



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

Date: May 1, 2025
To: Finance Committee
From: Adam Tegen, Community Development
Re: Grant Opportunities at River Point

In an ongoing attempt to identify alternative resources for the cleanup of the River Point District to get it ready for redevelopment, we are recommending the pursuit of two grant opportunities. Both of these grants would support the EPA Brownfield Cleanup Grant that was already submitted last fall and we hope to hear good news on later this month. If the EPA grant and the two additional grants fund, it will allow us to reduce the amount of TID dollars the City is putting into the current phase.

The first grant opportunity is the Wisconsin Economic Development Corporation (WEDC) Brownfield Grant. This grant is intended for the cleanup of contaminated areas and the intended use of the funds would be for soil removal and importing of clean fill along the north bank of the peninsula (former Braun Building area). We would look to request the maximum amount of \$250,000 allowed under the program. In conversations with WEDC staff, they are out of funding for the current fiscal year, but the program will once again have funding starting on July 1. By getting the application coordinated and applied for now, it should help us get to the front of the line. We have been very successful in working with the WEDC on assessment grants for River Point and we are confident in their support as we move onto the cleanup.

The second grant opportunity is a relatively new program under the EPA called Thriving Communities grant. This new program differs from the typical EPA grant program in the fact that the funds are provided to regional non-profits who handle the distribution process. In our region, the non-profit overseeing the grant is the Minneapolis Foundation. We would be looking to request up to the \$350,000 maximum under this program. The funds would be utilized for similar uses as the WEDC grant. Since this is a new program, we are not as clear on the goals and key points of the program, but we are confident that the City and the project have a good story to tell.

Under our existing contract with Stantec, the preparation of the WEDC Brownfield Grant is provided at no cost to the City. Unfortunately, due to the uniqueness of the Thriving Communities grant, the cost of grant preparation is not covered by our agreement. As such, the cost to have Stantec prepare the grant and submit it is \$2,000. However, I would note that this is a greatly reduced cost due to the fact that they are very familiar with the site and can utilize similar information that was included in the EPA grant and would be used for the WEDC grant. Funding for the grant preparation would come out of existing TID funds. Since one grant is state funded and one is federal funded, we can utilize the grants as matching funds for each other. If additional match is needed, it will be provided by the existing TID funding.

Staff is requesting authorization to pursue both the WEDC Brownfield Grant and Thriving Communities Grant with an expected total ask of \$600,000.

As always, I am happy to provide any additional information or answer any questions. I can be reached at ategen@manitowoc.org or 920-686-6931.

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BROWNFIELDS GRANT PROGRAM



ENVIRONMENTAL IMPROVEMENT ASSISTANCE FOR REDEVELOPMENT

Wisconsin's Brownfields Grant Program provides funds to assist with the remediation of environmental contamination of abandoned, idle or underused industrial or commercial facilities or sites. This program helps convert contaminated sites into productive properties that are attractive and ready for redevelopment.

How it works

Any city, village, town, county, individual, tribal entity or business may apply for funds. The maximum grant amount is generally \$250,000.

Eligibility requirements

Brownfields Grant funds may be used for brownfields redevelopment or associated environmental remediation activities on sites with demonstrated soil, groundwater or vapor contamination. Applicants must demonstrate the following:

- Phase I and Phase II Environmental Reports must have been completed no more than five years prior to the application submittal date.
- The party that caused the environmental contamination and any person who possessed or controlled the environmental contaminant is unknown, cannot be located or is financially unable to pay for the remediation.

Eligible activities

Brownfields Grant funds may typically be used for the following activities:

- The environmental investigation, remediation and/or monitoring of the site
- The removal of hazardous waste containers
- Soil removal, capping, barrier installation and vapor intrusion systems
- Demolition activities that will facilitate redevelopment of a brownfields project

The applicant must have obtained Wisconsin Dept. of Natural Resources (WDNR) assistance in, or comments on, the planning and implementation of an environmental investigation or the environmental cleanup of a property through DNR technical assistance services.

LEARN MORE

For more information about becoming eligible for the Brownfields Grant Program, contact a Wisconsin Economic Development Corporation (WEDC) regional economic development director.

You can find the list of regional directors and territories covered at wedc.org/regional.