



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Draft

Community Development Authority

Thursday, December 3, 2020

6:00 PM

Virtually

Call To Order

Chairman Martin called the meeting to order at 6:08 p.m.

Roll Call

PRESENT: 4 - Mason, Martin, Thomas and West

EXCUSED: 3 - Adamski, Pucci and Bukacek

Approval of Minutes for the November 5, 2020 Meeting.

A motion was made by Mason, seconded by Thomas, to approve the minutes of the November 5, 2020 Meeting. The motion PASSED by a Voice Vote.

[0818-20](#)

Subject: Public informational meeting regarding the Analysis of Brownfield Cleanup Alternatives (ABCA) reports for the properties at 700, 900, and 1010 Water Street and the property at 615 Marquette Street to review details of the evaluation of remedial options and public comment and views regarding the proposed scope of work.

Attachments: [ABCA Water Street Properties](#)
[ABCA 615 Marquette Street](#)
[ABCA Public Meeting Presentation](#)

Matt Sadowski, Planning Manager, explained that the first item on the agenda was a public hearing and comment session regarding the Analysis of Brownfield Cleanup Alternatives (ABCA) reports for the Water Street site and the 615 Marquette Street site to review remedial options for the sites. Sadowski introduced Donna Volk from Ramboll Environ who proceeded with the presentation for the item. Note: presentation slides are attached to this agenda item.

Volk explained that the buildings were demolished and the sites were cleared. Volk reviewed the cleanup grant received for the properties and stated the comment period for the ABCA will be open for a total of 30 days.

Volk described the ABCA and stated it is a summary of technical feasible and cost-effective cleanup options. She stated ABCAs were prepared for the Water Street Redevelopment sites and the 615 Marquette Street site as part of the use of the US Environmental Protection Agency cleanup grant funds. Volk showed the site location for the Water Street properties and explained its environmental conditions. The Water Street Redevelopment properties total 14.85 acres and has a long history of industrial

use. She stated there is low-level soil contamination across the site, with three areas of petroleum volatile organic compound (VOC) impacts. She stated the groundwater quality is also impacted by low levels of metals, VOCs, and polycyclic aromatic hydrocarbons (PAHs). Volk explained the main areas of concern on the site and the remedial options available – Alternative 1: No action; Alternative 2: Installation of vapor mitigation technologies, natural attenuation of groundwater, and installation of a site wide direct contact site cap in support of proved redevelopment; Alternative 3: limited soil excavation/off-site disposal of VOC-impacted soil with natural attenuation of groundwater and installation of direct contact site cap in limited areas in support of proposed redevelopment.

Volk explained that Alternative 1: No Action, is not an acceptable option as it does not meet regulatory requirements, does not address health risk, and hinders redevelopment at the site. She stated that a cost comparison was done between Alternative 2 and Alternative 3 and Alternative 3 was found to be the lower cost alternative and meets the needs of the site. Volk explained what can be used as capping at the site.

Volk explained the 615 Marquette Street site and its environmental conditions. She stated the site is 2.18 acres and has a long history of industrial use. She stated low-levels of petroleum and chlorinated VOCs, PAHs, and metals detected in the soils and groundwater quality is impacted by low levels of VOCs. Volk explained the main areas of concern on the site and the remedial options available – Alternative 1: No Action; Alternative 2: limited source area soil excavation/off-site disposal of Chlorinated VOC-impacted soil with natural attenuation of groundwater and installation of direct contact site cap; Alternative 3: In-Situ Chemical Oxidation via hydraulic injections for treatment of soil impacts with natural attenuation of groundwater and installation of direct contact site cap.

Volk explained that Alternative 1 is not acceptable and explained the components of Alternative 2 and Alternative 3. She stated Alternative 2 was the least expensive and explained its overall budget. Volk explained the combined budgets for the Alternatives at both sites – Alternative 3, as discussed in the Water Street ABCA, will be used for the Water Street site and Alternative 2, as discussed in the 615 Marquette ABCA, will be used at the 615 Marquette Street site. Volk stated that the public comment period ends on December 18th and questions can be directed to the Department of City Development at citydevelopment@cityofracine.org or at (262) 636-9151.

[0828-20](#)

Subject: Brownfields Update.

Attachments: [Brownfields Presentation 2020.12.03](#)

Sadowski introduced Abby Reichling from Ramboll who gave a presentation (attached to this item) regarding the properties that are considered priority areas for brownfield cleanup within the city: Rootworks, Racine Steel Castings, Downtown/Lakefront, Southside Industrial Park, and Uptown. Reichling updated the CDA regarding the projects in the area and their status – Water Street Redevelopment, which includes the former Machinery Row and surrounding properties; Racine Steel Castings; Former UPEC Site 1500 N. Memorial Drive; Harborside Site 1129 Michigan Boulevard; Former Horlick Complex Properties 2100, 2102, 2200 Northwestern Avenue, 1450, 1500 Summit Avenue; Former Ajax Property 1520 Clark Street; We Energies Site 233 Lake Avenue; and Southside Industrial Park. Reichling explained the USEPA grant funding and costs incurred to date.

Adjournment

There being no further business, the meeting adjourned.