



# Community Development Authority of the City of Racine (CDA) AGENDA BRIEFING MEMORADUM

**AGENDA DATE:** June 2, 2022

**PREPARED BY:** Michael Lechner, Community Development Facilitator  
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**SUBJECT:** Consideration of Resolution 22-19 authorizing the application to the United States Environmental Protection Agency (U.S. EPA) for its Targeted Brownfields Assessments Program (TBA) for 1500 N. Memorial Drive.

**EXECUTIVE SUMMARY:**

The Targeted Brownfields Assessments Program (TBA) is a program that is offered by the U.S. EPA to assist states, municipalities, etc. minimize the uncertainties of contamination associated with brownfield sites. The environmental work on the site would be conducted by a U.S. EPA Contractor on behalf of the CDA. The services provided by the program include site assessments (which include sampling activities), cleanup *options* and cost estimates, and community outreach.

**BACKGROUND & ANALYSIS:**

1500 N. Memorial Drive (also referred to as the United Product & Engineering Corporation – UPEC, Site) is a Redevelopment Authority (RDA)/Community Development Authority (CDA) owned property that was received by the RDA (predecessor to the CDA) in 2019 for the purpose of blight abatement and redevelopment. The property is approximately 3.1 acres.

Since the early 1920's, the Site has been used for various industrial purposes including iron foundry operations and light industrial/medical fabrication. In 2015, the City of Racine was named the receiver of the property by the Racine County Circuit Court. In 2018 Racine County initiated in rem tax foreclosure and took possession of the property and in 2019, Racine County transferred the property to the City of Racine which in turn transferred the property to the RDA (now CDA). In Fall of 2021 the CDA razed the vacant and dilapidated structures – a total of five buildings – that sat on the Site.

The Site is known to be contaminated with both hazardous substances and petroleum, however, more assessment work is needed to determine the extent of the contamination, the contents of the underground storage tank, and possible cleanup options for the Site. The following assessment activities may be conducted on the Site using the TBA program include, but are not limited to:

- Phase II Environmental Site Assessment;
- Geotechnical Investigation to further determine the Site conditions, conditions of the soil, and potential construction recommendations for the Site; and
- Groundwater sampling.

The estimated timeframe for completion of assessment activities is 18 months.

**RECOMMENDED ACTION:**

Staff recommends that the Acting Executive Director, or his designee(s) be authorized to act on behalf of the CDA to apply for the U.S. EPA TBA program and to sign all documents and take necessary action to undertake, direct, and complete approved grant activities.

**BUDGETARY IMPACT:**

The costs of the assessments may range from \$50,000 – \$100,000. If the application is approved, the funding is provided by the U.S. EPA and there are no funds requested from the City or its CDA to conduct these assessment activities.