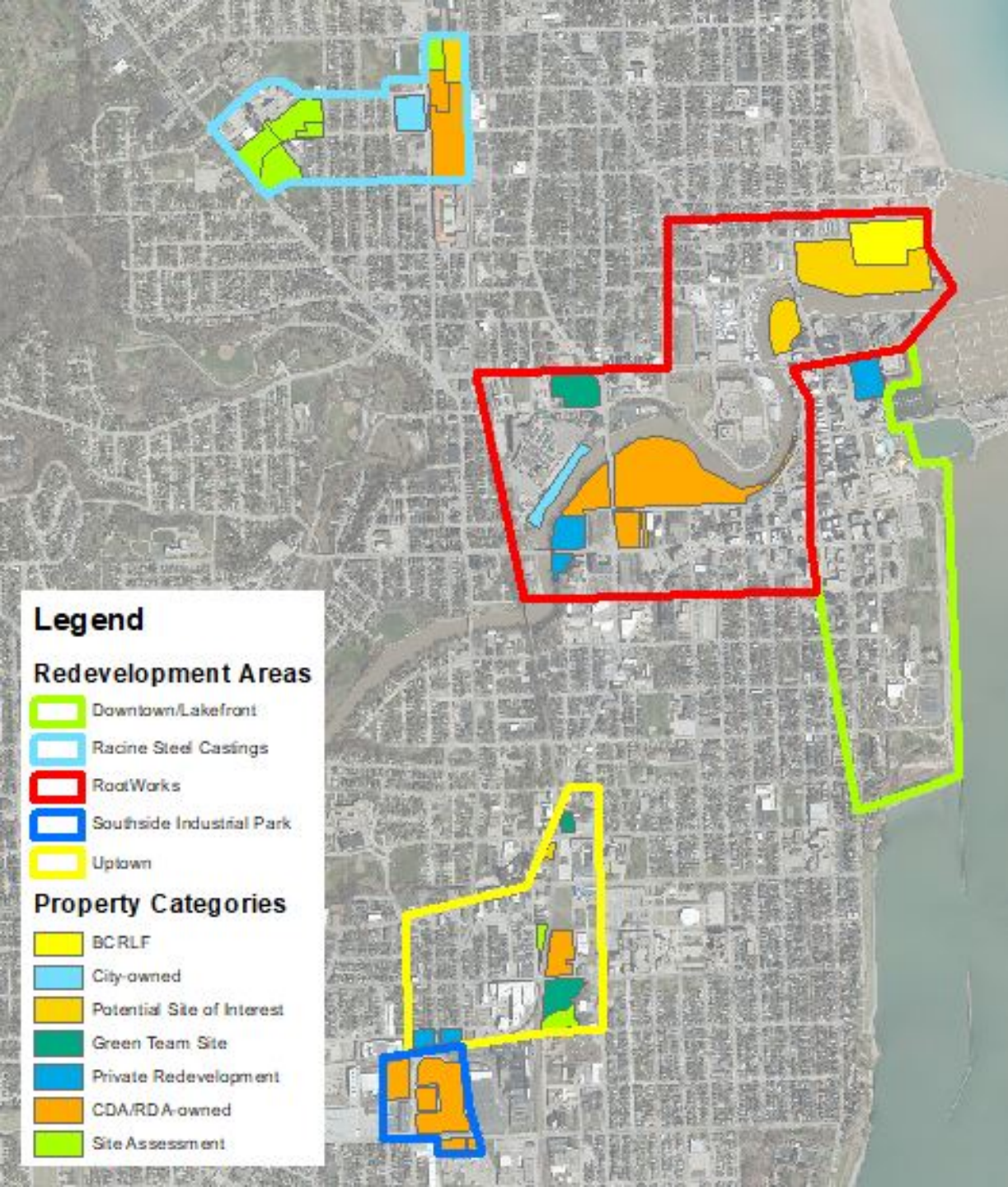


Community Development Authority of the City of Racine Meeting

December 3, 2020





Racine Brownfield Challenges: Priority Areas

- RootWorks
- Racine Steel Castings
- Downtown/Lakefront
- Southside Industrial Park
- Uptown

Agenda

- Priority Project Site Updates
- USEPA Brownfield Grant Funding and Status

Priority Project Updates





Water Street Redevelopment

Former Machinery Row
and Surrounding Properties

Water Street Redevelopment

Former Machinery Row and Surrounding Properties

- Redevelopment area includes:
 - CDA/City-owned Former Machinery Row properties (700, 800, 900, and 1010 Water Street)
 - CDA-owned properties (526 and 615 S. Marquette Street and 922 Sixth Street)
- Acreage: Approximately 33 acres in total
- Ownership: Community Development Authority of the City of Racine
- Historical Site Use: Industrial history, with former site operators including J.I. Case; Western Publishing; The Massey Harris Company; and The Chicago, Milwaukee, St. Paul & Pacific Railroad



Water Street Redevelopment

Former Machinery Row and Surrounding Properties

- Environmental Issues: Low level impacts to soil and groundwater
- Investigation/Cleanup Status:
 - 526 Marquette Street: ***Case closure request submitted to WDNR in December 2020***
 - Machinery Row Promenade (800 Water Street): RAOR/RAP approved by WDNR
 - Machinery Row (700, 900, and 1010 Water Street) and 615 Marquette Street: ***Pre-design soil and groundwater monitoring completed in June 2020; RAOR/RAP submitted to WDNR and EPA in November 2020***
 - Contractor bids due next week, and limited excavation of contaminated soil will be completed at the sites.
 - Following cleanup, request regulatory case closure for development-ready sites.
- USEPA Cleanup Grant funds (\$500,000) awarded for cleanup of Machinery Row and 615 Marquette Street sites.

An aerial photograph of a residential neighborhood. A blue rectangular outline highlights a specific property located in the center of the image. The property appears to be a large, open lot with some trees and a small building. Surrounding the property are various residential houses, some with swimming pools, and a baseball field is visible to the left. The text "Racine Steel Castings" is overlaid in the top right corner.

Racine Steel Castings

1425 N. Memorial
Drive

Racine Steel Castings

1425 N. Memorial Drive

- Acreage: 10.7 acres
- Current Zoning: General Industrial
- Ownership: City of Racine Redevelopment Authority
- Historical Site Use: Industrial use since late 1800s (foundry, historic filling, USTs, ASTs, etc.)
- ***Property had been split into North Lot and South Lot to address different environmental conditions.*** To obtain case closure, may need to formally divide the property.




Racine Steel Castings

1425 N. Memorial Drive

- Environmental Issues:
 - North Lot: (TSCA-level PCBs and high concentration of 1,2,4-trichlorobenzene in soil)
 - South Lot: PCB impacts to soil, low level VOC impacts to soil and groundwater (two localized areas of TSCA-level PCB soil impacts)
- Remedial Action Status: ***Soil remedial action for PCB-impacted soils completed in September 2020***, using \$200,000 USEPA Cleanup grant (\$40,000 match required from RDA) and some funding from EPA BCRLF loan.
- Additional cleanup required, such as natural attenuation groundwater monitoring and capping.





**Former
UPEC Site**
1500 N.
Memorial Drive

Former UPEC Site

1500 N. Memorial Drive

- Acreage: 3.1 acres
- Current Zoning: General Industrial
- Ownership: RDA/CDA
- Historical Site Use: Industrial use
- Investigation Status: Prior Phase I and II ESAs completed. Updated Phase I ESA completed by Ramboll prior to property transfer to RDA.
- Environmental Issues: Abandoned containers, possible USTs
- Intended Future Use: Light industrial
- Site eligibility determination required by USEPA and potential Phase II ESA and Site Investigation Activities to be conducted using USEPA Assessment Grant



Harborside Site

1129 Michigan Boulevard



Harborside Site

1129 Michigan Boulevard

- Acreage: 9.5 acres
- Current Zoning: Central Service
- Ownership: City of Racine
- Historical Site Use: Former Walker Manufacturing
- Investigation Status: Brownfield Team assisted in obtaining WDNR site closure, approved in August 2018
- Site is ready for redevelopment, with appropriate capping and mitigation measures to be implemented by developer



Former Horlick Complex Properties
2100, 2102, 2200 Northwestern Avenue
1450, 1500 Summit Avenue



Former Horlick Complex Properties

2100, 2102, 2200 Northwestern Avenue

1450, 1500 Summit Avenue

- Total Acreage: 13.3 acres
- All properties privately owned
- Historical Site Use: Industrial use by Horlick Malted Milk Company and later several small manufacturing businesses
- Intended Future Use: Historic preservation and conversion to multi-family housing, with a trades-focused job training center



Former Horlick Complex Properties

2100, 2102, 2200 Northwestern Avenue

1450, 1500 Summit Avenue

- Investigation Status:
 - Phase I ESAs completed by new owner
 - City has supported the developer in investigating the properties using its USEPA Assessment Grant funding:
 - Phase II ESAs completed for all properties
 - Hazardous Materials Assessments completed for two properties
 - Remedial Action Plans for two sites
- Developer is working on Phase 1 of construction; ***BCRLF loan for \$1.7 million to be awarded for environmental cleanup***
- Developer also looking at two additional properties, for which Phase I ESAs recently completed using City's Assessment Grant.



Former Ajax Property

1520 Clark Street



Former Ajax Property

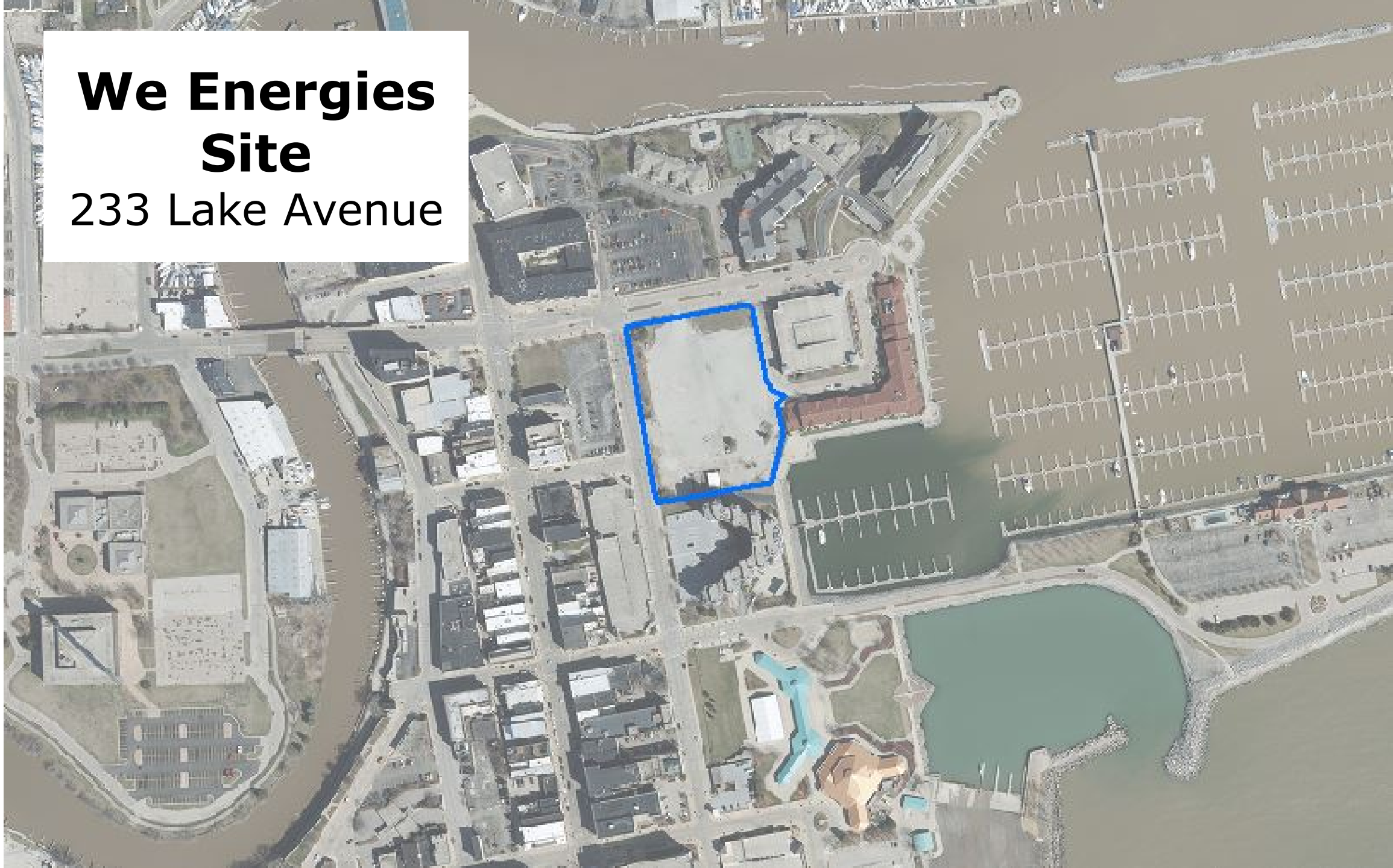
1520 Clark Street

- Acreage: 3.4 acres
- Ownership: Previously owned by RDA; transferred to private developer in December 2019
- Historical Site Use: Several manufacturing businesses
- Site redevelopment as multi-family housing is near completion
 - 87 market units in North Building
 - 54 LIHTC units in South Building



We Energies Site

233 Lake Avenue



Former We Energies Site

233 Lake Avenue

- Acreage: 3.5 acres
- Ownership: RDA/CDA
- Historical Site Use: Former MGP site
- Investigation Status: Site received closure for soil impacts, but groundwater impacts remain open with WDNR and are managed by We Energies

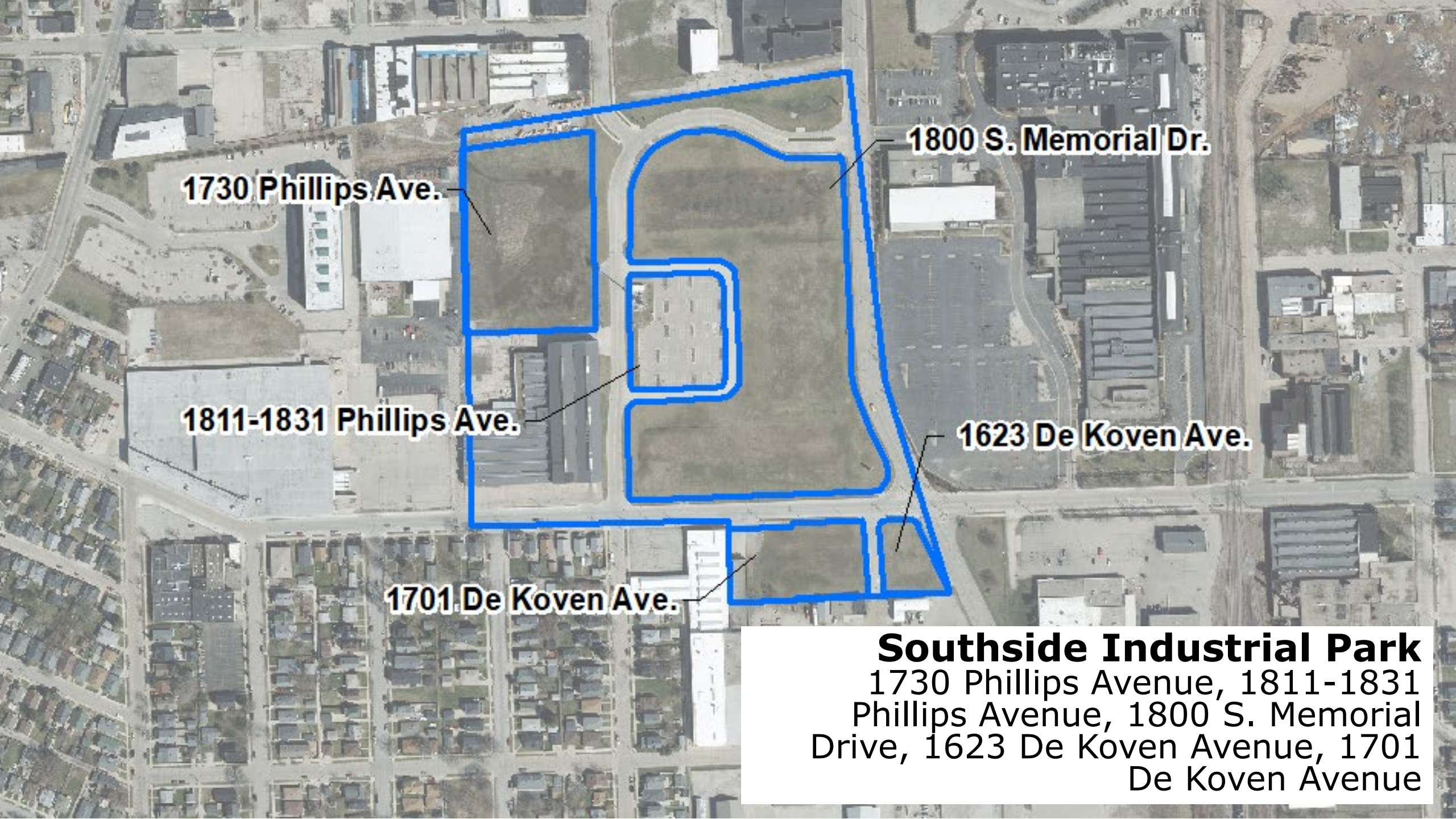


Former We Energies Site

233 Lake Avenue

- Site is ready for redevelopment. WDNR and We Energies approval required for modifying cap for future building construction/redevelopment
- Prospective developer has completed geotechnical assessments
- Potential phased mixed-use development, including hotel and apartments



An aerial photograph of an industrial area. A large, irregularly shaped plot of land is outlined in a thick blue line. This plot is situated between several streets. To the west (left) of the plot is Phillips Avenue, with labels for 1730 and 1811-1831. To the east (right) is S. Memorial Drive, with a label for 1800. To the south (bottom) is De Koven Avenue, with labels for 1623 and 1701. The plot itself contains a large, mostly empty lot, a smaller rectangular lot in the center, and some smaller areas at the corners. Surrounding the plot are various industrial buildings, parking lots, and other streets.

1730 Phillips Ave.

1800 S. Memorial Dr.

1811-1831 Phillips Ave.

1623 De Koven Ave.

1701 De Koven Ave.

Southside Industrial Park
1730 Phillips Avenue, 1811-1831
Phillips Avenue, 1800 S. Memorial
Drive, 1623 De Koven Avenue, 1701
De Koven Avenue

Southside Industrial Park

1730 Phillips Avenue, 1811-1831 Phillips Avenue, 1800 S. Memorial Drive, 1623 De Koven Avenue, 1701 De Koven Avenue

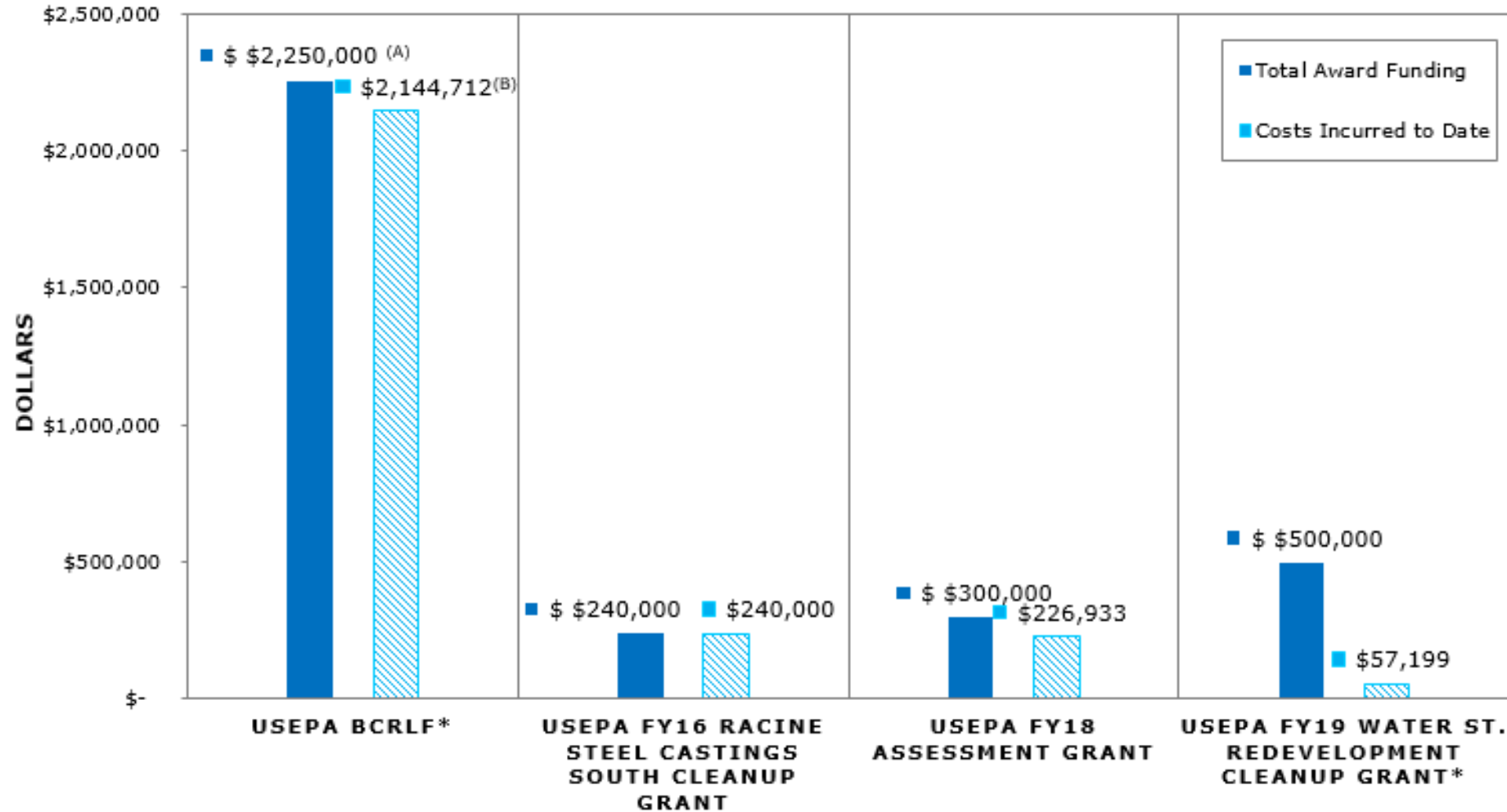
- Acreage: Approximately 15 acres total
- Zoning: General Industrial
- Ownership: RDA/CDA
- Investigation Status:
 - Site closure received for Phillips Avenue sites.
 - PAH impacted soil at 1701 De Koven Avenue



USEPA Brownfields Grants



USEPA Grant Funding and Costs Incurred to Date



NOTES:

All costs incurred to date were last updated on October 30, 2020.

(A) The funding for the USEPA BCRLF grant is based on the initial BCRLF award in FY2010 and supplemental funding awards in FY2015, FY2016, and FY2019.

(B) For the USEPA BCRLF, a total cost of \$344,7128 has been incurred, a loan of \$100,000 was provided for the Racine Steel Castings-South Lot site in December 2020, and an additional \$1,700,000 in funding is pending for the Horlick redevelopment, anticipated in December 2020.

USEPA Brownfields Cleanup Revolving Loan Fund (BCRLF)

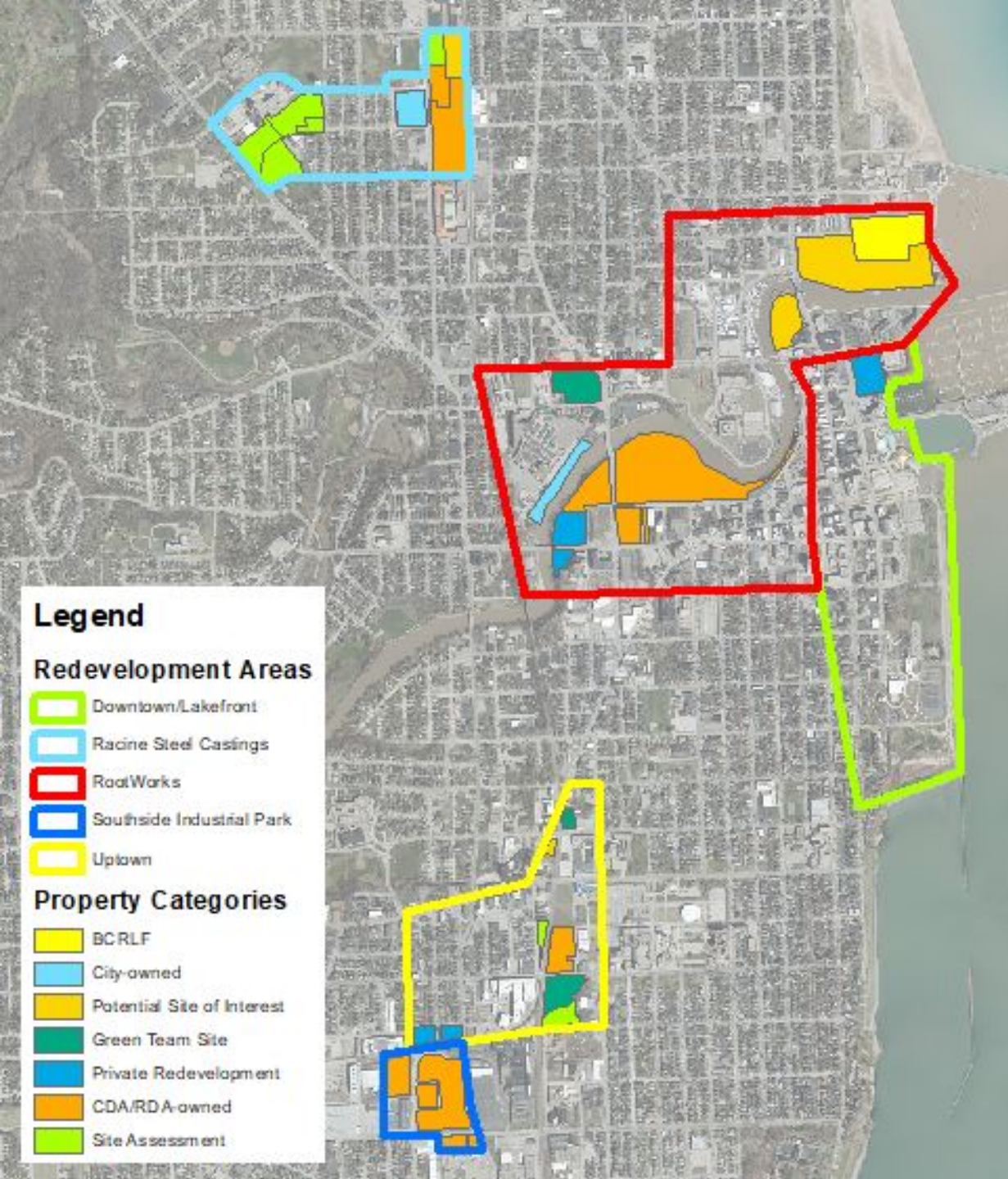


- Initial funding received in 2010, with supplemental funding awards in 2015, 2016, and 2019
- Total: \$2,250,000
- Eligible activities include cleaning up brownfields throughout the City
- Progress:
 - One loan and one subgrant previously completed
 - ***\$100,000 hazardous substances loan for Racine Steel Castings-South Lot closed on December 1, 2020***
 - ***\$1,700,000 hazardous substances loan anticipated for Horlick properties in December 2020***
 - ***Use of remaining petroleum funding to be determined***



USEPA FY18 Brownfield Assessment Grant

- Grant awarded to the City in April 2018
- Total: \$300,000 (\$200,000 Hazardous Substance sites and \$100,000 Petroleum sites)
- Grant pays for Phase I and II Environmental Site Assessments (ESAs), Site Investigation, and Remedial Planning
- Progress:
 - Work Plan, Cooperative Agreement, and Quality Assurance Project Plan (QAPP) approved
 - Five Phase I ESAs, Four Phase II ESAs, three Site Investigations, two Remedial Action Plans, and two Hazardous Materials Assessments
 - Total of \$226,933 expended to date
- CDA submitted application for FY21 Brownfield Assessment Grant in October 2020



Questions?

