



1. Applicant Identification

City of Racine  
730 Washington Avenue  
Racine, Wisconsin 53403

2. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

3. Location

- a) City of Racine b) Racine County c) Wisconsin

4. Target Area and Priority Site Information

Target Area: Lincoln-King Neighborhood–Census Tracts 55101001202, 55101001302, 55101000400, and 55101000500

Priority Site 1: Garfield Street Properties, 932, 936, 942, and 946 Garfield Street, Racine, WI 53404

Priority Site 2: Frederick Street Property, 1112 Frederick Street, Racine, WI 53404

5. Contacts

a. Program Director

Jeffrey Hintz, Assistant Director of City Development  
(262) 636-9151  
Jeff.Hintz@cityofracine.org  
730 Washington Avenue  
Racine, WI 53403

b. Chief Executive/Highest Ranking Elected Official

Mayor Cory Mason  
(262) 636-9111  
Cory.Mason@cityofracine.org  
730 Washington Avenue  
Racine, WI 53403

6. Population

City of Racine, WI: 77,705 (US Census: 2017–2021 American Community Survey)



7. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area.	8
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA

8. Letter from the State or Tribal Environmental Authority

See attached.

9. Releasing Copies of Applications

The City of Racine claims that the personal email addresses and phone numbers listed under the table in Section 2.b.i and 2.b.ii of the Narrative, as confidential.

**State of Wisconsin**  
**DEPARTMENT OF NATURAL RESOURCES**  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

**Tony Evers, Governor**  
**Adam N. Payne, Secretary**  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



November 8, 2023

Michelle Cook  
Associate Planner  
City of Racine  
Department of City Development  
730 Washington Avenue  
Racine, Wisconsin 53403  
*Via Email Mail Only to Michelle.Cook@cityofracine.com*

**Subject: State Acknowledgement Letter for City of Racine**  
FY24 EPA Community Wide Assessment Grant

Dear Michelle Cook,

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the city of Racine (the City) for the U.S. Environmental Protection Agency (EPA) brownfield grant identified above.

The DNR is fully committed to a collaborative partnership with the City and is able to support your brownfield assessment and remediation efforts in many ways, including:

- The DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with individuals in your community to answer questions and discuss local plans, options and best practices.
- The DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining U.S. EPA funding for this grant application is consistent with community needs, is vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

*Christine Sieger*

Christine Sieger, Director  
Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources

cc:  
Margarette Brunette, DNR SER – [margaret.brunette@wisconsin.gov](mailto:margaret.brunette@wisconsin.gov)  
David Hanson, DNR SER – [david.hanson@wisconsin.gov](mailto:david.hanson@wisconsin.gov)



**City of Racine, WI**

**FY24 Brownfield Assessment Grant  
Narrative**

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

**a. Target Area and Brownfields** i. Overview of Brownfield Challenges and Description of Target Area: The City of Racine (City) was incorporated in 1848 in the southwest corner of Wisconsin.<sup>1</sup> The City is between Milwaukee, Wisconsin, and Chicago, Illinois, and due to the city's strategic location, it prospered and grew strong into the early- to mid-20<sup>th</sup> century. Many industrial businesses settled in Racine in the early 1900s because of the railroad pathway between the two metropolitan areas. Since the mid-1900s, industrial businesses have shuttered and continue to leave Racine. As the labor force has dwindled, the industrial areas have created a vacuum in which residents are unable to maintain a quality of life. The absence of industry has decreased jobs and increased unemployment. As a result, some neighborhoods within the City have become blighted, and the existence of vacant industrial buildings causes disinterest in private investment. The lack of private investment and several abandoned industrial buildings leave the local residents at risk for exposure to potential contaminants associated with former industrial practices. The City recognizes that rebuilding a strong and prosperous community starts with a strong desire to plan, assess, and redevelop the area plus a never-quit-attitude level of commitment. Over the last 13 years, the City has pushed to revive several different community areas and redevelop old and abandoned industrial areas into strong communities. The City continues to seek resources to build a strong community in the heart of Racine.

The **geographic boundary is the city limits**, with a **target-area focus of the Lincoln-King Neighborhood (LKN)** located adjacent to downtown. The target area consists of the following **census tracts (CTs): 55101001202, 55101001302, 55101000400, and 55101000500**. Three of the four CTs (55101001302, 55101000400, and 55101000500) are **Justice40 Disadvantaged Communities**. This neighborhood has been affected by the lack of investment, unemployment, poverty, and inadequate housing for generations. Junk/scrapyards and abandoned industrial properties are surrounded by residential homes. This area is a Justice40 Disadvantaged Community suffering from environmental burdens and health vulnerabilities such as the lack of health insurance and high rates of asthma. The City recognizes that the target-area properties need an environmental assessment to move forward with redevelopment concepts found in the City's 2023 Lincoln-King Redevelopment Plan. The goal of the City's plan is to create safe, healthy housing in the neighborhood and promote homeownership. This grant will be used to assess properties within the target area, which will aid in obtaining the City's goal of ridding the neighborhood of old industrial buildings and redeveloping the sites into affordable housing for sensitive populations.

ii. Description of the Priority Brownfield Site(s): The target area consists of 60% industrial properties with residential sprinkled throughout. Based on the Wisconsin Department of Natural Resources (WDNR) Bureau of Redevelopment and Remediation Tracking Site (BRRTS), LKN currently has over 20 closed environmental cases, over 10 open environmental cases, and 5 cases that were closed based on limited contamination. The City is investing resources within LKN and has identified two priority sites that were selected based on proximity to residential homes and potential for positive impact on residents.

The first priority site is the **Garfield Street Properties** (0.42 acres), comprised of four parcels owned by a single entity. Constructed in the early 1900s, the four-story brick building operated as a shoe manufacturing facility until the mid-1900s. The site is zoned industrial and was an appealing location for manufacturing due to its location to the railroad, which is adjacent to the site on the west. For the last several decades, the site has remained vacant with boarded-up windows,

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<sup>1</sup> City of Racine ([cityofracine.org/history](http://cityofracine.org/history))

dilapidated buildings, and vacant lots adjacent to several residential homes to the east and south. The vacant lots to the south of the building consist of a mix of vegetated grass and gravel surface cover and act as a staging lot for the site owner. The staged equipment includes pallets, large roll-off garbage bins, and roofing machinery. According to the WDNR's BRRTS website, there are four closed environmental cases associated with a dry cleaner site and a former towing facility located to the southwest across the railroad property. Based on the site's historical use, underground and aboveground storage tanks (UST/AST) for petroleum products and for storing waste oils were present. Contaminants of concern due to historical use include volatile organic compounds (VOCs) such as benzene, ethylbenzene, tetrachloroethene, trichloroethene, petroleum, asbestos, and lead.

The second priority site is the **Frederick Street Property** (1 acre). Developed in 1930, the site operated under various owners as a scrapyard/junk yard until the 1990s. The site is zoned industrial with a railroad adjacent to the west of the site. In 2003, most of the site's scrapyard operations and piles associated with those operations were removed. Between 2010 to 2016, the site operated as a storage lot for vehicles and trucks. From 2017 through today, the site continues to operate as a junkyard consisting of sheets of metal, pallets of building materials, and several roll-off garbage bins. The site consists of a mix of vegetated grass and gravel surface driveways and is enclosed by a chain link fence with screening panels to limit the public view of the site. Residential homes surround the property. The site has known contamination associated with closed environmental cases according to WDNR's BRRTS. In 1998, a diesel UST, located in the southeast portion of the site, was removed, and petroleum hydrocarbons were observed within the shallow soil and groundwater. After several years of no investigation or remediation, the WDNR issued a letter insisting investigation begin in 2012. Soil borings and monitoring wells were installed in 2012 and 2013. The site was closed through No Action Required (NAR) on October 29, 2019, and the wells were abandoned. Although the site has been investigated for a UST release, the historical uses of the site such as a junkyard/scrapyard have not been assessed or investigated. Based on the site history, contaminants of concern include VOCs, metals, and polychlorinated biphenyls (PCBs).

**The City is interested in redeveloping the sites into affordable residential housing.**

iii. Identifying Additional Sites: For this grant project, the City is continuing to assess properties in LKN, which is in desperate need of revitalization. The City plans to work with project partners to identify as many target-area sites as possible. These properties will be scouted using the City's ArcGIS web mapping system to identify abandoned and underused properties and the City assessor's website. The criteria used to determine which sites are added to the inventory will be based on community need, project partner and residential input, and US Census data to ensure underserved communities are benefiting from the project. Currently, the City estimates close to 20 abandoned industrial businesses are in the target area. Once these sites and others within the target area have been assessed, the City will expand and assess properties throughout its geographic boundary. According to the Climate Economic Justice Screening Tool (CEJST), additional communities located immediately northeast and southeast (CTs 55101000500 and 55101000400) are Justice40 Disadvantaged Tracts and are mixed-use residential and industrial. The City will prioritize these communities and identify similar sites using socioeconomic indicators from the CEJST.

b. **Revitalization of the Target Area** i. Reuse Strategy and Alignment with Revitalization Plans: The City has begun to address stressed areas within LKN target areas by focusing on brownfield sites. The **2023 Lincoln-King Redevelopment Plan** will address community need and execute the community's vision for safe and healthy housing. The Plan entails purchasing and

renovating properties that owners have failed to pay taxes on and have been foreclosed or are eligible for foreclosure by the county. The target-area brownfield sites have structures that are no longer in use. Once the City has targeted the two priority sites, **the Garfield Properties and the Frederick Property** are proposed to be redeveloped into **affordable housing, which is the ultimate goal of the 2023 Lincoln-King Redevelopment Plan**. The Plan is to redevelop the sites into housing that will be sold at affordable prices to qualifying residents with prioritization for essential workers, low- to moderate-income individuals, and individuals directly impacted by COVID-19. The City's vision is to build a stronger community through investment in housing and neighborhoods through revitalization. The overall goal will provide needed housing types including but not limited to the following: townhomes, row homes, and other dwelling types not readily present within the area. As such, property values will increase, housing insecurities will decrease, and the aesthetics of the priority sites and the overall neighborhood will be enhanced.

ii. Outcomes and Benefits of Reuse Strategy: LKN contains several vacant industrial properties littered among homes burdened with poverty and substandard affordable housing. Encouraging the redevelopment of the **Garfield Street Properties and the Frederick Street Property** into **affordable housing** will have both economic and noneconomic benefits for the target area. The **noneconomic benefits** of this new residential use would create **8 to 10 units of housing**, remove blighted structures of an old industrial building and a former junk yard, create **green space**, and reduce exposure to environmental threats. **Economic benefits** include increased tax revenues and creation of construction jobs (approximately 20–24 full-time over 15–20 months).

The City will stress priority-site and target-area redevelopment to include energy-efficient sources and renewable energy including solar, wind, or renewable natural gas, as possible. For all affordable housing redevelopment, energy-efficient windows, appliances, and materials will be used. The redevelopment of the priority sites will also turn gravel surface lots and old industrial buildings into green space, coinciding with the City of Racine's Comprehensive Plan. The City is committed to sustainability due to climate change as a coastal community. Redevelopment of the priority sites and engaging in green infrastructure, long-term planning, and educational outreach will aid in promoting sustainability. Redevelopment of both properties will help as the neighborhood shifts from an old, vacant, industrial area into an aesthetically pleasing neighborhood.

c. **Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: The City is making every effort to secure additional funding to help reach its brownfields goals. The main goal behind the 2023 Lincoln-King Redevelopment Plan is to put as much funding as possible into the target area. As an underserved community, the City has made excellent use of brownfield funding to secure additional funds for redevelopment. Within the state of Wisconsin, the City has access to state grants, including the Ready for Reuse Program for petroleum sites and hazardous substances sites. Additionally, the City is an entitlement community, and the Community Development Block Grant Program (CDBG) can assist with demolition, abatements, and City infrastructure projects. Once the City has assessed properties within the target area, the City will apply for US EPA Brownfield Cleanup and Revolving Loan Fund (RLF) grants and apply for State RLF grant funds, if needed.

ii. Use of Existing Infrastructure: The City has performed an upgrade to the State Street Corridor that runs east/west in the southern portion of the LKN target area. The City intends to use existing infrastructure (roads, power, water, sewer) throughout the target area and priority sites as it is sufficient for redevelopment. In the event additional upgrades are needed, the City will seek additional funding through state and federal resources.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need** i. The Community’s Need for Funding: Target-area neighborhoods became distressed as industries left the inner part of the city, creating vacant industrial sites and decades of joblessness. With limited funding available as a result of its reduced tax base, the City seeks additional resources to rebuild one of its central areas that needs revitalization. The **population of the target area is 19,627**.<sup>2</sup> Residents suffer from low income as shown by the target area’s average **per capita income of \$18,848** (US \$37,638) and **median household income \$41,638** (US \$69,021).<sup>2</sup> According to CEJST, the target area is within the **95<sup>th</sup> percentile for low-income**. The percentage of **families below the poverty level is 22%** (US 9%).<sup>2</sup> The target area **unemployment rate is 11%**, significantly higher than the state average of 2%.<sup>2</sup> The target area also consists of a young population with the **median age of 30 years old** (US 38) and **33% of the population under 18 years of age** (US 23%).<sup>2</sup>

Since the target area is full of vacant buildings and several sites that have been foreclosed or are in the process of foreclosure, funding is limited and generally granted to basic services such as police, fire, city staff, and sanitation. The City needs financial assistance to assess the target-area brownfields. Without additional funding sources for assessment, the area will continue to remain vacant for years as private parties would not want to invest in a blighted area. EPA Brownfield Assessment Program grants will pave the way for the neighborhood to reach the community goal of becoming a self-sustaining neighborhood.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations:

Within the target area, the **sensitive populations include minorities, the impoverished, and the youth**, with a large percentage of residents using government assistance programs. The target area is in the **90<sup>th</sup> percentile for low income, less than a high school education, and people of color; 92<sup>nd</sup> percentile for unemployment; and 87<sup>th</sup> percentile for limited English-speaking households**.<sup>3</sup>

	Target Area	US <sup>2</sup>
Youth under the age of 18	33%	23%
Black	33%	13%
Hispanic/Latino	32%	18%
Food Stamps/SNAP	35%	11%
All families living in poverty	22%	9%
Families income below poverty level (under 18 years old)	40%	17%

The most critical welfare issue that will be addressed with this grant funding is the **need for affordable housing**. LKN contains 7,210 households, with 48% of these homes being owneroccupied.<sup>3</sup> The target area suffers from aging homes, with 92% of houses built before 1972 (US 52%), which is troubling considering the 1980s EPA lead and asbestos ban.<sup>2</sup> The target area’s average rent is \$897 (US \$1,163), with the average median value of a home at \$95,450 (US \$244,900).<sup>2</sup> Even with the low cost of rent, LKN average household income is \$44,860, meaning approximately 24% of the household income is being spent on rent.<sup>2</sup> CEJST shows the target area is in the **98<sup>th</sup> percentile for homes containing lead paint**. The removal of blighted and dilapidated structures compounded with subsequent redevelopment of brownfield sites within the target area into viable housing will not only address housing issues but will also create a safe and healthy living area that can promote generational and self-sustaining living for decades.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations are the most at risk when it comes to disease and health conditions that can stem from brownfield sites. Lead paint and asbestos exposure typically associated with aging structures poses

<sup>2</sup> US Census: 2017–2021 American Community Survey

<sup>3</sup> EJ Screen Report



increases risks to sensitive populations. The EJScreen Report shows the target area ranked in the **92<sup>nd</sup> percentile for air toxics cancer risks** in the US. Lead exposure can result in severe health and developmental consequences in infants and children, and asbestos exposure can result in forms of cancer and breathing problems such as asthma. The target area is in the 93<sup>rd</sup> percentile for diesel particulate matter, 81<sup>st</sup> percentile for air toxic respiratory, and the 91<sup>st</sup> percentile for traffic proximity within the state.<sup>4</sup> These indicators compound health issues associated with the priority brownfield sites and their potential contaminants. In addition, the likelihood of air, soil, and groundwater pathway contaminants such as VOCs, polycyclic aromatic hydrocarbons (PAHs), PCBs, and other hazardous substances is high since the target area is in the 90<sup>th</sup> percentile for Superfund proximity and hazardous waste proximity and the 92<sup>nd</sup> percentile for USTs in the state.<sup>4</sup> Assessing brownfield sites and cataloging the sites that can be redeveloped based on their environmental issues will make the target area safer and, therefore, allow an easier path to revitalization. These brownfield issues are causing a variety of health concerns for the neighborhood and the City.

The target area is in the **90<sup>th</sup> percentile in the US for asthma**.<sup>4</sup> In addition, 17% of the City's residents reportedly have asthma, 10% have diabetes, and 27% have high blood pressure.<sup>5</sup> Heart disease (434 deaths per year) and **cancer (407 deaths per year)** are two of the three leading causes of death in the city.<sup>4</sup> Lastly, infant mortality in 2020 was 10.3 per 1,000 births, which is much higher than the national average of 6.0 per 1,000 births per year.<sup>5</sup> Assessment Grant funding from the EPA will directly assist in minimizing these health conditions long term as abandoned industrial properties are redeveloped into affordable housing. Specifically, assessment of the **Garfield Street Properties** and the **Frederick Street Property** would aid in the eventual redevelopment of the sites and remove potential risks such as VOCs, metals, lead, and asbestos, which are associated with the priority sites' history.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: The target area community is made up of three **Justice40 Disadvantaged Census Tracts** suffering from environmental justice issues. Several target-area sites, including the vacant **Garfield and Frederick priority sites**, generate a ripple effect of negative consequences that include decreased taxable revenue, decreasing property values, and reduced ability to market properties for redevelopment. **EJ issues such as low income, high unemployment, substandard housing, and distressed neighborhoods affect the undeserved residents** of the target area. CEJST indicators show the target area is in the 85<sup>th</sup> percentile for people of color population and low income indicators in the US and is in the 90<sup>th</sup> percentile for unemployment indicators in the US.<sup>4</sup> The EJ Screen Report shows the unemployment rate in the target area is 11%, which is much higher than the national average of 6%, and the low income rate of 55% is significantly higher than the national average of 31%.

As target-area businesses have closed and more business has either left the city or moved several miles west near the interstate corridor, target-area sensitive populations have continued to suffer for decades based on disinvestment in the community. These properties hold back the community from prospering due to the negative environmental and economic impacts. According to the EPA's EJ Screen Tool, these environmental justice issues include lead paint (98<sup>th</sup> percentile in the US), diesel particulate matter (92<sup>nd</sup> percentile in the US), toxic releases to the air (96<sup>th</sup> percentile in the US), and USTs (97<sup>th</sup> percentile in the US). By assessing the **Garfield and Frederick Properties**, the sites can be redeveloped into affordable housing that will directly improve housing quality and

<sup>4</sup> EJ Screen Report

<sup>5</sup> City of Racine (cityofracine.org) 2017–2020 Health Statistics

safety, improve indoor air quality, allow availability of affordable green housing, and reduce abandoned or vacant businesses/homes. Additionally, by using the assessment funds to assess as many sites within the target area as possible, the chances of revitalization of the community increases substantially.

(b) Advancing Environmental Justice: The first step to advancing environmental justice within the target area is assessing brownfield properties that the City can potentially acquire and redevelop into affordable housing. Negative environmental consequences and threats will be significantly reduced and, in some cases, eliminated upon the identification, assessment, and remediation made possible by the EPA Brownfield Grant Program by removing the unknowns and bringing new life and business opportunities to the area. The proposed redevelopment of the Garfield Street Properties would revitalize an old, vacant building likely containing asbestos and lead paint and would address those EJ issues. The assessment and possible redevelopment of the Frederick Street Property would aid in identifying contaminants within the soil and groundwater that were formerly associated with scrapyards/junkyard operations for approximately 70 years. By identifying these issues and removing them, the neighborhood becomes safer and therefore more likely to thrive. Although none of the planned redevelopment discussed in this grant application will displace businesses or residents, the City will employ redevelopment strategies designed to prevent and minimize any displacement caused by redevelopment.

**b. Community Engagement** i. Project Involvement & ii. Project Roles: The following have been identified by the City as project partners who will assist in site selection and prioritization, cleanup, and future redevelopment of brownfield sites for this assessment project.

Name of Organization	Point of Contact	Specific involvement in the project or assistance provided
The Spanish Center of Racine (SCR)	Samantha Altamirano Saltamirano@blinkemployment.com (262)-583-0151	The Spanish Center was built on the idea of creating a space where community members can receive services that enhance the quality of life for individuals and their families. The SCR will aid in <b>outreach</b> for the FY24 grant and assist in <b>translation</b> as necessary.
Great Lakes Community Conservation Corp. (GLCCC)	Chris Litzau investinyouth@wi.rr.com (262)-880-4811	GLCCC leverages resources among Great Lakes communities to train and educate disadvantaged populations to close the skills gap. The GLCCC will aid in <b>outreach</b> for this grant.
Douglas Avenue Business Improvement District (BID)	David Namowicz dnamowicz@wrnind.com	The purpose of the BID is to preserve and improve economic conditions along Douglas Avenue. The BID will assist in <b>site selection and prioritization</b> because they are experts in business improvement in the target area. In addition, the BID will assist in future reuse planning.

iii. Incorporating Community Input: The City understands informing and gathering public input is essential to furthering redevelopment initiatives within a community. In October-November 2023, the City announced in fliers and its social media outlets its intent to apply for another Brownfield Assessment Grant to grow its already successful Brownfield Program. A new Community Involvement Plan (CIP) will be created during the FY24 Assessment Grant Project to explain planned community engagement activities, project schedule, project background, and key players and will be made available for review at the City's Development Department office. The planned community meetings and engagement activities will be held within a meeting room at City Hall and other locations central to the target area. During these planned community

meetings and events, the City will record thorough meeting minutes, all target- area residents’ input and suggestions given on the Brownfield Assessment Project and will evaluate the information during quarterly project team meetings. The City will respond to all comments on its social media account after the quarterly meeting, and if additional follow up is needed, the City will contact the individuals to discuss their comments further. If residents provide additional sites for assessment, the City will add them to the inventory and will prioritize the sites based on need and the Brownfield Program goals.

The City will hold several brownfield community meetings for local community leaders, project partners, developers, and citizens. The sessions will define brownfields and discuss the City’s success with its past Brownfield Program efforts, potential sites identified within the target area, and how target-area residents and project partners can be involved in the process. In addition, the City will discuss how the EPA Brownfields Program will be used as a tool for completing its ultimate goal within its 2023 Lincoln-King Redevelopment Plan.

The City realizes using multiple forms of media to communicate information about the Brownfield Program will ensure a wide reach throughout the community. City staff will reach citizens via social media such as Facebook and Instagram. In addition, the City’s project partners will be critical for outreach and engagement as they have strong ties to the Spanish-speaking community, the youth, and local business ties in the target area. Lastly, City staff will provide project information during regularly scheduled City meetings and community educational meetings. The City will provide a translator as needed at community education events.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Description of Tasks/Activities and Outputs:** The City is requesting a US EPA Brownfields Assessment Grant in the amount of \$500,000 for community-wide assessment.

<b>Task 1: Outreach</b>	
i	<i>Project Implementation:</i> The City’s Brownfield Program Manager will develop a Community Involvement Plan (CIP), outreach materials, Brownfield Project website, and social media posts with the assistance of the environmental contractor (EC). City staff will lead the community meetings to keep the public informed about project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts) and office supplies.
ii	<i>Anticipated Project Schedule:</i> CIP created within three months of award (upon completion, a more concrete schedule will follow). Community meetings held 1 <sup>st</sup> and 3 <sup>rd</sup> quarter in Years 1–3, with one meeting in Year 4. Website and outreach materials created in the 1 <sup>st</sup> quarter and posted monthly throughout the grant.
iii	<i>Task/Activity Lead:</i> City of Racine: Michelle Cook, Associate Planner, Brownfield Program Manager
iv	<i>Outputs:</i> Update CIP, Brownfield Website, 7 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.
<b>Task 2: Site Inventory</b>	
i	<i>Project Implementation:</i> The City’s Brownfield Program Manager will collaborate with target-area residents during community meetings to create a thorough site inventory for assessment. Abandoned and underused properties identified by target-area residents will be researched further by City staff using the property appraiser’s website and the City’s MAPS in an online ArcGIS mapping tool. Once a list is compiled, the EC will work with City staff to create an evaluation ranking tool to determine, with the help of residents, the order in which the sites will be addressed.
ii	<i>Anticipated Project Schedule:</i> Community meeting held in the 1 <sup>st</sup> quarter will continue the preliminary inventory process that began with this application. Evaluation ranking process begins the 2 <sup>nd</sup> quarter and continues throughout the grant project.
iii	<i>Task/Activity Lead:</i> City of Racine: Michelle Cook, Associate Planner, Brownfield Program Manager
iv	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List

<b>Task 3: Assessment</b>	
i	<i>Project Implementation:</i> The EC will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs that will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii	<i>Anticipated Project Schedule:</i> Assessment activities begin in the 2 <sup>nd</sup> quarter and continue throughout the grant.
iii	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Jeffrey Hintz, Assistant Director of City Development, Brownfield Program Director.
iv	<i>Outputs:</i> 22 Phase I ESAs, 1 Generic QAPP, 9 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
<b>Task 4: Remediation/Reuse Planning</b>	
i	<i>Project Implementation:</i> For projects identified for cleanup, the EC will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist the City in hosting charrettes/visioning sessions to be held for key properties. A planner will create a site reuse assessment, a site reuse vision, and a Brownfield Revitalization Plan.
ii	<i>Anticipated Project Schedule:</i> Plans and Charrettes will begin in the 6 <sup>th</sup> quarter and will continue throughout the grant project. Brownfield Revitalization Plan to begin in 3 <sup>rd</sup> quarter.
iii	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Jeffrey Hintz, Assistant Director of City Development, Brownfield Program Director.
iv	<i>Outputs:</i> 5 ABCAs, 2 Vision Sessions/Charrettes, 2 Site Reuse Assessment and 1 Brownfield Revitalization Plan.
<b>Task 5: Programmatic Support</b>	
i	<i>Project Implementation:</i> The City will procure an EC to assist with the Brownfield Grant Project. The City's Brownfield Program Manager oversees grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The consultant will assist the City in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the four-year term of the grant. The City staff travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops.
ii	<i>Anticipated Project Schedule:</i> ACRES Reporting begins in the 1 <sup>st</sup> quarter, and Quarterly Reporting begins in the 2 <sup>nd</sup> quarter and continues throughout the grant project. Annual Reporting and Forms created in the 5 <sup>th</sup> , 9 <sup>th</sup> , and 13 <sup>th</sup> quarters and during final closeout.
iii	<i>Task/Activity Lead:</i> City of Racine: Joy Hansche, Accountant, Brownfield Finance Manager
iv	<i>Outputs:</i> ACRES Database Reporting, 4 Annual Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant period. Two staff to attend two conferences.

**b. Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks*. The budget for this project includes travel, supplies, and contractual costs only. **Fifty-five percent (55%) of the budget will be spent on site-specific work through the Assessment Tasks, and 34% of the budget will be spent on approved planning activities.** **Task 1 Outreach:** Contractual: Community Involvement Plan \$3,000 (25hrs x \$120), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$2,000 (20hrs x \$100), and 7 Community Education Meetings \$7,000 (\$1,000/meeting). Supplies: Outreach Supplies \$1,000 (printed brochures \$500 [500 x \$1.00]; printed display boards \$200 [2 x \$100]; notebooks, paper, pens, other miscellaneous office supplies \$300). **Task 2 Site Inventory:** Contractual: Potential

Brownfield Site Inventory and Evaluation Ranking Tool Creation \$10,000 (80hrs x \$125). **Task 3 Assessment: Contractual:** 22 Phase I ESAs (including lead and asbestos surveys) \$4,000 each for a total of \$88,000; 1 Generic QAPP at \$5,500; 9 Phase II ESAs including SS-QAPP at \$20,000 each for a total of \$180,000. **Task 4 Remediation/Reuse Planning: Contractual:** 5 ABCAs \$5,500 each for a total of \$27,500; 2 Vision Charrettes \$7,000 (\$3,500/meeting); 2 Site Reuse Assessment at \$30,000 (Principal Planner: 74hrs x \$215; Environmental Planner 53hrs x \$130; Senior Planner 60hrs x \$120); 1 Brownfield Revitalization Plan at \$75,000 (Principal Planner: 200hrs x \$215; Environmental Planner 104hrs x \$130; Senior Planner 154hrs x \$120). **Task 5 Programmatic Support: Contractual:** ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the four-year grant period \$24,000 (240hrs x \$100). **Travel:** Two staff to attend two conferences \$10,000 (flights at \$1,000, 3 nights in hotel at \$300/night, incidentals and per diem at \$200 [3 days] x 2 attendees x 2 events).

Category	Tasks					Totals
	<i>Outreach</i>	<i>Site Inventory</i>	<i>Assessment</i>	<i>Remediation/Reuse Planning</i>	<i>Programmatic Support</i>	
Travel					\$10,000	\$10,000
Supplies	\$1,000					\$1,000
Contractual	\$12,000	\$10,000	\$273,500	\$169,500	\$24,000	\$489,000
<b>Total Budget</b>	<b>\$13,000</b>	<b>\$10,000</b>	<b>\$273,500</b>	<b>\$169,500</b>	<b>\$34,000</b>	<b>\$500,000</b>

**c. Plan to Measure and Evaluate Environmental Progress and Results:** To ensure this EPA Brownfield Project is on schedule, the City’s internal Brownfields Team, including the EC, will meet quarterly to track all **outputs identified in 3.a.** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the project schedule to ensure the grant project will be completed within the four-year period. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being completed in an efficient manner, the City has countermeasures in place to address this problem. The City will make monthly calls to their EPA Project Officer and, if needed, will create a Corrective Action Plan to help the project get back on schedule.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability** i. Organizational Capacity, ii. Organizational Structure, & iii

Description of Key Staff: The City’s government is made up of several departments that operate under the oversight of the Common Council and the Mayor’s Office. The City Development Department is tasked with undertaking economic development, redevelopment, and reinvestment initiatives and oversees Racine’s Brownfield Program. As an entitlement community, the City of Racine’s Development Department oversees the Department of Housing and Urban Development (HUD) funding through Community Development Block Grants (CDBG). The City’s Assistant Director of City Development and **Brownfield Program Director, Mr. Jeffrey Hintz**, will be responsible for the timely and successful expenditure of funds and completion of administrative and financial requirements of the project. Mr. Jeff Hintz has been with the City for a total of five years and has been involved in developing and planning the 2023 Lincoln-King Redevelopment

Plan. The City's Associate Planner and **Brownfield Program Manager, Ms. Michelle Cook**, will assist Mr. Hintz with the administration of the City's Brownfield Program. Ms. Cook is another team member who has been critical to the development of the Lincoln-King Redevelopment Plan. In her second year as an Associate Planner, Ms. Cook has worked on other EPA Brownfield Grants the City has received and has been with the City for a total of 15 years. They will be assisted by **Ms. Joy Hansche, the City's Accountant**, who will manage the use of the ASAP.gov drawdown system and financial aspects of the grant and serve as the **Brownfield Finance Manager** for the City Brownfield Program. Ms. Hansche has been with the City for 25 years as the City Accountant and is proficient in the City's accounting software and other services that the City has used to manage other EPA Brownfield Grants it has received. A qualified environmental contractor will be procured to assist with the technical and reporting portions of the project.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement processes, the City will procure a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Community-wide Assessment, in addition to any other contractors needed to complete the project. The City will ensure compliance with the EPA's "Professional Service" procurement process. The City will promote strong practices, local hiring, and will link members of the community to potential employment opportunities for all brownfield-related redevelopment via community outreach practices and project updates to project partners.

**b. Past Performance and Accomplishments** i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: The City has received two Assessment Grants since 2014, which includes FY14, in the amount of \$400,000, and FY18, in the amount of \$300,000. In addition, the City received a Revolving Loan Fund (RLF) from the EPA in FY10 for \$1,000,000 and has received supplemental funding from 2010 to 2021. In total, the City has been awarded \$2,750,000 for its RLF from the EPA. The FY14 grant was used to complete 14 Phase I ESAs, 13 Phase II ESAs, 10 Site Investigations, and 2 Remedial Action Observation Reports. The FY18 grant was used to completed 6 Phase I ESAs, 5 Phase II ESA, 1 Remedial Action Plan, and 2 Hazardous Material Assessments. These assessments were completed at 10 total sites. The 2010 RLF and supplemental funding received from the EPA has been used for reporting hazardous discharges and to conduct environmental cleanup for 2 sites located in the Lincoln-King Neighborhood. All outcomes/outputs have been recorded in the ACRES database.

(2) Compliance with Grant Requirements: For the 2014 Assessment Grant, 2018 Assessment Grant, and the 2010 RLF with supplemental funding, the City outlined its objectives, budget, tasks, and overall quality assurance plan. In addition, the City also prepared management plans that clearly identified the team, manager responsibilities, organization, and other procedures to ensure that all activities under the grant program were completed with care and excellence. Since receiving its first EPA Brownfield Grant in 2010, the City has maintained full compliance with grant reporting requirements. The City has an excellent track record of sending in quarterly reports by, or prior to, the deadlines set forth by the EPA. In addition, the grants administered by the City are audited annually. The current staff established as the Brownfield Team has played a role in each of the grants and loan funding described. The FY14 and FY18 Grants have been successfully closed and used all of their funding, according to the City. The supplemental funding awarded to the 2010 RLF is current, and \$2,109,950 of the \$2,750,000 has been allocated. The Brownfield Team, including Mr. Hintz, Ms. Cook, and Ms. Hansche, are proficient in managing EPA Brownfield Projects and budgeting and are very eager to continue revitalizing the Lincoln-King Neighborhood.



**City of Racine, WI**

**FY24 Brownfield Assessment Grant  
Threshold Criteria**



## Threshold Criteria

### 1. Applicant Eligibility

- a. The City of Racine, Wisconsin, is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a general-purpose unit of local government as defined under 2 CFR §200.64.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### 2. Community Involvement

The City understands informing and gathering public input is essential to furthering redevelopment initiatives within a community. In September 2023, the City attended the Racine Expo to explain City services including brownfields and their intention to apply for grants. In October-November 2023, the City announced its intent to apply for another Brownfield Assessment Grant. A Community Involvement Plan (CIP) will be created during the FY24 Assessment Grant Project to explain planned community engagement activities, project schedule, project background, and key players and will be made available for review at the City's Development Department office. The planned community meetings and engagement activities will be held within a meeting room at City Hall, which is central to the target area. During these planned community meetings and events, the City will record thorough meeting minutes, all target-area residents' input and suggestions given on the Brownfield Assessment Project, and will evaluate the information during quarterly project team meetings. The City will respond to all comments on its social media account after the quarterly meeting, and if additional follow up is needed, the City will contact the individuals to discuss their comments further. If residents provide additional sites for assessment, the City will add them to the inventory and will prioritize the sites based on need and the Brownfield Program goals.

The City will hold several brownfield community meetings for local community leaders, project partners, developers, and citizens. The sessions will define brownfields and discuss the City's success with its past Brownfield Program efforts, potential sites identified within the target area, and how target-area residents and project partners can be involved in the process. In addition, the City will discuss how the EPA Brownfields Program will be used as a tool for completing its ultimate goal within its 2023 Lincoln-King Redevelopment Plan.

The City realizes using multiple forms of media to communicate information about the Brownfield Program will ensure a wide reach throughout the community. City staff will reach citizens via social media such as Facebook and Instagram. In addition, the City's project partners will be critical for outreach and engagement as they have strong ties to the Spanish-speaking community, the youth, and local business ties in the target area. Lastly, City staff will provide project information during regularly scheduled City meetings and community educational meetings. The City will provide a translator as needed at community education events.

### 3. Expenditure of Existing Grant Funds

The City of Racine affirms that it does not have an active EPA Brownfield Assessment Grant or Multipurpose Grant.

### 4. Contractors and Named Subrecipients

Not Applicable.