

Agenda

Meeting name City of Kenosha Brownfield Projects Update	Subject Former Kenosha Engine Plant Project Review and Status Update Review of Downtown Redevelopment - New City Hall Site	Attendees Paul Grittner, WDNR Pam Mylotta, WDNR
Meeting date Tuesday, June 30, 2020	Time 10:30	
Location AECOM Virtual Meeting on Microsoft Teams	Project name City of Kenosha Projects	
AECOM project number 60571099	Prepared by Lanette Altenbach	

Update – Former Kenosha Engine Plant Chronological History

- Early 1990's – Hydrossearch conducts Phase I, Phase II and Site Investigation as part of planned facility update and plant closing of certain operations
- Mid 1990's – Triad continued with additional site investigation, UST removals and spot remediations
- 1999-2000 – GZA GeoEnvironmental took over operation and maintenance of groundwater recovery systems and oversight of construction of new building (Building 70). GZA continued until the end as the consultant for Chrysler and the Bankruptcy Liquidation Team.
- 2009 Chrysler declares bankruptcy
AECOM retained by City of Kenosha
- 2010 Chrysler decides not to retain certain properties as part of the bankruptcy/reorganization
Green team meeting with City of Kenosha. State offered to support the City with cleanup funding. Made claim to bankruptcy court which resulted in a \$10 million escrow fund for cleanup (which came with a \$10 million lien against the property). Dept of Commerce funded interim actions with a \$1M cleanup grant. Later received Ready for Reuse cleanup loans which after repayment of the loan the City was awarded a grant in a similar amount to the loan. The loans and grants each required a 20% match in funding.

City had two US EPA Brownfield assessment grants, one petroleum and one hazardous substance – used for Phase I ESA, Interim investigation perimeter sampling (GP-SL borings) and off-site wells around the perimeter of the KEP in the City ROW

KEP parceled into investigation areas called CS sites – see map (subdivided for to take advantage of future brownfield cleanup grants which are limited to \$200,000 “per site”)

Groundwater Recovery System optimization – WDNR required the Bankruptcy Trust to fix and repair systems as part of liquidation process
- 2011 AECOM began Phase II ESAs of individual investigation CS areas (Boring and well names indicate which CS area they are located)

Liquidation trust begins removal of hazardous substances in building in prep for auction of site equipment
- 2012 UST funding grant provided by WDNR for UST removals at KEP; current USTs removed

Liquidation Trust hires Brandenburg to raze buildings. Decision made to leave floor slabs to act as a cap while investigation continued

2013 Site Investigation Work Plan prepared

2014 Site raze completed and the property was abandoned to the State (Kenosha County) and transferred to the City of Kenosha. City of Kenosha takes control of the site and AECOM begins management of the five groundwater recovery systems.

Site Investigation conducted – funding provided by an Escrow Account set up under the Bankruptcy Court. WDNR reviewed and approved scope of work, followed by EPA review and approval.

VPLE program participation started and withdrawn due based on the review of the site investigation and the amount of off-site work requested went beyond available funding and VPLE participation was withdrawn.

Interim actions (focused soil removals) in CS3 (Building 53 -high lead), CS6 and CS10 (both petroleum excavations), funded under escrow account

2015 Site Investigation report completed

Remedial action options report prepared
Soil Remedial Design Report prepared
CS2 – southwest corner of KEP soil remediation

2016 Site-wide Soil Remediation began – Groups A-J, Groups A and B were contaminated soil excavations

Groups C-J were removal of surface paving and subsurface appurtenances to 4 feet below grade with temporary capping and vegetation

Funded by ready for reuse loan and second phase was funded by a TID that had been set up for the KEP area.

2017 Site-wide Soil Remediation continues – Only Groups A, B, C and E completed due to large volume of subsurface concrete removed from Groups C and E. Demo concrete from previous site reconstructions were found under the northern and eastern berms in Group C

2018 Site-wide Soil Remediation Phase II

2020 Current Status

Three groundwater recovery systems are operational but with reduced number of pumping wells

Groundwater remedial design report completed and approved -waiting for extension of funding grants

Plan for performance-based remediation

Publicly bid – Funded by Ready for Reuse grant –30-day comment period began
Desired so that new technologies can be considered and so design disagreements do not limit remediation

Will prepare necessary permits for injection after the remediation contractor is selected
Will develop monitoring plan and install interior wells after remediation contractor is selected

Developing selection criteria to evaluate bidders.

Semi-annual perimeter groundwater monitoring is being conducted

BRRTS #s assigned to site – Need to develop plan to close most of the numbers.

Downtown Redevelopment – New City Hall

Redevelopment Parcel E is bounded by 55th Street to the north, 56th Street to the south, 8th Avenue to the east and Sheridan Road to the west. Also known as Parcel E.

Historical uses were as a County library administrative services on the southern part of the parcel and a former building that was at one time a grocery store. A Phase 1 did not identify any RECs but noted there was a closed LUST on the southeast corner of the parcel and the potential for fill soils in the area.

Closed LUST site is BRRTS # 03-30-000632

Geotechnical study completed in 2019 identified foundry sand in the vicinity of the closed LUST site and a review of the LUST file found a nearby soil boring also with foundry sand, but it was found only in a small area based on the LUST site work.

Other Downtown Redevelopment – Other Parcels

Parcel F – Former MGP site (We Energies is the RP). Working toward closure.
City has developer ready to move forward with the design of a new performing arts center and adjacent parking structure.