



R05-25-A-055

1. Applicant Identification
City of Racine
730 Washington Avenue
Racine, Wisconsin 53403
2. Website URL:
www.cityofracine.org/CityDevelopment
3. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000
4. Location
a) City of Racine b) Racine County c) Wisconsin
5. 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: Sage's Mansion, 920 Wilson Street, Racine, WI 53404
6. 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
7. Population
City of Racine, WI: 76,608 (US Census: 2023 American Community Survey)



8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
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 impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing	N/A

9. Letter from the State or Tribal Environmental Authority

See attached.

10. Releasing Copies of Applications

We consider the following portions of our application to be **confidential**: personal email addresses and phone numbers listed under the table in Section 2.b.i and 2.b.ii of the Narrative.



November 8, 2024

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.org

Subject: State Acknowledgement Letter for City of Racine
FY25 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,

Roxanne Chronert, Policy and Program Operations Director
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

cc:

Margaret Brunette, DNR SER – margaret.brunette@wisconsin.gov
David Hanson, DNR SER – david.hanson@wisconsin.gov



City of Racine, WI

**FY25 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 southeast corner of Wisconsin, located between Milwaukee, Wisconsin, and Chicago, Illinois. Due to the city's strategic location, it prospered into the early- to mid-20th century. Industry was drawn to Racine in the early 1900s due to the railroad between the two metropolitan areas, but in the mid-1900s, businesses shuttered, causing significant **brownfield challenges**. As the labor force dwindled, the industrial areas created a vacuum in which residents have been unable to maintain a high quality of life. The absence of industry has increased unemployment and created neighborhood blight, with the existence of vacant industrial buildings causing disinterest in private investment. This leaves residents at risk of exposure to potential contaminants associated with former industrial practices. The City recognizes that rebuilding a strong and prosperous community starts with a compelling 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 blighted areas and redevelop old and abandoned industrial areas into strong, productive communities. The City continues to seek resources to build and strengthen its communities through the EPA Brownfield Program.

The **geographic boundary** for this grant project is the **city limits**, with a focus on the **459-acre Lincoln-King Neighborhood (LKN) target area**, 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 **Climate Economic Justice Screening Tool (CEJST) Justice40 disadvantaged communities**. This **minority** neighborhood (53% non-white) has been affected by the lack of private investment, **unemployment** (11%), **poverty** (all people 25%), and inadequate housing for generations.¹ Junk/scrapyards and abandoned industrial properties are surrounded by residential homes. This Justice40 disadvantaged community suffers 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 environmental assessment to move forward with redevelopment concepts found in the City's **2023 Lincoln-King Redevelopment Plan** (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, which will help the City obtain its goals of ridding the neighborhood of neglected industrial buildings and redeveloping the sites into safe, healthy and affordable housing.

ii. **Description of the Priority Brownfield Site(s):** The target area consists of 60% industrial properties with residential sprinkled throughout. A windshield survey showed approximately 20 abandoned industrial properties within the LKN target area that present a potential hazard to residents. Based on the Wisconsin Department of Natural Resources (WDNR) Bureau of Redevelopment and Remediation Tracking System (BRRTS), LKN currently has 20+ closed environmental cases, 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 the potential for positive redevelopment impacts on residents.

The first priority site is the **Garfield Street Properties** (0.42 acres), comprising four parcels owned by a single entity. Constructed in the early 1900s, a four-story brick building operated as a shoe manufacturing facility until the mid-1900s. The site is zoned industrial and was an appealing

¹ US Census: 2018–2022 American Community Survey

location for manufacturing due to its proximity to the railroad, which is west adjacent. For the last several decades, the site has remained vacant, with boarded-up windows and a dilapidated building 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 soil and gravel surface cover and serve as the owner's staging area, including pallets, large roll-off garbage bins, and roofing machinery. According to the WDNR's BRRTS website, four closed environmental cases are associated with a dry cleaner site and a former towing facility located to the southwest across the railroad property (cause for concern due to groundwater). Based on the site's historical use, **underground and aboveground storage tanks (UST/AST)** for petroleum products were present. Contaminants of concern due to historical use and the adjacent dry cleaner include **volatile organic compounds (VOCs) such as benzene, ethylbenzene, tetrachloroethene (PCE), trichloroethene (TCE), asbestos-containing material (ACM), and lead-based paint (LBP)**. The City has secured site access from the property owner for assessment.

The second priority site is the **Wilson Street Property** (0.46 acres). Since being built in the 1850s, the site known as "Sage's Mansion" has functioned as a family home, a welfare building for family assistance in the 1930s, and an electronics repair shop in the late 1960s. The site has remained vacant since 2008. The site is zoned for community shopping with additional businesses adjacent to the south. The site consists of a mix of vegetated grass and pavement-surface driveways, and the back of the property is enclosed by a fence with screening panels that limit public view of the site. The site is also occupied by a large, two-story brick building. The building contains a back entrance with a loading dock, which suggests past industrial uses for the site. Residential homes surround the property to the east, north, and west. A Phase I ESA on a site in the area documented the use of a fuel oil tank on the property with no available installation date. The tank was reportedly removed; however, records are not available to document the condition of the removal. Although the tank has reportedly been removed, it's possible the UST has leaked into the soil and groundwater beneath the property. Additionally, a nearby Phase I ESA showed the Wilson Property is listed as a **very small quantity generator (VSQG) for hazardous substances** (less than 100 kilograms per year). Contaminants of concern include **VOCs, diesel range organics (DRO), and metals** based on the site history, **and ACM and LBP based on the age of the building**. The site is owned by the Community Development Authority of Racine, which has allowed access to the site for assessment. The City is interested in **redeveloping both of the priority sites into safe, healthy, and affordable residential housing.**

iii. **Identifying Additional Sites:** The City plans to work with local project partners to identify as many target-area sites as possible for assessment. 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 and CEJST data to ensure **underserved communities** are benefiting from the project. A windshield survey estimated 20 abandoned industrial properties are in the LKN 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 of the city limits. According to CEJST, additional communities located immediately northeast and southeast are **Justice40 disadvantaged communities** and are mixed-use residential and industrial. The City will prioritize these areas and identify similar sites using socioeconomic indicators from CEJST.

b. Revitalization of the Target Area i. **Reuse Strategy and Alignment with Revitalization**

Plans: The **2023 Lincoln-King Redevelopment Plan** (Plan) in conjunction with the **City of Racine 10-year Comprehensive Plan** (RC Plan), will address community need and execute Racine's community's vision for safe and healthy housing by using Brownfield Grant funding to assess and redevelop contaminated sites. The Plan entails purchasing and renovating properties that have fallen into tax delinquency and are being foreclosed on by the county. Structures no longer in use sit on the priority sites, and after these sites are acquired by the County of Racine, **the Garfield Properties and Wilson Property** will be redeveloped into **affordable housing and greenspace, fulfilling the ultimate goal of the Plan**. This affordable housing will be sold to qualifying residents, with priority given to essential workers, low- to moderate-income individuals, and individuals directly impacted by COVID-19. The City's vision is to build stronger communities through investment in housing and neighborhoods. The Plan includes providing housing types including but not limited to the following: townhomes, row homes, and other dwelling types not readily present within the target 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 vacant industrial properties littered among substandard affordable housing and homes fraught with poverty. Encouraging the redevelopment of the **Garfield Street Properties and the Wilson 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 two old industrial and commercial sites, generate **greenspace**, and reduce exposure to environmental threats. **Economic benefits** include increased tax revenues and creation of construction jobs (approximately 20–24 full-time jobs over 15–20 months). Most importantly, it will provide life-changing trends for an improved quality of life for generations to come.

The City will stress priority-site and target-area redevelopment should incorporate energy-efficient sources and renewable energy including **solar, wind, or natural gas**. 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 neglected industrial buildings into **greenspace**, coinciding with the **RC 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, climate adaptation/mitigation planning, and educational outreach will aid in promoting sustainability. Redevelopment of both priority sites will help as the neighborhood shifts from an abandoned industrial area to 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 reach its brownfields goals. The goal of the 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 substance sites. The City is an entitlement community, and the Community Development Block Grant Program (CDBG) can assist with demolition, abatements, infrastructure, and affordable housing projects. Once the City has assessed properties within the target area, the City will apply for a US EPA Brownfield Cleanup grant and apply for US EPA and State Revolving Loan Fund (RLF) grant funding if needed. Currently, Racine has approximately \$640,000 of federal funding remaining in its active US EPA RLF fund.

ii. **Use of Existing Infrastructure:** The City has upgraded the infrastructure 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 funding through state and federal resources.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need** i. The Community's Need for Funding: As industry left the area, the neighborhoods of LKN became distressed, 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 the most (CEJST Justice40) **disadvantaged communities** in the area. The **population of the target area is 19,285.**² Residents suffer from low income as shown by the target area's average **per capita income of \$21,815** (US \$41,261) and **median household income of \$46,506** (US \$75,149).² According to CEJST, the target area is within the **95th percentile for low-income**. The percentage of **families below the poverty level is 17%** (US 9%).² The target area **unemployment rate is 11%**, significantly higher than the state average of 3%.²

The target area is full of vacant buildings and several sites have been foreclosed, City funding is limited and used to fund 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 will not invest in a blighted area. An EPA Brownfield Assessment Grant will pave the way for the neighborhood to reach the community goal of becoming a self-sustaining neighborhood and introduce a sense of pride back into the community.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Within the target area, the **sensitive populations include minorities, the impoverished, and children**, with a large percentage of residents using government assistance programs. The target area is in the **90th percentile for low income, less than a high school education, and people of color; 92nd percentile for unemployment; and 87th percentile for limited English-speaking households.**³

	Target Area	US ²
Youth under the age of 18	32%	22%
Black	28%	13%
Hispanic/Latino	33%	18%
Food Stamps/SNAP	31%	12%
All families living in poverty	17%	9%
Families' income below poverty level (kids under 18 years old)	30%	17%

The most critical welfare issue addressed with this grant funding is the **need for safe, healthy, and affordable housing**. LKN covers approximately 450 acres, and only 48% of the households are owner occupied.² The target area suffers from aging homes, with 92% of houses built before 1972 (US 52%), which is troubling considering the EPA LBP and ACM ban enacted in the 1980s.² The target area's average rent is \$951 (US \$1,268), with the average median value of a home at \$115,525 (US \$281,900).² Even with the low cost of rent, LKN average household income is \$46,506, meaning approximately 20% of household income is still being spent on rent.² CEJST shows the target area is in the **98th percentile for homes containing lead paint**. Removing blighted and dilapidated structures plus subsequent redevelopment of brownfield sites within the target area into viable housing will address housing issues and 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 for disease and health conditions that can stem from brownfield

² US Census: 2018–2022 American Community Survey

³ EJ Screen Report

sites, especially LBP and ACM exposure associated with aging structures. 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 **91st percentile for diesel particulate matter, the 84th percentile for toxic releases to air, and the 93rd percentile for traffic proximity** within the US.⁴ 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 as the target area is in the **72nd percentile for hazardous waste proximity and the 92nd percentile for USTs in the state.**⁴ 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 **90th percentile in the US for asthma.**⁴ In addition, 17% of the City's residents reportedly have asthma, 10% have diabetes, and 27% have high blood pressure.⁵ Heart disease (434 deaths per year) and **cancer (407 deaths per year)** are two of the three leading causes of death in the city.⁵ 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.⁵ Assessment Grant funding from the EPA will assist in minimizing health conditions long term as the abandoned industrial **Garfield Street Properties** and the commercial **Wilson Street Property** are redeveloped into safe, healthy, and affordable housing and greenspace.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: The two priority sites are in a **CEJST Justice40 disadvantaged community**. Several target-area sites, including the vacant **Garfield and Wilson 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 underserved residents** of the target area. CEJST indicators show the target area is in the **85th percentile for people of color and low income** in the US and is in the **90th percentile for unemployment** in the US.⁴ The EJ Screen Report shows the unemployment rate in the target area is 11%, which is much higher than the national average of 5%, and the low income rate of 55% is significantly higher than the national average of 31%.

As target-area businesses have closed and more businesses have either left the City or moved several miles west near the interstate corridor, target-area sensitive populations have continued to suffer 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 **EJ issues include lead paint (88th percentile in the US), diesel particulate matter (91st percentile in the state), toxic releases to the air (84th percentile in the US), and USTs (92nd percentile in the state)** and are compounded by the priority sites in the target area. By assessing the **Garfield and Wilson Properties**, the sites can be redeveloped into safe, healthy and affordable housing that will directly improve housing quality and safety, improve indoor air quality, allow the availability of affordable green housing, and reduce abandoned or vacant businesses/homes, **alleviating these EJ burdens**. Additionally, by using the assessment funds to assess as many sites within the target area as possible, the chance of revitalization for this disadvantaged community increases substantially.

⁴ EJ Screen Report

⁵ City of Racine (cityofracine.org) 2017–2020 Health Statistics

(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. These actions will remove roadblocks to redevelopment and bring new life and business opportunities to the area. The proposed redevelopment of the **Garfield Street Properties** would remove an old, vacant building likely containing ACM and LBP and would address those EJ issues. The assessment and possible redevelopment of the **Wilson Street Property** would aid in identifying possible contaminants within the soil and groundwater that were associated with historical use and would aid in identifying any LBP or ACM associated with the building that was constructed in the 1850s and modified in the 1930s. By identifying these issues and removing them, the neighborhood becomes safer and 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. However, if other sites are identified that could cause displacement, the City and its partners will work with the business or resident to find alternate accommodations. The City will continue to strive to provide safe, healthy, and affordable housing for all residents by working individually with these disadvantaged communities.

b. Community Engagement i. Project Involvement & ii. Project Roles:

Name of Organization & Mission	Point of Contact	Specific involvement in the project or assistance provided
The Spanish Center of Racine (SCR) – The SCR creates a space where community members can receive services that enhance quality of life.	Samantha Altamirano [REDACTED]	Assistance/Decision Making: Community outreach and education for the FY25 grant; translation assistance during meetings and for online posts.
Great Lakes Community Conservation Corp. – GLCCC leverages resources to train/educate disadvantaged populations to close the skills gap.	Chris Litzau [REDACTED]	Assistance/Decision Making: Community outreach and education. Specifically, the GLCCC will provide information to disadvantaged populations on the safe, healthy, and affordable housing options available once Racine’s vision is executed.
Douglas Avenue Business Improvement District – Its mission is to preserve/improve the economic conditions along Douglas Ave. by assembling the appropriate people, organizations, and funds.	Kelly Kruse [REDACTED]	Assistance/Decision Making: Site selection, prioritization, and future reuse planning.
Racine County Economic Development Corporation – RCEDC provides new and existing Racine County business with services to maintain their economic vitality.	Laura Million [REDACTED]	Assistance/Decision Making: Outreach to local businesses to invest in assessed sites in the LKN; site selection and future reuse planning assistance.
Safe and Sound – Its mission is to unite residents, law enforcement, and community resources to build safe/empowered neighborhoods.	Elaine De La Cruz, [REDACTED]	Assistance/Decision Making: Community outreach and education. Specifically, Safe and Sound will provide information to the target area for safe, healthy and affordable housing resources.

iii. Incorporating Community Input: The City understands informing and gathering public input is essential to furthering redevelopment initiatives within a community. In September and October

2024, the City attended community events to discuss their brownfield grant application program. In October 2024, the City announced in flyers posted at target-area businesses and City Hall their intent to reapply for a Brownfield Assessment Grant. A new Community Involvement Plan (CIP) is currently being drafted by the City 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 City will create a website for the CIP and available brownfield grant application information for the community. The planned community meetings and engagement activities will be held at City Hall and other locations central to the target area to ensure engagement with the underserved community.

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 LKN sites identified, 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 Plan. Community partners including **GLCCC, Douglas Avenue BID, and RCEDC** will aid in discussing the economic development side of the Brownfield Program efforts and will encourage local businesses and investors to attend. Community partner **Safe and Sound** will aid in outreach about how the Brownfield Program will help make the LKN safer. In addition to these four partners, the City will continue to add partnerships with interested groups that can strengthen the City's vision for redevelopment.

Community input from community meetings will be incorporated by having all meeting minutes recorded and posted to the City's website, and a Spanish-translated version (provided by **SCR**) will also be made available. Any input or suggestions given on the Brownfield Assessment Project from target-area residents will be evaluated during the internal quarterly project team meeting and integrated into the plans for brownfield redevelopment. The City and community partners will respond to all comments on its social media account after the quarterly meeting **within one week**. If additional follow-up with a resident is needed, the City will contact the individual to discuss their comments further. If residents provide additional sites for assessment, the City will add them to the inventory and prioritize the sites based on need and the Brownfield Program goals.

The City realizes using multiple forms of media to communicate information about the Brownfield Program will ensure wide reach throughout the community. City staff will reach citizens via social media such as Facebook, Instagram, and LinkedIn and through door-to-door interactions within the target area. 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 businesses 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:

Task 1: Community Engagement	
i.	<i>Project Implementation:</i> The City's Brownfield (BF) Project Manager will update the CIP, create new outreach materials, BF 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) and office supplies.
ii.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community meetings held Q1 and 3 in Y1–3, with one meeting in Y4. Website/outreach materials created in Q1 and posted quarterly throughout the grant.

iii.	<i>Task/Activity Lead:</i> City of Racine: Michelle Cook, Associate Planner, BF Project Manager.
iv.	<i>Outputs:</i> Update CIP, BF webpage, 7 community meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 2: Inventory & Assessment	
i.	<i>Project Implementation:</i> The City's BF Program Director and Project Manager will collaborate with target-area residents during community meetings to create a site inventory. 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. The EC will conduct Environmental Site Assessment (ESA) activities: ASTM-AAI compliant Phase Is, Generic Quality Assurance Project Plan (QAPP), Phase IIs that will include the Site Specific (SS)-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultation will be addressed when applicable.
ii.	<i>Anticipated Project Schedule:</i> Community meeting held in Q1 will continue the preliminary inventory. Evaluation ranking process and assessments begin in Q2 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, BF Program Director.
iv.	<i>Outputs:</i> evaluation ranking tool, site inventory, 18 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SS-QAPP, site access agreements, property eligibility and Section 106 determinations (if applicable).
Task 3: Reuse Planning	
i.	<i>Project Implementation:</i> The EC will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans to 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. A planner will create Site Reuse Assessments and a BF Revitalization Plan.
ii.	<i>Anticipated Project Schedule:</i> Plans and charrettes will begin in Q6 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, BF Program Director.
iv.	<i>Outputs:</i> 5 ABCAs, 2 vision sessions/charrettes, 2 Site Reuse Assessment and 1 BF Revitalization Plan.
Task 4: Program Management	
i.	<i>Project Implementation:</i> The City will procure an EC to assist with the BF Grant project. The City's BF Finance Manager oversees grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The EC 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 brownfield training conferences/workshops.
ii.	<i>Anticipated Project Schedule:</i> Procure EC Q1. ACRES & quarterly reporting begins Q1 and continues throughout the grant project. Annual reporting & forms created in Q5, 9, and 13 & during final closeout.
iii.	<i>Task/Activity Lead:</i> City of Racine: Joy Hansche, Accountant, BF 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. No administrative costs are included in the budget. **Fifty-seven percent (57%) of the budget will be spent on site-specific work, and 32% of the budget will be spent on approved planning activities.**

Task 1 Community Engagement: Contractual: CIP \$1,050 (7hrs x \$150); BF website, outreach brochure/handouts, social media posts \$2,500 (20hrs x \$125); and 7 community education meetings \$10,500 (\$1,500/meeting). Supplies: \$1,050 (printed brochures \$550 [550 x \$1.00]; printed display boards \$200 [2 x \$100]; notebooks, paper, pens, other miscellaneous office supplies \$300). **Task 2 Site Inventory & Assessments:** Contractual: Brownfield Site Inventory and Evaluation Ranking Tool Creation \$10,000 (80hrs x \$125); 18 Phase I ESAs (including lead and asbestos surveys) \$5,500 each for a total of \$99,000; 1 Generic QAPP at \$5,000; 8 Phase II ESAs including SS-QAPP at \$18,000 each for a total of \$144,000. **Task 3 Reuse Planning:** Contractual: 5 ABCAs \$6,900 each for a total of \$34,500; 2 vision session/charrettes \$5,000 (\$2,500/meeting); 2 Site Reuse Assessment at \$35,000 each for a total of \$70,000 (Principal Planner: 60hrs x \$200; Senior Planner: 80hrs x \$150; Environmental Planner: 80hrs x \$125; Production Support: 10hrs x \$100); 1 BF Revitalization Plan at \$85,000 (Principal Planner: 160hrs x \$200; Senior Planner: 200hrs x \$150; Environmental Planner: 160hrs x \$125; Production Support: 30hrs x \$100). **Task 4 Program Management:** Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting, MBE/WBE forms, programmatic support for the four-year grant period \$23,400 (156hrs x \$150). Travel: Two staff to attend two conferences \$9,000 (flights at \$1,000, 3 nights in hotel at \$250/night, conference registration at \$200, incidentals and per diem at \$100 [3 days] x 2 attendees x 2 events).

Category	Tasks				Totals
	<i>Community Engagement</i>	<i>Site Inventory & Assessment</i>	<i>Reuse Planning</i>	<i>Program Mngt.</i>	
Travel				\$9,000	\$9,000
Supplies	\$1,050				\$1,050
Contractual	\$14,050	\$258,000	\$194,500	\$23,400	\$489,950
Total	\$15,100	\$258,000	\$194,500	\$32,400	\$500,000

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 efficiently, the City has countermeasures in place such as making a monthly call to its EPA Project Officer and, if needed, 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 and staff. As an entitlement community, the City's Development Department oversees the Department of Housing and Urban Development (HUD) funding through 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 six years and has been involved in the development of the 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 Plan. Ms. Cook has worked on the City's previous EPA Brownfield Grants over the last 15 years. They will be assisted by **Ms. Joy Hansche, City Accountant**, who will manage the use of the ASAP.gov draw down 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 over 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 portions of the project.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement processes, the City will procure a qualified environmental contractor 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 labor practices, local hiring and procurement, 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 an 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 completed 14 Phase I ESAs, 13 Phase II ESAs, 10 Site Investigations, and 2 Remedial Action Observation Reports. The FY18 grant completed 6 Phase I ESAs, 5 Phase II ESA, 1 Remedial Action Plan, and 2 Hazardous Material Assessments. These assessments were completed at 10 sites. The 2010 RLF and supplemental funding received from the EPA has been used for reporting hazardous discharges and to conduct environmental cleanup for two sites located in the LKN. All outcomes/outputs have been recorded in the ACRES database. (2) Compliance with Grant Requirements: For the FY14 Assessment, FY18 Assessment, and the FY10 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 submitting 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 grant closed in 2017 with all funds expended. The FY18 grant closed in 2021 with all funds expended. The supplemental funding awarded to the FY10 RLF is current, and \$2,109,950 of the \$2,750,000 has been allocated. 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

**FY25 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 and October 2024, the City attended community events to discuss their brownfield grant application program. In October 2024, the City announced in flyers posted at target-area businesses and City Hall of their intent to reapply for a Brownfield Assessment Grant. A new Community Involvement Plan (CIP) is currently being drafted by the City 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 City will create a webpage for the CIP and available brownfield grant application information for the community. The planned community meetings and engagement activities will be held at City Hall and other locations central to the target area.

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 Lincoln-King Neighborhood (LKN) sites identified, 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. Community partners will aid in discussing the economic development side of the Brownfield Program efforts and will encourage local businesses and investors to attend as well as aid in outreach about how the Brownfield Program will help make the LKN safer.

Community input from these meetings will be incorporated by having all meeting minutes recorded and posted to the City's website, and a Spanish-translated version (provided by the **Spanish Center of Racine**) will also be made available. Any input or suggestions given on the Brownfield Assessment Project from target-area residents will be evaluated during the internal quarterly project team meeting and integrated into the plans for brownfield redevelopment. The City and community partners will respond to all comments on its social media account after the quarterly meeting **within one week**. If additional follow-up with a resident is needed, the City will contact the individual to discuss their comments further. If residents provide additional sites for assessment, the City will add them to the inventory and prioritize the sites based on need and the Brownfield Program goals.

The City realizes using multiple forms of media to communicate information about the Brownfield Program will ensure wide reach throughout the community. City staff will reach citizens via social media such as Facebook and Instagram, and through door-to-door interactions within the target area. 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 businesses in the target area. Lastly, City staff will provide project information during regularly



City of Racine, WI
FY2025 US EPA Brownfields Assessment

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.