

From: Prager, Michael A - DNR
Sent: Monday, September 27, 2021 3:05 PM
To: Sam Boehm
Cc: Beggs, Tauren R - DNR; Peotter, Jodie M - DNR
Subject: RE: Brownfield Grant for River North LLC in Manitowoc WI

Hello Sam – DNR has been working with the city of Manitowoc on this large brownfield redevelopment area since 2018. The city has used EPA brownfields grants and other funds to conduct Phase I and Phase II assessments for the entire 21 acres of former railroad property. The area had several uses over more than 100 years including bulk petroleum storage and several feet of contaminated soil fill remains on much of the area. DNR recently approved a remedial action plan and materials management plan for the roadways that will be built in this redevelopment area.

The River North apartments planned development for which the grant is requested has had an adequate site investigation and the developer submitted a combined remedial action plan and a materials management plan to DNR on September 17 and subsequent documentation submitted on September 22, herein referred to as the plan. DNR is in the process of reviewing the plan that was submitted with a fee.

The plan includes removing some petroleum contaminated soil and taking it to a landfill and moving contaminated soil around on the property and capping the entire property when the development is conducted with surface parking, landscaping and the apartment building of the apartment building with some partially underground parking. The plan also includes installing a vapor mitigation system, testing for vapor intrusion, and activating the vapor mitigation system if necessary. This plan can be found on our BRRTS on the Web database on this page, look at the pdf report submitted on September 17 and subsequent documentation submitted on September 22.

<https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=588366&crumb=0>

The budget information you provided from the grant application is consistent with this remedial action plan. DNR is not providing comments on the costs for these activities or what part of those expenses would be considered environmental remediation and what is part of the site development and construction for purpose of your grants. DNR expects to review this plan and provide a written response within the next 50 days or less. If you want more information about this review and a copy of the letter we provide, please contact Tauren Beggs, the site project manager. Phone: (920) 510-3472; Tauren.Beggs@wisconsin.gov.

DNR does not have any concerns at this time with this project moving forward; please contact me or Tauren if you have specific questions.

Michael Prager
Phone: 608-225-7950
Michael.prager@wisconsin.gov

From: Sam Boehm <sam.boehm@wedc.org>
Sent: Thursday, September 23, 2021 11:30 AM

To: Prager, Michael A - DNR <Michael.Prager@wisconsin.gov>
Subject: RE: Brownfield Grant for River North LLC in Manitowoc WI

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Hi Michael,

Sorry for excluding that. Below is a table of the expected Environmental site work to be done.

Property	Task	Item
River North Apartments	Task 1a	Asphalt Cap (22,480 ft ²)
	Task 1a	Concrete Cap (sidewalks, patio, ramps; 6,605 ft ²)
	Task 1a	Landscaping Cap (geotextile, 1.5 ft Fill, 0.5 ft Topsoil + grass)
	Task 2	Building Control Technology (23,327 ft ²)
	Task 3	Post Construction Soil Gas Monitoring (sampling materials and lab cost only)
	Task 4	Soil Excavation and Offsite Disposal (400 tons of soil)
	Task 5	Dewatering soil excavation area
ROW	Task 1b	Concrete Cap (1,000 linear feet driving surface)

Sam Boehm
Financial Underwriter
Wisconsin Economic Development Corporation
201 W. Washington Avenue
Madison, WI 53703

Ph.: 608-210-6839



Website: <http://inwisconsin.com>
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From: Prager, Michael A - DNR <Michael.Prager@wisconsin.gov>
Sent: Thursday, September 23, 2021 10:46 AM
To: Sam Boehm <sam.boehm@wedc.org>
Subject: RE: Brownfield Grant for River North LLC in Manitowoc WI

Hi Sam – do you have any more detailed information about the “environmental site work” they are planning to do?

Thank you.

Michael Prager

Phone: 608-225-7950

Michael.prager@wisconsin.gov

From: Sam Boehm <sam.boehm@wedc.org>

Sent: Tuesday, September 21, 2021 2:40 PM

To: Prager, Michael A - DNR <Michael.Prager@wisconsin.gov>

Subject: Brownfield Grant for River North LLC in Manitowowc WI

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Good afternoon Michael,

I have a new Brownfield award request in house. When you have a moment, could you please review the details and let me know what you think? If you need more information, please don't hesitate to reach out. I greatly appreciate your assistance.

Applicant Name: River North LLC

Project Address: 1000 River Point Drive, Manitowowc, WI 54220

BRTTS: 02-36-000408

07-36-583000

02-36-585491

02-36-176478

Planned Development: 6-story apartment building that will have 87 market rate apartments

Budget:

Contract Budget

Budget Code	Eligible Project Costs	SOURCES		TOTAL
		WEDC	Public Funds	
0235	Environmental Site Work	\$250,000	\$250,000	\$500,000
0415	Infrastructure	\$0	\$1,355,000	\$1,355,000
Total		\$250,000	\$1,605,000	\$1,855,000

Thanks Michael, again, please let me know if you have any questions.

Sam Boehm
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