State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

November 17, 2022

Matt Buchanan, AICP
Economic Development Specialist
City of Green Bay
100 N. Jefferson Street, Room 608
Green Bay, Wisconsin 54301-5026
Via Email Mail Only to matthew.buchanan@greenbaywi.gov

Subject: State Acknowledgement Letter for City of Green Bay and Green Bay Redevelopment Authority FY23 EPA Brownfield Cleanup Grant

Dear Matt Buchanan:

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the city of Green Bay (the City) and Green Bay Redevelopment Authority (RDA) 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 Green Bay RDA, 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.

FY23 Cleanup Grant: Site(s) Eligibility, Characterization, and Readiness for Remediation

For FY23, EPA requests that certain applicants for cleanup grants submit a letter from the state describing site eligibility and whether there is "a sufficient level of site characterization from the environmental site assessment performed to date (or will be by June 15, 2023)."

- ***Eligibility***. This property is undergoing cleanup under Wisconsin's cleanup program and its governing administrative code, Wis. Admin. Code chs. NR 700-799, and statute, Wis. Stat. ch. 292. The state cleanup program is regulatory and nonvoluntary. This property is eligible for the Voluntary Party Liability Exemption (VPLE) program under Wis. Stat. § 292.15. The applicant indicated that the applicant does not plan to enroll the site in the VPLE program at this time but would consider enrollment if needed to promote redevelopment of the site in the future.

PRINTED ON RECYCLED PAPER

- ***Site characterization status***. The DNR received a Site Investigation Report without a request for fee-based review on Nov. 8, 2022. The DNR received Phase II Environmental Site Assessment and Limited Site Investigation reports on June 28, 2018, and March 4, 2021, respectively.

- ***Timeframe.*** For the property described in the attached request letter, dated November 4, 2022, the applicant represented the following timeframe to the DNR:
    - *The City has completed the site investigation and intends to submit the Site Investigation and Remedial Action report to the WDNR by November 10th, 2022. We anticipate the WDNR will review the reports within 60 days. The City intends to start cleanup activities as early as July 2023.*

Based on this representation, regulatory timeframes, and review timeframes, the DNR believes that it is feasible that site characterization will be complete by June 15, 2023.

Sincerely,

Christine Sieger

Christine Sieger, Director
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

Attachment:
Request letter dated November 4, 2022

cc:
Roxanne Chronert, DNR NER – roxanne.chronert@wisconsin.gov
Tauren Beggs, DNR NER – tauren.beggs@wisconsin.gov

City of Green Bay
Department of Community and Economic Development

November 4, 2022

Molly Schmidt
Wisconsin DNR
PO Box 7921
Madison, WI 53707-7921

Re: DNR acknowledgment letter for Green Bay's FY23 EPA grant applications

Dear Ms. Schmidt:

The City of Green Bay and Green Bay Redevelopment Authority (RDA) request DNR acknowledgement letters for two EPA grant applications that we plan to submit by November 22, 2022. The information DNR requires to process the acknowledgement letter request has been provided below.

Grant 1 (to be submitted by the City of Green Bay)

1. **Type of grant(s) being applied for: assessment, cleanup or revolving loan fund.**
   EPA Brownfield Assessment Grant for Petroleum and Hazardous Substances

2. **The name, title and mailing address of the person to whom the letter should be addressed (i.e., the representative of the entity applying for the grant).**
   Matt Buchanan, AICP
   Economic Development Specialist
   City of Green Bay
   100 N. Jefferson Street, Room 608
   Green Bay, Wisconsin 54301-5026

3. **For all grants, a general description of community concerns related to brownfields, socio-economic challenges and redevelopment needs.**
   Green Bay is located at the mouth of the Fox River at the Bay of Green Bay and is at the epicenter of the world's largest concentration of pulp and paper mills. While industry brought prosperity to this region, it also resulted in significant soil, groundwater, and surface water contamination as indicated in its status as both a Superfund site (the "Fox River NRDA/PCB Releases") and one of the US Great Lakes Areas of Concern ("Lower Green Bay and Fox River AOC"). Similar to other "rust belt" cities in the Midwest over the past several decades, Green Bay has been forced to transform its economy from primarily manufacturing to services-based; by adding jobs in health care, professional services and retail trade. Because the City is predominately landlocked by neighboring municipalities, continued economic growth has been increasingly dependent on the redevelopment of older manufacturing and commercial

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

properties, many of which have fallen into disrepair and are suspected or known to be impacted by contamination. These brownfields have stymied reinvestment for decades, especially along the Fox River, in the City's downtown, and along key corridors that support the City's most disadvantaged residents.

A persistent long-term effort to transform blighted target areas into healthy, vibrant communities has gradually progressed over the last 20 years. The first major public and private investments in this effort occurred downtown along the east shore of the Fox River, where vacant/contaminated commercial structures and former industrial sites were transformed into new opportunities for affordable and market-rate housing, employment, entertainment, and public recreation. These advancements spurred construction of a world-class boardwalk and multi-use riverside trail, infill redevelopment, façade renovations and other forms of reinvestment that together resulted in an increase of over $80+ million in downtown property values between 2000 and 2022. While redevelopment is occurring, twelve census tracts within the City have been identified as disadvantaged using the EPA Climate and Economic Justice Screening Tool.

Over the past 5-10 years, the City and its partners have intentionally turned their attention to three distinct disadvantaged areas of the Broadway, Velp Avenue, and University Avenue corridors, which are the target areas of this community wide assessment grant application. The City and the US Environmental Protection Agency (EPA) have previously partnered to complete brownfield inventories and reuse plans for these target areas, which have shown early signs of significant success. However, the vast majority of brownfield sites in these neighborhoods remain unaddressed resulting in a disproportionate exposure to the City's low-income and minority population. A primary factor in Green Bay's previous successes with revitalization has been the use of EPA assessment grant funds awarded during fiscal years 2007, 2013, 2017, and 2019 (FY07, FY13, FY17, and FY19). These grants enabled the City to leverage outside funding from partners, resulting in over $120 million of private investment and creating thousands of jobs in the process. To maintain this momentum, implement reuse plans, and promote environmental justice, additional EPA assessment funding is essential.

4. **For assessment grants, include the property address, a brief history of ownership and site-specific land use, and BRRTS numbers.**

The City is applying for a Communitywide Assessment Grant and not a site-specific assessment grant. The City has identified a list of target areas and priority brownfields sites that we aim to assess using the grant funds, a few of which include the following properties:

PROPERTY ADDRESS	CURRENT OWNER	SITE HISTORY	BRRTS #
115 W. Mason & 1101 State St.	Reiss C Terminals LLC	The property has functioned as a coal storage and transferring facility dating back to the 1880s. C. Reiss Coal Co. (or their subsidiary) is believed to have owned the property for several decades	NA

430-519 Donald Driver Way	DDL Holdings LLC	The properties are formerly the site of a cannery and rail yard. Previous owners include Green Bay RDA and Larsen Canning Company.	0205578858, 0205000622
700 N Adams	Wisconsin Public Service Corp	This now vacant property has been owned by WPS for several decades. Former uses include rail transport, auto repair/painting, coal and lumber storage. Site is adjacent to a former manufactured gas plant.	0305001843
1035 Vanderbraak	Green Bay RDA	The property was formerly owned by Zozo World LLC, and Green Bay Aerie 401 Fraternal Order of Eagles. Former uses include a restaurant and an eagles club, The property is known to contain asbestos and lead, and is believed to be impacted by petroleum from a UST.	NA

Grant 2 (to be submitted by the Green Bay Redevelopment Authority)

1. **Type of grant(s) being applied for: assessment, cleanup or revolving loan fund.**

   EPA Brownfield Cleanup Grant for Petroleum and Hazardous Substances

2. **The name, title and mailing address of the person to whom the letter should be addressed (i.e., the representative of the entity applying for the grant).**

   Matt Buchanan, AICP
   Economic Development Specialist
   City of Green Bay
   100 N. Jefferson Street, Room 608
   Green Bay, Wisconsin 54301-5026

3. **For all grants, a general description of community concerns related to brownfields, socio-economic challenges and redevelopment needs.**

   The purpose of this cleanup grant is to assist in the remediation of the former Badger Sheet Metal site, to catalyze redevelopment, and improve quality of life. This 4.62-acre brownfield site is located within Green Bay's Shipyard corridor along the South Broadway. Decaying brownfields have blighted the area surrounding the corridor, damaging the community's environmental health and suppressing neighborhood investment. Many properties are in disrepair or underutilized, and the area experiences the City's highest rates of poverty and unemployment. The City's 2018 neighborhood study revealed that area property values are depressed at 65% lower than the overall city, and 2/3rds of buildings are in need of exterior repair. According to Census data, 46% of residents live below the poverty line.

   A coalition is being formed to address these issues by remediating brownfields, redeveloping underutilized sites, improving homes, and offering business resources and skills training. To stimulate neighborhood revitalization, $40 million is being invested in the adjacent Shipyard property – a brownfield which will include public amenities (riverfront promenade, fishing pier, marina, wildlife habitat, dog park, urban beach, and great event lawn) as well as a $21 million private multi-family housing development which will provide 225 workforce housing units and ground floor commercial space.

After the Badger Sheet Metal site is cleaned up, a developer has proposed to construct a $58 million multi-family housing development which will provide 238 affordable and workforce housing units and ground floor commercial space. A public greenway is also planned through the site, which will serve as both a stormwater management feature, as well as a pedestrian connection between Seymour Park to the west and the Shipyard and Fox River to the east.

4. **For cleanup grants, provide the following:**

   a. **The property address:**
   402 and 420 S. Broadway, and 419 S. Maple Street

   b. **A brief history of ownership:**
   The Green Bay Redevelopment Authority (RDA) currently owns all properties associated with the application, and currently uses the site for municipal storage as an interim use prior to site cleanup and redevelopment. The RDA acquired all parcels on August 20, 2018 from Capital Investments, LLC. The prior owner was GADJAD properties, LLC, who sold all properties in 2015. From as early as 1930 until as late as 2010, the majority of the site was believed to be owned/operated by Badger Sheet Metal Works.

   c. **A brief history of site-specific land use and why the property is known to be contaminated.**
   Prior to the early 1900s, a natural slough ran through the site, but was filled undocumented material to facilitate development. The undocumented fill is known to contain PAHs and RCRA metals. Environmental Site Assessments have identified the following previous land uses which may be associated with other forms of known contamination:

Subject/Adjoining Property	Year(s)	Listed Occupants
402 S. Broadway (Parcel 3-572)	1963	Jerry's Sinclair Serv Gas Sta
	1968	L & M Heating Co CDNTR
	1972	Vacant
	1977	Co-Care Inc Neighborhood Center
	1982	Bar-Van Insulation and Supply
	1987	Zaras Industry Laser Engraving
	1992, 1995, 2005	New Creations Inc.
	2005	Scrub Bugs
	2000, 2010, 2014	No listing
420 S. Broadway (Parcel 5-569)	1963, 1967, 1972, 1977, 1982, 1987, 1992, 1995, 2000, 2005, 2010	Badger Sheet Metal Works
	2014	No Listing
419 S. Maple Avenue (Parcel 2-947)	1963, 1968, 1972, 1977, 1982, 1987, 1992, 1995, 2000, 2005, 2010, 2014	No Listing
425 S. Maple Avenue (Part of 419 S. Maple Avenue)	1963, 1968, 1977, 1982, 1987	Joannes Cash and Carry Wholesale Grocery
	1972	Super Valu Stores Inc
	1992	No Listing

d. **DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) identification number(s) if one exists.**
The following BRRTS cases are associated with the cleanup sites:
- 0205584381
- 0305001367

e. **A statement of whether the applicant and/or landowner intends to enroll the property in the voluntary party liability exemption program.**
The City/RDA does not plan to enroll the site in the VPLE program at this time, but we would consider if needed to promote redevelopment of the site in the future. A Phase II ESA and Limited Site Investigation reports were previously completed and submitted to the WDNR on June 28, 2018 and March 4, 2021, respectively.

f. The approximate timeframe to complete site investigation, begin cleanup at the property, submit reports required under Wis. Admin. Code chs. NR 700-799 and estimated time for DNR staff review.
The City has completed the site investigation and intends to submit the Site Investigation and Remedial Action report to the WDNR by November 10th, 2022. We anticipate the WDNR will review the reports within 60 days. The City intends to start cleanup activities as early as July 2023.

5. For petroleum contamination cleanup grants also specify:

a. **The current property owner, occupant and the immediate past owner of the property:**

The Green Bay Redevelopment Authority (RDA) is the current property owner for all parcels associated with this application. The warehouse buildings on site are being temporarily used by Green Bay Police, Fire Department, and Public Works Department for storage purposes. A small building at 402 S. Broadway is leased to a The Edge Barbershop, a local business. The immediate past owner is Capital Investments, LLC.

b. **The date and method by which the current owner acquired the property (e.g., purchase, tax foreclosure, etc.).**

The RDA purchased all parcels on August 20, 2018, from Capital Investments, LLC.

c. **Whether the applicant, or the current or immediate past owner, dispensed or disposed of petroleum on the property.**

The RDA (applicant and current owner) has not dispensed or disposed of petroleum on the properties. We cannot verify if the immediate past owners may have dispensed or disposed of petroleum on the properties.

d. **Whether the applicant, or the current or immediate past owner took reasonable steps to contain any known contamination.**

The RDA took reasonable steps to contain known contamination when reasonable steps were deemed necessary.

e. **Whether there are any state or federal environmental judgments or orders, or third party suits or claims against the current or immediate past owner, and whether the current or immediate past owner has the financial means to comply.**

There are no state or federal environmental judgments or orders, or third party suits or claims against the RDA. The RDA is not aware of any federal environmental judgments or orders, or third party suits or claims against immediate past owners.

Please let me know if you require any additional information. The City and RDA greatly appreciate our partnership with the DNR as we continue our work to remediate brownfield sites.

Sincerely,

Matt Buchanan, AICP
Economic Development Specialist