

From: [Nicolas Sparacio](#)
To: [Beggs, Tauren R - DNR](#)
Subject: Future Uses at Former Mirro Plant #9 Site
Date: Tuesday, May 16, 2017 2:13:04 PM
Attachments: [Map-Concept Plan.pdf](#)
[03 - D.1. Project Objectives \(1\).pdf](#)

Hi Tauren,

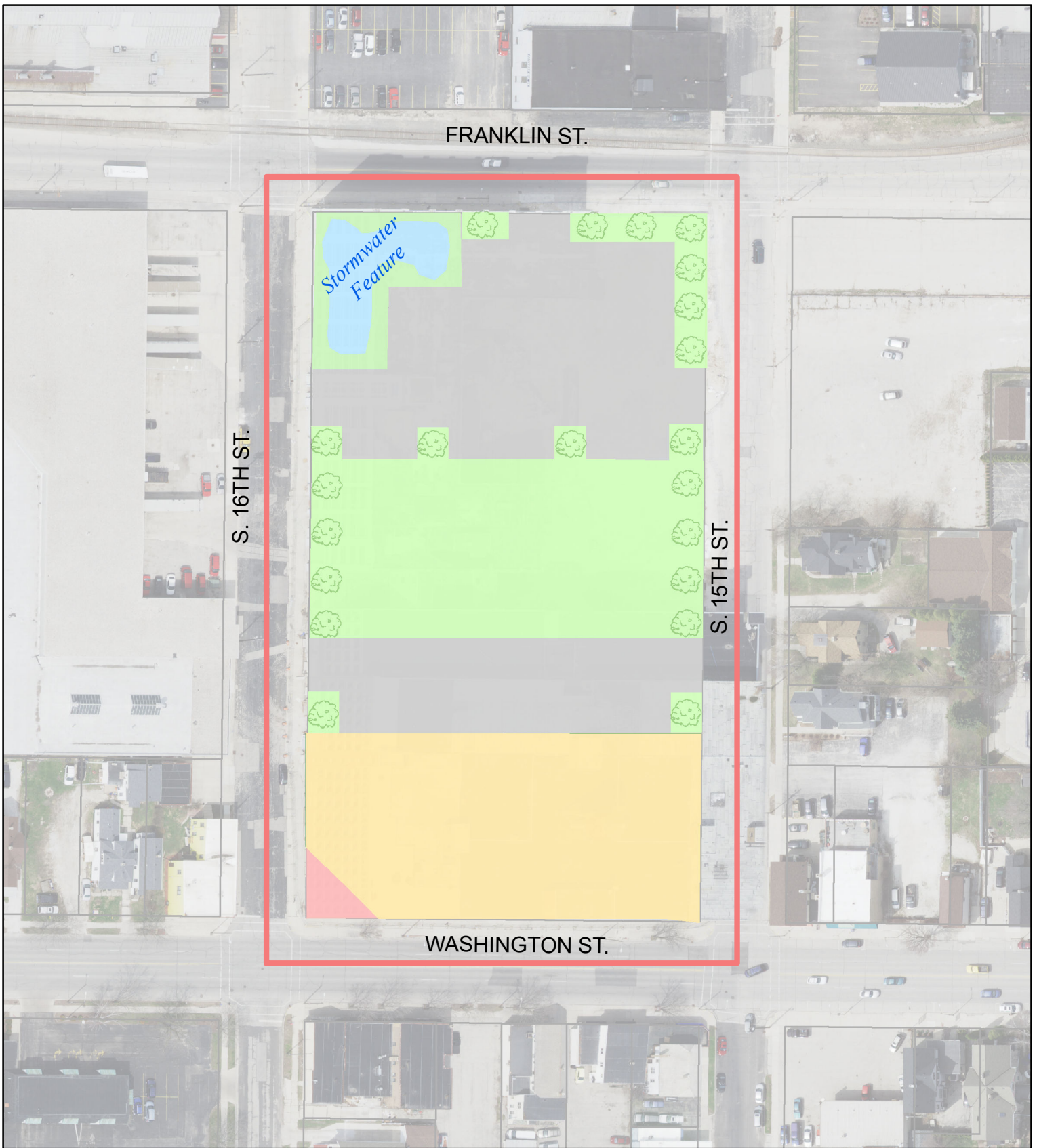
Please feel free to pass along this info to Peter R. at EPA. The attached concept plan and narrative describe our conceptual plan for future land uses at 1512 Washington Street. The narrative is from our Idle Sites grant application to WEDC, and the paragraph starting on the bottom of page 1 is the most relevant text.

Our recently posted FAQ site also has a link to the concept plan and the live webcam for the project. There's not much to see yet, but the activity will be ramping up soon.

<http://www.manitowoc.org/mirro>

Nic

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Redevelopment Concept for 1512 Washington Street (Former Mirro Plant 9)

Total Acreage = 5.04



Green/
Public Space



Parking



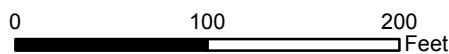
Mixed Use
Development



Monument/
Gateway Feature



This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.



D.1. PROJECT OBJECTIVES

The City of Manitowoc (the "City") has experienced many economic challenges over recent decades associated with globalization and its impact on the manufacturing sector, which historically provided the foundation for the City's prosperity. The Mirro Aluminum Company (Mirro) facility closed in 2003, and the plant at 1512 Washington Street has remained underutilized since that time. The closing is probably the most blatant example of the negative economic impact of brownfields on Manitowoc and its residents. Initial economic impact included the loss of an estimated \$19,000,000 in annual wages and benefits associated with the 1,150 relatively high wage manufacturing jobs. A direct impact to the City included the loss of property tax revenues which totaled \$557,000 in 2003. The facilities were also providing more than \$2,500,000 in annual electric, water, and wastewater utility charges.

Unfortunately, market forces were not an adequate driver to bring about cleanup and reuse of the former Mirro Plant # 9 property located at 1512 Washington Street (the "Property" or "Site"). A Figure depicting the Property and Site Photographs are provided in attachment G.1. The Property is 5.0 acres in size and currently includes a six-story building and seven-story building, both of which are partly demolished. Demolition debris is present across the remainder of the Site. The existing buildings have deteriorated and represent a serious threat to public health, safety, and the environment. The buildings and property are a highly visible indicator of blight in the area.

Due to the health and safety threat posed by a potential arson fire at the Site, the City purchased an aerial truck with a 100' reach (capable of using compressed air foam that helps put out Class "A" fires quicker) for \$750,000 specifically to have equipment with the capability of effectively fighting a fire at the Site, should one occur. Based on recent environmental investigations and a structural survey, many portions of the remaining buildings are structurally unsafe, and the buildings must be demolished or deconstructed. Additionally, asbestos, lead-based paint, polychlorinated biphenyls and other hazardous materials are present and require abatement prior to demolition. Soil and groundwater quality is also documented to be contaminated at the Site. The sources and extent of the contamination require further assessment for the purposes of remedial action design and must be remediated.

As part of planned activities to address the Property and return it to productive use, the Community Development Authority of the City of Manitowoc (CDA) acquired the Property through condemnation on July 29, 2016. The CDA is a Wisconsin Housing and Community Development Authority under Ch. 66.1335, Wis. Stats. with responsibilities for blight removal, urban renewal, redevelopment, and provision of affordable housing. Consistent with the *Port of Manitowoc Downtown and River Corridor Master Plan* specific to the property, *City of Manitowoc Comprehensive Plan* (See Attachments G.12.6 and G.12.7) as well as "listening sessions" coordinated by the Mayor, the primary objectives of the project include the following:

- Gain control of the Property,
- Assess current Site conditions to plan and implement measures to remove blight and address Site health, safety, and environmental threats,
- Abate and demolish the remaining buildings, remediate the subsurface, and prepare the Site for shovel ready redevelopment status,
- Evaluate appropriate future revitalization uses which provide for the health, welfare, and economic benefit of the area residents and catalyst for continued revitalization of the area consistent with area plans developed with public input, and
- Market the Property to developers resulting in successful redevelopment.

As described above, the CDA acquired the Property through condemnation on July 29, 2016. Assessment of hazardous building materials is nearly complete. Abatement of hazardous materials is scheduled for fall 2016. Demolition is anticipated to occur during the spring of 2017. Investigation and remediation of subsurface contamination and Site redevelopment planning is anticipated to occur in late 2017,

dependent upon funding. Site redevelopment is anticipated for 2018-2019. Currently, mixed use redevelopment is anticipated for the southern portion of the Site adjacent to Washington Street, which is a struggling commercial corridor – largely due to the massive blight currently imposed by the Site. Green space and/or courtyard space would be located in the central portion of the Site with much needed parking for area businesses in the northern portion of the Site.

An estimated 10-15 FTE Jobs will be created in 2016-17 to effectuate abatement of hazardous building materials and demolition of the remaining structures. Over the longer term, business uses of the Site including parking and new commercial space will help retain and grow employment opportunities. Due to the level of contamination and magnitude of the impending demolition project, it is difficult to state with certainty the number of jobs that will be created with future reuse of the Site. Based on the conceptual plan for redevelopment, the following table presents a summary of proposed reuse and an estimate of potential job creation based on job creation reports collected by the City for similar downtown businesses:

Proposed Reuse	Estimated sf	FTE Jobs per 1,000 sf	Estimated FTE Jobs
Mixed-Use Commercial	40,000-60,000	3*	120-180
Mixed-Use Residential	10,000-20,000	NA**	1
Parking	70,000	NA**	2
Green Space	53,000	NA**	1

Note: *FTE jobs per sf assumes an equal mix of retail, restaurant, and office space. **FTE jobs will likely be limited to maintenance of apartments, parking areas, and green space following construction.

Construction costs for the proposed reuse above (based on similar projects) could exceed \$10 million and represent a significant economic input to the local construction community (suppliers, workers, etc.), as summarized below:

Proposed Reuse	Estimated sf	Estimated \$ per sf	Estimated Cost	Estimated Annual Property Tax
Mixed-Use Commercial	40,000-60,000	\$150	\$6-9 Million	\$126,000-189,000
Mixed-Use Residential	10,000-20,000	\$90	\$0.9-1.8 Million	\$18,900-42,000
Parking	70,000	\$6	\$420,000	\$8,820
Green Space	53,000	\$3	\$160,000	\$3,360

Proposed mixed-use redevelopment would supplement existing commercial entities along Washington Street to stabilize and rebuild the Washington Street corridor into a thriving economic hub.

In addition to job retention and creation, this project is expected to positively impact surrounding property values. We estimated that properties in the City located adjacent to a brownfield on average experience a 182% drop in land value as compared to parcels more than 300 feet away from a brownfield, along with an average 14% drop in improvement value.

See Attachments G.12.3 and G.12.4 for the proposed project budget. Total funding needed to implement the scope of the demolition project is \$2,550,000 and is shown in G.12.4 with red highlights. A \$500,000 Idle Industrial Site Redevelopment Project grant is critical to assure the success of the project and future redevelopment. Total funding committed to the overall project to date totals over \$3.0 million. However, approximately 3.5 million is estimated to be required to demolish the buildings to grade as shown in G.12.4 in green highlights. An additional \$750,000 will be needed to prepare the Site to shovel ready status. Total redevelopment costs are estimated at \$15.7 million.