

City of Racine 2013 Brownfield Contract Activity Summary

Overview of Contract Accomplishments

Racine Steel Castings - made significant progress in terms of funding and site characteristics/concerns at Racine Steel Casting Site. Applied for two cleanup grants (\$200K each) to assist with cleanup. Award determination expected in summer, 2014. New 75.105 agreement is signed by RDA and with DNR now for execution for tax forgiveness for parcel. WI DNR \$100K assessment grant was successfully closed and full reimbursement was received by City.

Harborside - all funding sources secured to initiation and complete environmental remediation at the Harborside site (US EPA Cleanup grant \$200K, TID, WEDC assessment grant \$150K and BC-RLF loan). Bid specs will go to City engineering this week. Scope of work to be initiated and completed this summer (exception of required rounds of groundwater monitoring for site closure – anticipated in 2016).

US EPA Site Assessment grant - Assessed key sites/parcels to advance City's RootWorks goals including Belle Harbor, West Bluff and Machinery Row.

RootWorks PMT – participated in Project Management Team to collaborate on RootWorks goals, apply for additional funding resources.

New/additional funding sources applied for/and or managed in 2013:

- US EPA Cleanup Grant for Harborside (\$200,000)
- WEDC Site Assessment Grant for RSC (\$119,719)
- WEDC Site Assessment Grant for Harborside (\$150,000)
- SC Johnson Grant for RootWorks (\$30,000)
- WI Coastal Management Grant for RootWorks (Promenade - \$30,000)
- Fund for Lake Michigan Grant for RootWorks (\$50,000)

Applications submitted in late 2013/2014 (award pending):

- US EPA City-Wide Site Assessment Grant - \$400,000
- US EPA Cleanup Grant for Racine Steel Castings North Lot - \$200,000
- US EPA Cleanup Grant for Racine Steel Castings South Lot - \$200,000
- Fund for Lake Michigan Grant Application for West Bluff/Belle Harbor - \$333,000

Year	Grants Managed	Funds Managed	Required Grant Reports
2012	3	\$ 1,500,000	16
2013	9	\$ 2,079,719	18
2014*	14	\$ 3,209,719	55+

Contract Activity Detail

Grant Oversight/Management/Reporting

Created Master Grant Listing for RDA/City Development as a reference

US EPA Site Assessment Grant (\$400,000)

Exceeded grant goals from cooperative agreement.

Key, priority parcels assessed for Nelson Electric, Racine Heat Treating, Machinery Row and West Bluff parcels and Racine Steel Castings. Exceeded grant goals in cooperative agreement with US EPA.

~\$40,000 remains

WI DNR Grant (Racine Steel Castings - \$100,000)

Grant successfully closed in summer, 2013. City received full \$100,000 reimbursement from WI DNR.

BC-RLF (\$1,000,000)

Fulfilled all grant reporting requirements on time.

Researched BC-RLF best practices, consulted with another grantee on processes and documentation

Approval granted by RDA/Council for two RLF projects

- \$150,000 0% loan for the Harborside remediation project to begin in spring/summer 2014
- \$25,000 subgrant for the former Nelson Electric site (now owned by RDA)

Researched contractor alternatives to monitor Davis Bacon requirements of BC-RLF projects; secured Davis Bacon sub-contractor, executed contractual agreement.

WEDC SAG – Racine Steel Castings - \$119,719

Conducted site visits to monitor consultant's scope of work. Reported to RDA and City Environmental Health on site progress.

WEDC SAG – Harborside - \$150,000

Worked with WEDC on Agreement revision to original proposal, helped to execute with City. Scope of work to begin in spring/summer 2014 with cleanup efforts at site.

SC Johnson Fund (RootWorks Redevelopment \$30,000)

Closed out Year one award from SCJ, wrote application for Year Two RootWorks funding from SCJ; received award notification in December.

Coastal Management Fund – RootWorks Redevelopment - \$30,000)

Participated in grant presentation to Coastal Management Board. Award notification received. Provided required reports to Fund; scope of grant work will begin in early 2014.

Fund for Lake Michigan (RootWorks Redevelopment - \$50,000)

Composed and submitted required interim report in August, 2013. Final report due to Fund in March, 2014.

Brownfield Sites

Racine Steel Castings

Served as primary point person for all site-related activities; grant oversight and administration, conducted site visits to monitor grant activities, worked with county on tax-forgiveness resolution, working with DNR on 75.105 cancellations and new 75.105, presented project update presentation to RDA, participated in Technical Review meeting with DNR , reviewed site lease agreement.

Walker (Harborside)

Worked with City departments and consultant to evaluate remediation options and identify remediation strategy. Completed all required US EPA paperwork for receipt of \$200,000 cleanup grant. Researched Davis Bacon contractor options; proposed contractor to City Development to fulfill Davis Bacon oversight requirements. Collaborated on leveraged funding sources and worked with City Development on BC-RLF loan for site cleanup. Scope of work to begin in spring/summer 2014.

Nelson Electric

Ensured that Phase I was current for City acquisition of property. Conducted multiple on-site visits to monitor environmental investigation. Informed RDA of necessary site remediation activities and cost estimates. Prepared paperwork for \$25,000 BC-RLF subgrant for cleanup project.

233 Lake Avenue (We Energies site)

Worked with City Development staff, We Energies and environmental consultant to meet with We and review records for Lake avenue site. Conducted walk-through with staff for Phase I ESA. Project on hold.

RootWorks

Participated in bi-weekly Project Management Team meetings .

Participated in Wingspread funding summit in April 2013.

Manage (general grant oversight, reporting, cost tracking) all RootWorks-related grants for project including (see specific grant-related activities above):

- WI Coastal Management \$30,000 (Riverfront Promenade Schematic Design)
- SCJ Fund \$30,000 (Year one RootWorks implementation, closed year one, wrote year two application)
- Fund for Lake Michigan \$50,000 (year one RootWorks implementation)
- Submitted new Letter of Intent to Fund for Lake Michigan for West Bluff - \$223,000 (Fund director asked us to wait until early 2014 and resubmit)