



09-4579

RACINE COUNTY ECONOMIC DEVELOPMENT CORPORATION

MEMORANDUM

TO: Finance and Personnel Committee

FROM: Tina Chitwood, Racine County Economic Development Corporation (RCEDC)

DATE: January 11, 2010

SUBJECT: **Brownfield Redevelopment Contract Between RCEDC and the City of Racine  
Review of Major Activities Performed in 2009 and Major Goals for 2010**

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**I. Brownfield Grant Applications**

A. 2009 Grant Applications Submitted

1. U.S. Environmental Protection Agency (EPA)-Revolving Loan Fund (RLF) (\$1 million) to provide loans and grants to developers and land owners to carry out clean up activities at brownfield sites. Award announcements in Spring 2010.
2. WI Department of Natural Resources (DNR)-Site Assessment Grant (SAG) (\$30,000 and \$100,000) to inventory, characterize, assess the environmental contamination at the Racine Steel Castings site. Award announcements in first quarter of 2010.
3. U.S. EPA-SAG (\$1 million), Racine County (including the City) in coalition with West Allis and West Milwaukee, to perform site assessments. Award announcements in Spring 2010.

B. 2010 Potential Grant Applications (Racine Steel Castings and Walker sites)

1. U.S. Housing and Urban Development (HUD)-Economic Development Initiative (EDI) in Spring 2010
2. U.S. Economic Development Administration (EDA) funding (continuous cycle)
3. RCEDC and City determine which applications to prepare as funding and eligibility criteria are announced

**II. Monitoring and Meeting Grant Reporting Requirements**

A. 2009

1. Closed out six grants with five agencies
2. Ongoing reporting of WI DOC-BF grant (\$60,300) for Riverbend Lofts
3. Ongoing monitoring of WI DOC grant to Wisconsin Plating
4. Ongoing monitoring of WI DOC PECFA grant for work being done by K. Singh & Associates at the Walker Site

B. 2010

1. Close out WI DOC-BF grant for Riverbend Lofts by Spring 2010

### **III. Marketing Brownfield Sites to Developers and Existing Companies in the City**

#### **A. 2009 Activities**

1. SSIP listed on [www.choosemilwaukee.com](http://www.choosemilwaukee.com) and on RCEDC's website under "Available Properties"
2. Marketing through RCEDC's DRIVE! program including marketing sites at multiple trade shows

#### **B. 2010 Goals**

1. Prepare and execute the activities in a comprehensive marketing plan for key brownfield sites
2. Utilize Synchronist (business retention and expansion software system)
  - i. Partially funded by Racine Community Foundation
  - ii. Contact companies to generate a database with existing company profiles to support growth within existing industries and to identify those companies that want to grow and create jobs within the City, potentially at brownfield sites

### **IV. Brownfield Redevelopment Coordination**

#### **A. 2009 Major Projects**

1. South Side Industrial Park (SSIP)
  - i. Treasurer's Media announcement to construct an 80,000 sq ft building; retaining 14 jobs and creating 14 more jobs in the next 14 years
  - ii. Environmental monitoring on the Northern portion of the site closed
2. Walker Manufacturing Site
  - i. State Legislature extended the life of TID #2 another 10 years to June 2020

#### **B. 2010 Key Brownfield Redevelopment Areas**

1. Actively seek developers, new grant opportunities, and focus on marketing
  - i. SSIP- Environmental monitoring on the Southern portion of the site
  - ii. Walker Manufacturing – Assist the City Team with land compilation options with the properties owned by Pugh
  - iii. Racine Steel Castings Site - City to acquire in early 2010
  - iv. UPEC (1500 N. Memorial Drive) – Monitoring for owners compliance with building codes
  - v. Racine Street Industrial Area (South of SSIP) - Compile information regarding land assembly options
  - vi. Horlick Redevelopment Area - Compile information regarding land assembly options
2. Compile a list of water credits available on City owned properties for marketing purposes

If you have questions please feel free to contact me at 262.898.7422 or Gordy Kacala, RCEDC Executive Director, at 262.898.7412.