rainfall events.

In July 2010, approximately 3,000 properties experienced basement backup problems during a severe storm event. The Corridor suffered more than \$32 million in damages to the private sector alone and a loss of 250 jobs. Following the 2010 storm, the Milwaukee Metropolitan Sewerage District (MMSD) initiated a Corridor stormwater study, which culminated in 2013 with a Green Corridor Vision that was developed in partnership between MMSD and the Wisconsin Housing and Economic Development Authority (WHEDA). This Greenway Corridor Study identified the need for a large flood management facility located in the northern half of the Corridor at 4350 N. 35th Street. This location is the subject of this brownfield application.

1.a.ii Description of the Proposed Brownfield Site

The subject property at 4350 N. 35th Street is identified as the 30th Street Wet Weather Relief Project West Basin. The approximate 15-acre property is owned by MMSD. The subject property was historically used as a railroad yard, as a scrap yard, as Center Fuel bulk petroleum storage, as a flour mill and warehouse, and as the Bee Bus Company. The subject property legal description is specified as the Northwest ¼ of the Southeast ¼ of Section 1, Township 7 North, Range 21 East in the City of Milwaukee, Milwaukee County, Wisconsin.

The site has been cleared from structures except for a communication tower. The property is the subject of site of four Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) sites including #03-41-226492, #03-41-005260, #02-41-576619, and #02-41-576602 that address historical and ongoing site investigations and remediation activity, including two leaking underground storage tank sites (that were closed with residual soil and groundwater contamination).

MMSD is developing the property into a stormwater detention basin to reduce flooding in the Corridor. As part of the development, environmental investigations have been performed on the property. A Phase I Environmental Site Assessment (ESA) was completed in 2014, which identified several Recognized Environmental Conditions (REC's). Subsequently, a limited Phase II ESA consisting of 15 geoprobe borings was performed, and a Phase II ESA report was prepared. Based on the results, WDNR was notified of contamination at the site. Contaminants identified by the Phase II ESA investigations include Petroleum Volatile Organic Compounds (PVOC's); Chlorinated Volatile Organic Compounds (CVOC's); Polynuclear Aromatic Hydrocarbons (PAHs); Resource Conservation and Recovery Act (RCRA) Metals; Pesticides; and Polychlorinated Biphenyls (PCB's).

Phase 1 work was completed in 2018 on of the West Basin project which included removal of PCB-contaminated soils with concentrations greater than 50 mg/kg, demolition of structures, removal of underground storage tanks, and grading for stormwater management. Documentation of the first phase of the project was included in an Interim Remedial Action and Construction Documentation Report, which was submitted to WDNR on October 16, 2018.

A Site Investigation Work Plan was prepared and submitted to WDNR in 2021, including provisions for sampling Emerging Contaminants (PFAS). No existing Groundwater Protection Residual Contaminant Limits (RCL's) were exceeded relative to PFAS; however, PFAS were found in the southern half of the property. The Site Investigation Report was submitted to WDNR in September of 2022 with approval pending.

1.b Revitalization of the Target Area

1.b.i Reuse Strategy and alignment with Revitalization Plans

The 30th Street Corridor Flood Management Plan was developed in response to the recurring destructive flood events in the Target Area. When completed, the 30th Street

Corridor Flood Management Plan will provide a 100-year storm event level of stormwater management in the North 30th Street Corridor. The plan calls for the construction of three, integrated stormwater basins to manage approximately 40 million gallons of stormwater from major storms. After the storms have passed, the water held in the basins will slowly drain to Lincoln Creek. The first two basins (North and East) were completed in 2018. The third (West) basin is the final component to be constructed.

The reuse strategy for the property at 4350 N. 35th Street is to construct the West Basin for the primary function of stormwater management with publicly accessible features that provide green space, recreational opportunities, and natural habitat restoration. This basin has a planned capacity of 31 million gallons and provides the cornerstone for providing the full 100-year level of stormwater management to the neighborhood. The constructed basin will be roughly the size of 10 football fields and nearly 20 feet deep, creating a significant change to the landscape and surrounding neighborhoods. Community engagement began two years in advance of the project to help residents understand the need for the basin and to prepare them to be involved in the stakeholder process. While the 30th Street Corridor Stormwater Management Project itself is a complex engineering challenge, the neighborhood also has its own complex challenges – crime-related safety and security concerns, economic disparity, and chronic unemployment. These critical issues were the overarching priorities of the residents.

While addressing the demographic, economic, and safety issues is not directly within the jurisdiction of MMSD, a crime prevention through environmental design (CPTED) approach has been incorporated into the technical project design. The two completed basins are open green space and native habitat for the public to occupy and enjoy as will be the West Basin. The landscape design will be a product of extensive resident and stakeholder input including walking trails, a neighborhood gathering space, and recreation spaces. Additional resources for the public engagement meetings and activities include staff from City agencies and departments to help address the questions and concerns that are outside the bounds of the stormwater project.

The neighborhood informed design of the West Basin is being completed with consideration and coordination with the City of Milwaukee planning efforts including 2011 30th Street Corridor Economic Development Plan and the most recent Connecting the Corridor plan.

1. b.ii. Outcomes and Benefits of Reuse Strategy

The benefits of this project include improved stormwater management, reduced pollutants in Lincoln Creek (ultimately Lake Michigan), reduced stormwater flooding, and resilient/reliable public infrastructure to stabilize property values, retain existing jobs, and attract new businesses. The project also provides 15 acres of new community space and native habitat to offset adverse health and safety trends.

Included in the larger Greenway Corridor, this project offers many primary and secondary benefits for not only those living immediately adjacent to the Greenway Corridor, but also to the residents of the entire Corridor area. The proposed Greenway Corridor improvements, combined with ongoing and planned redevelopment initiatives, can be a major catalyst for economic redevelopment and job creation throughout the Corridor. According to the 30th Street Industrial Corridor Greenway Corridor Report, benefits include significant job opportunities (1,300 short term and 70 long term jobs), increased property values (two- to three-fold increase in property values), \$1.5M in annual foreclosed property maintenance savings, reductions in combined sewer overflows (CSO) (reduced CSO volumes by 20 to 90 million gallons), and savings of \$130 Million in flood damage reductions over 20 years.

To encourage redevelopment and investment in the area and the Corridor, the area's flooding issues need to be mitigated, so it is attractive to investors, which is a critical component of the Greenway Corridor project plan. Economically, the Greenway Corridor will add value in views, greenspace, and recreational amenities to positively impact adjacent and nearby property values. These are typical considerations and incrementally increase property appraisals, building equity for local property owners and increasing the tax base for the City. The Greenway Corridor also positively affects pride of ownership for adjacent property owners, encouraging long-term investment in these properties and, in turn, further increasing the City's tax base. An investment of the magnitude of the Greenway Corridor in this neighborhood is a once-in-a-century opportunity that provides an unparalleled investment in the area that can be leveraged for significant, long-term economic benefits, including a two- to three-fold increase in property values, which will enable disproportionately impacted populations in the Corridor to begin to build wealth.

1.c. Strategy for Leveraging Resources

1.c.i Resources needed for site characterization

Extensive site investigations have been completed. The WDNR Site Investigation Report that combines all environmental investigative work completed to date was submitted to WDNR for review in September 2022 with approval pending. If additional site investigations are needed, MMSD has adequate funding to perform this work in the MMSD Capital Budget.

1.c.ii. Resources needed for Site Remediation

The EPA Cleanup Grant will supplement MMSD capital improvement funding budgeted for this project to assist with mitigating the currently estimated \$40M project component of contaminated soil management attributable to the complex comingled nature of the site contaminants

1.c.iii. Resources needed for Site Reuse

The reuse strategy for 4350 N. 35th Street site is to construct a stormwater detention basin. The basin will be drained by gravity to Lincoln Creek. The work to construct the stormwater basin is proposed to be completed in two phases. Phase I has been completed. This request is for Phase II. An estimated \$40 million of contaminated soil management is still necessary for the project, the following not grant-eligible costs are anticipated to be incurred as part of the project:

Mobilization and traffic control: \$3,295,000

Demolition and pavement removal: \$310,000

Lighting and electrical distribution: \$610,000

Grading and erosion control: \$4,200,000

Pavement, surface restoration and landscaping: \$15,876,000

Utilities: \$1,214,000

Contingencies, bonding, and insurance: \$27,398,000

1.c.iv. Use of Existing Infrastructure

The reuse strategy is to convert a highly impervious area into a pervious stormwater management facility. While the site contains complex environmental contamination issues, there will be approximately 150,000 tons of low impact and clean soil that will need to be excavated. To reduce project costs and reduce environmental impacts of the project, the design will reuse the low impact material and clean material on site and identify other local project sites that can reuse or repurpose the material. One of the approaches to accomplish these goals is to accommodate one of the most popular community driven ideas of building a sledding hill as part of the final landscape design. The facility will also include other recreational amenities to supplement the benefits of this greenspace infill. The basin will be gravity drained, needing no infrastructure. Existing infrastructure will be removed except for a communication tower.

2. Community Need and Community Engagement

2.a. Community Need

2.a.i The Community's Need for Funding

In the current state, the economically vulnerable community is susceptible to, and certain to incur, future hardships due to the damage and disruption of future storm events until the West Basin is completed. The site is also a large contiguous tract of land that remains a large source of blight to the community until fully redeveloped. Due to the escalating costs due to the environmental complexities including PFAS, the project schedule will continue to be delayed due to the need to reprioritize MMSD capital expenditures within the constraints of the MMSD budget. MMSD is striving to leverage additional funding for this brownfield cleanup to reduce the impact on the

region's taxpayers. Due to the depressed economic conditions in the City, support for this brownfield cleanup is necessary.

2.a.ii. Threats to Sensitive Populations (15 pts):

(1) **Health or Welfare of Sensitive Populations:** The demographic makeup of the target community consists of 95% minority, 36% poverty rate, and 33% children (ACS 2014-2018 data), resulting in a disproportionate number of low income minorities and children affected by the harmful effects of brownfields in the Corridor, which is environmentally unjust. Children living in Milwaukee's central city have the fourth worse health care outcomes in the country, and the state overall is in the 50th percentile (<https://www.wpr.org/hospital-head-says-health-outcomes-milwaukee-children-abysmal>). The 4350 North 35th Street site is contaminated with substances that can cause health related issues due to direct exposure and contaminant vapor intrusion into nearby buildings.

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions:** According to the most recent Milwaukee Health Report, prepared by the Center for Urban Population Health and the City of Milwaukee Health Department, there is a direct relationship between people's socioeconomic status and their health. The report shows that there is a significantly higher rate of premature death, infant mortality, and poor to fair health in the area of 4350 North 35th Street, versus more affluent, white areas of the City. The installation of a detention basin at the project site, combined with ongoing and planned redevelopment initiatives, will reduce the threat of exposure to petroleum contamination and will be a major catalyst for economic redevelopment and job creation throughout the Corridor, raising the socioeconomic status of area residents so they will be able to afford health care and update their homes to reduce some of these health impacts.

3. Environmental Justice

3.a Identification of Environmental Justice Issues

According to 2010 U.S. Census data, Milwaukee is the fourth poorest city in the nation. With a 95% overall minority population living in the target area, residents in the Corridor need economic and skill development opportunities that are brought to the neighborhood through redevelopment of brownfields. Due to the extreme concentration of minorities and families living below the poverty rate, the concentration of brownfield properties in close to residents (36 projects within a quarter mile with known contamination), and the concentration of sensitive populations, particularly children (33% in target area), the data raises very serious questions about environmental justice. Flooding in the target area is a classic example of urban flooding, which has been shown to occur more often in communities of color.

3.b Advancing Environmental Justice

A direct and immediate economic benefit because of the floodwater basin work is jobs retained and created. Indirect economic benefits include work and jobs created by new businesses locating in the Corridor. This grant will help to address the environmental justice challenges in the target area by remediating contamination and creating economic opportunities for residents.

2.b. Community Engagement

2.b.i. Project Involvement and 2.b.ii Project Roles

Northwest Side Community Development Corporation (NWSCDC) works to enhance the standard of living on Milwaukee's northwest side by improving the business environment for low income communities through community economic development. NWSCDC also facilitated community engagement for the development of the City's Connecting the Corridor planning document.

NWSCDC has been under contract for the past six years to lead community engagement for the West Basin project and will continue through the construction phase to work with MMSD to develop and implement an engagement plan for the cleanup and project construction. To date, NWSCDC has a communication network data base of 1,316 community resident and business owners. NWSCDC has made over 3,000 personal contacts through community activities, community events, and door to door canvassing in support of the project.

For the cleanup grant and future reuse, NWSCDC will assist the City and MMSD staff by hosting meetings and communicating project information and events to the NWSCDC stakeholders and community members (Willie Smith, 414.444.8200).

The 30th Street Industrial Corridor Corporation (the Corridor) is a nonprofit organization focusing on the redevelopment of the Corridor by creating development opportunities, leveraging funding, and promoting a safe, clean, and accessible community in which to live and work.

The proposed work aligns with the mission of the Corridor which envisions an improved quality of life for the residents in the 30th Street Corridor as well as the importance of economic development in the area.

For the cleanup grant and future reuse, the Corridor will assist the City and MMSD staff with communicating project information and notice about events to Corridor members and residents and facilitate community conversations/meetings throughout the Corridor as described in the following section, 2.b.iii. (Cheryl Blue, Executive Director, 414-509-5115).

Strong Neighborhood Associations and Organizations

The work of NWSCDC and the Corridor in the 30th Street Corridor is supported and augmented by strong, local neighborhood associations, notably Century City Tri-Angle Neighborhood Association and Garden Homes Neighborhood Association. These two

neighborhood associations have mobilized their members to both envision and implement projects that will improve the quality of life in their respective neighborhoods. Garden Homes Neighborhood Association working with the Corridor secured funding to create new housing opportunities and developed. Century City Tri-Angle Neighborhood Association were active collaborators with the city for the design and expansion of a neighborhood park. Both associations will help extend the reach of communications about the project and associated events and meetings through their respective newsletters and neighborhood events.

2.b.iii. Incorporating Community Input

Numerous stakeholders have been involved in the creation of the Greenway Corridor plan. Seven workshops were held at different locations within the Corridor over a 17-month period to facilitate regular interaction with stakeholder representatives, to obtain their input at key project milestones and decisions, and to reach consensus on an overall drainage and Greenway Corridor solution. The stakeholder group was represented by selected organizations that could contribute to the formulation of an initial Greenway Corridor concept that would set the stage for additional community outreach in the next phase of the project. Stakeholder group representation included, but was not limited to, the Corridor Corporation, WDNR, the City, and local businesses, such as Harley-Davidson.

The West Basin Community Advisory Group is active and comprised of residents, business owners, and project stakeholders, including organizations, agencies, and associations that participated in the Greenway Corridor plan. The work group reviews and provides feedback for the engagement plan and recommend additional strategies to communicate the cleanup process, project design, projected positive impacts of the project, and to address possible concerns of residents regarding health, safety, and community disruption potential posed by the cleanup activities. An engagement toolkit will be developed to support and align coordinated outreach for the project.

The community engagement plan will detail a variety of tactics, including the development of an online platform for project information, updates, frequently asked questions, and to submit comments and questions. Tactics currently used to communicate include quarterly e-news mailings and flyers, social media, events, attending neighborhood meetings, and local news channels. These efforts will be amplified by community partners' webpages, newsletters, and social media.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.a Proposed Cleanup Plan

Ultimately, the West Basin property will be a 30-million-gallon stormwater storage facility with native landscaping, habitat restoration, and publicly accessible green space that will serve as the cornerstone of a three-basin system providing a 100-year level of stormwater flooding protection to the community. The site will be developed in two phases. Phase 1 was initiated in 2016 and completed in 2018. Phase 2 will require

excavation and management of 460,000 tons of soil to complete construction. Approximately 105,000 tons are currently anticipated to require disposal as hazardous waste due to PCB, PFAS, and or RCRA metal contamination. 82,000 tons are currently anticipated to be disposed of as special waste through local landfills; 170,000 tons are anticipated to be relocated through permitted low impact beneficial reuse or clean soil fill. The balance of material will be mitigated and reused on site that includes a permanent engineered barrier and a 24-inch cap of clean material.

3.b Description of Tasks/Activities/ and Outputs

The following list of tasks comprise the cleanup project scope. Each task includes *i. Implementation, ii. Schedule, iii. Lead, and iv. Outputs*

Task 1. Community Engagement

i. Implementation: Community engagement was initiated in the community six years ago and continues with an annual schedule of stakeholder meetings and organized community activity events.

ii. Outputs: Task outputs will include meeting agendas, meeting summaries, sign-in sheets, social media posts, community surveys, and other communication documentation.

Task 2. Cleanup Planning

i. Implementation: Cleanup planning for Phase 2 to date has included inventorying of historical site investigation reports, additional field work sampling and analytics, and assembly of the Site Investigation Report (SIR) currently under review by the WDNR. Work to be completed includes preparation of the Soil Management Plan (SMP) and the Remedial Actions and Options Report (RAOR).

iv. Outputs: Outputs for this task include WDNR-approved SIR, SMP, RAOR, and final design of the cleanup construction plans and specifications.

Task 3: Site Cleanup

i. Implementation: Implementation of the site cleanup will start with the bidding and award of the construction contract following the remediation strategies outlined in WDNR-approved SMP and RAOR. Implementation will conclude with substantial completion of the construction contract with the site cleanup plan fully executed and the project site restored to an interim condition until the stormwater basin construction work is fully complete and the final restoration is complete.

ii. Outputs: Outputs for the site cleanup include draft and camera-ready construction plans and specifications, 357,000 tons of contaminated soil excavated and remediated, 30 million gallons of stormwater flood management capacity, and 15 acres of community green space.

Task 4: Grant Management

i. Implementation: This task includes quarterly progress reporting, annual disadvantaged business enterprise (DBE) reporting, property profile form submission and updates in the EPA Assessment Cleanup, and Redevelopment Exchange System (ACRES), and preparation of the final closeout report.

ii. Outputs: For this task, 16 quarterly reports, 16 financial reports, four DBE reports, ACRES updates as required, and one final closeout report are anticipated.

3.c Cost Estimates

Item	Unit	Unit Cost	MMSD Quantity	MMSD Subtotal
General Requirements				
Mobilization & General Conditions	LS	\$ 1.00	1	\$ 2,488,400
Traffic Control	LS	\$ 400,000.00	0.50	\$ 200,000
Subtotal				\$ 2,688,400
Existing condition Demo and Removals				
Subtotal				\$ 150,333
Electrical and Lighting				
Subtotal				\$ 298,000
Earthwork Item	Unit	Unit Cost	MMSD Quantity	MMSD Subtotal
Soil Stripping and Stockpiling	SY	\$ 9.00	59,663	\$ 536,969
Hazardous Waste (Tons)	TONS	\$ 300.00	13,645	\$ 4,093,500
PCBs > 1 mg / kg (Tons)	TONS	\$ 50.00	10,365	\$ 518,250
PCBs > 1 mg / kg with PFAs (Tons)	TONS	\$ 300.00	35,766	\$ 10,729,800
Special Waste (Tons)	TONS	\$ 50.00	71,397	\$ 3,569,850
Special Waste w/ PFAs (Tons)	TONS	\$ 300.00	56,235	\$ 16,870,500
Low Impact Soils (On-site)	CY	\$ 20.00	19,893	\$ 397,860
Low Impact Soils (Off-site, Non-Landfill)	CY	\$ 36.00	19,893	\$ 716,148
Clean Soil (Off-site, Non-Landfill)	CY	\$ 36.00	54,445	\$ 1,960,020
Clean Soil (On-site)	CY	\$ 20.00	54,445	\$ 1,088,900
Rock excavation for outfall pipe	CY	\$ 112.00	700	\$ 78,400
Rough Grading Sites	AC	\$ 3,000.00	12.3	\$ 36,981
Fine Grading	AC	\$ 5,000.00	12.3	\$ 61,636
Dewatering	LS	\$ 300,000.00	1	\$ 300,000
Fill	CY	\$ 65.00	28,600	\$ 1,859,000
Clay liner for basin (imported), 5 ft assumed	CY	\$ 30.00	45,100	\$ 1,353,000
Inlet Protection	Each	\$ 1,500.00	10	\$ 15,000
Construction Entrance	Each	\$ 4,000.00	2	\$ 8,000
Silt Fence, install, maintain, remove	LF	\$ 4.00	3,800	\$ 15,200
Geotextile Soil Stabilization, Non-Woven fabric	SY	\$ 5.00	2,200	\$ 11,000
Subtotal				\$ 44,220,014
Exterior Improvements, Landscape, and Restoration				
Subtotal				\$ 16,060,949
Utilities				
Subtotal				\$ 1,213,525
Construction Subtotal				\$ 64,699,200
Bonds and Insurance			1%	\$ 647,000
Phasing			1%	\$ 647,000
Escalator (2% per year)		1.5	2.0%	\$ 1,941,000
Construction Total				\$ 67,934,200
Estimating contingency			15%	\$ 10,190,100
Construction Contingency			20%	\$ 13,586,800
Project Total (Construction + contingency)				\$ 91,711,100
Costs by Others (City of Milwaukee and Amenities)				\$ 14,852,100
Project Grand Total Including Costs by Others				\$ 106,563,200

All unit costs are based on as-built project Phase 1 costs with inflation adjustment or actual unit costs from similar recent projects completed in the Milwaukee region.

3.d Measuring Environmental Results

Phase 1 of the project was completed in 2018. Obligatory interim condition annual groundwater sampling over the last five years has already shown a significant improvement in groundwater conditions at the West Basin site. MMSD will continue annual groundwater sampling once the site has regulatory environmental closure post cleanup. Significant quantifiable groundwater and surface water improvements will continue to be documented.

4. Programmatic Capability and Past Performance

4.a.i and 4.a.ii Organizational Structure and Description of Key Staff

MMSD is a regional government agency that provides water reclamation and flood management services for about 1.1 million people in 28 communities in the Greater Milwaukee Area. MMSD employs over 230 engineers, accountants, and other specialized dedicated employees. MMSD successfully implements a large capital improvement program (CIP) driven by strong financial management, long range planning, and community involvement.

A licensed professional civil engineer, Jerome Fogel is the project manager for this project. Jerome has over 15 years of experience in stormwater and flood water management projects.

4.a.111 Acquiring Additional Resources

MMSD utilizes consultants and contractors to implement the CIP. These efforts are managed by internal engineering staff to insure on time and on budget delivery of projects.

MMSD also has established programs that promote local workforce utilization and small, minority, and women owned businesses. See <https://www.mmsd.com/procurement/supplier-diversity>.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

MMSD has not received brownfield grants in the past.

4.b.ii. Has not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Annually, MMSD manages receives debt financed funding through low-interest Clean Water Fund Program (CWFP) loans. Additionally, MMSD issues its own general obligation bonds to finance capital expenditures. In 2024, debt financing provides 17.5% of overall funding of capital project expenditures. Other sources of funds include federal and state aid, interest income, and the use of available funds on hand. MMSD has the financial systems in place to manage thus debt.

(1) Purpose and Accomplishments

EPA's CWFP and grants that MMSD receives are for specific project implementations. MMSD implements these projects with a strong community involvement component which helps drive the outcomes.

(2) Compliance with Grant Requirements

MMSD meets all requirements of the CWFP and other federal grants.

Narrative Attachment

Committed Leveraged Resources

The Milwaukee Metropolitan Sewerage District (MMSD) has budgeted the necessary funding to remediate and reuse this brownfield property as a stormwater management basin. The 2024 MMSD Capital Budget Project Page and Resolution can be found in Attachment A.

Statement of Applicant Eligibility

MMSD is a special district which is identified as a general purpose unit of local government.

Previous Cleanup Grants

MMSD has not previously received brownfield cleanup grants.

Site ownership information

MMSD is the owner of this property.

Basic site information

30th Street Corridor Flood Management Facility – West Basin

4350 N. 35th Street, Milwaukee, Wisconsin, 53216

Status of history of contamination at the site

Section 1.a.ii from the Narrative provides this history. The complete Site Investigation Report can be found here: <https://mmsd.files.com/f/59cc6cd4bc726c37>.

Affirmative statement that the site meets the definition of a brownfield site

The property at 4350 N. 35th Street meets the definition of a brownfield.

Description of the environmental assessment conducted at the site

A Phase II Environmental Site Assessment was completed for the site.

Enforcement Actions

There are no enforcement actions or other actions for this property.