

NOR R & R TEAM

By John Robinson, Rhinelander

Date 11/20/00

Spooner

Jamie Dunn

Tom Kendzierski

Brule

Chris Saari

Superior

Jim Hosch

Rhineland

Chuck Weister

Norm Dunbar

Danielle Lancour

Mark Stokstad

Bill Schultz

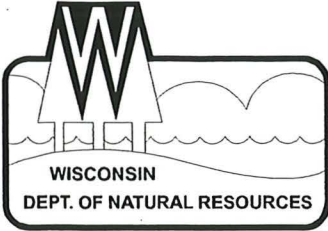
Janet Kazda

Dan Boardman

Antigo

John Sager

For your records.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William H. Smith, Regional Director

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November 20, 2000

Todd Langseth
Community Resources Director
700 Edison St.
Antigo, WI 54409

Subject: Brownfield Redevelopment

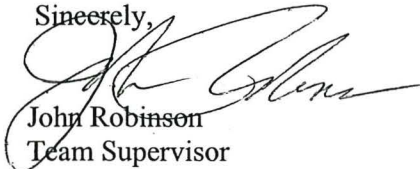
Dear Todd:

Thank you for taking the time to discuss the City of Antigo's interest in redeveloping property along the waterfront. As we discussed there are a number of tools that are available to the City to assist in the acquisition and/or limit the liability associated with environmental conditions that may exist on properties in the target area. As a follow-up to our meeting, DNR staff will:

- Review existing case files to determine the extent of contamination and the progress of environmental remediation efforts in the area.
- Work with our staff to evaluate to potential use of Stewardship Program to assist in the acquisition of properties.
- Review existing statutes to evaluate various approaches the City could take in acquiring property so as to limit it's exposure to costs associated with environmental conditions. The approaches include but are not limited to eminent domain and tax foreclosures.
- Provide the City with information and agreements used in other cities in Wisconsin that have limited the exposure of the City, specifically information from the City of Greenfield.

We should be able to provide you with information concerning the above issues by the middle of December. John Sager and I are looking forward to working with you and the City on this project. Please feel free to contact John at 623-4190 ext. 3125 or me at (715) 365-8976 if you have any questions.

Sincerely,



John Robinson
Team Supervisor

Cc: Michael Nordin
John Sager
Dan Boardman

Langlade Oil Co.

State → Sample monitoring wells

4 quarters or 6 quarters

State → extend ~~new~~ MW's to new surface
; install flush-mounts

City → City places clay cap

City → City installs storm sewer

State → State ~~lets~~ finances disposal
of soil from SS excavation.

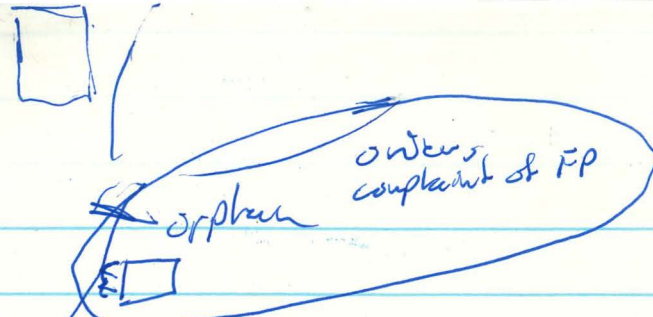
City → City pays for backfill for
SS excavation.

City → City builds park.

→ offer general liability clarification
letter

→ green space grant?

wait until Bob
returns to get
verbal OK.



should be eligible for State Funded response SI & RA

Laura
623-2647

* bulk plant eligible for PECFA

deductible

Ag site DATCP eligible

deductible

□ Mike's eligible for PECFA

deductible

City → offer to purchase
City pays deductible
City pay purchase price

City → Purchases properties

- put money in escrow
- use escrow money for deductible
- City obtains financing for SI & cleanup
- enters PECFA & DATCP
- enters VPKP Program for 3 sites \$100,000 each

Stewardship → can money be put in escrow or set aside or can city get sure assurance that Steward will pay for properties once sites cleaned up.

Property will remain operational
until DNR completion; then
city can take over

DNR → conducts SE & RA at operational site,
assumes that we will not see east
recovery from city
?? Can city get VPE after DNR done w/ work...

→ VPE assesses ~~Project~~ DNR oversight
& approvals.

City's liability will be limited following
cleanup.

→ if City purchases all property & wants
to conduct cleanups in phases we can
enter into agreement not to enforce while
project is ~~is~~ on going.

→ this way work can be conducted in phases.

Stewardship can

~~City could make offer to purchase put
money in escrow for deductibles
conduct phase I ~~III~~ & limited phase II.~~

~~City gets financing for ~~Phase I~~ cleanup~~

Antigo agrees to purchase property pending receipt of VPRK
Antigo puts money in escrow account
Antigo^{or RP} can use money for PECFA or DATCP
deductible
Antigo^{or RP} conducts SI & RA ← need financing for this until reimbursement
obtains COC
property then transferred

To do: - See Pat about Stewardship

- Ash John & Michelle about Master Gas Site
- ✓ - Get general PECFA info
- Get general DATCP info
- Get info from Dan on how PECFA \$ is going to drop next this year.

- Send to Renee

- run by Jamie first

- SFR meets payday Thursday

some sort of final & estimate