

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, October 23, 2024

Request: PC 17-2024: Analysis of Brownfield Cleanup Alternatives at the former CN Peninsula site located in the 1200 block of Chicago Street, Manitowoc, Wisconsin and the FY25 USEPA Brownfield Cleanup Grant Application

Report: This public hearing is a requirement of the EPA's Brownfield Cleanup Grant. The grant requires that a public hearing be held to give the public an opportunity to provide input regarding the Analysis of Brownfield Cleanup Alternatives (ABCA) document. The ABCA is related to the phase 2, redevelopment work that is occurring in the Riverpoint District.

In the past Community Development staff held the public hearing at Community Development Authority meetings but due to timing issues the Plan Commission meeting was chosen for the public input.

The Plan Commission does not need to take any formal action on the ABCA.

To date, the Community Development has not received any requests to review the ABCA document.

The following text is from the EPA describing what an Analysis of Brownfield Cleanup Alternatives (ABCA) entails.

Prepare an analysis of brownfield cleanup alternatives, considering site characteristics, surrounding environment, land use restrictions, potential future uses, and cleanup goals for each site cleaned up with EPA funding. The ABCA must be signed by an authorized representative of the grant recipient and the ABCA must include:

- a. information about the site and contamination issues (e.g., exposure pathways, identification of contaminant sources, etc.), cleanup standards, applicable laws, alternatives considered, and the proposed cleanup;
- b. effectiveness, the ability to implement, and the cost of the proposed cleanup;
- c. evaluate the resilience of the remedial options to address potential adverse impacts caused by sea level rise, increased frequency and intensity of flooding and/or extreme weather events, etc.;
- d. an analysis of reasonable alternatives, including the alternative of taking no action. For cleanup of brownfield petroleum-only sites, an analysis of cleanup alternatives must include considering a range of proven cleanup methods including identification of contaminant sources, exposure pathways, and an evaluation of corrective measures. The cleanup method chosen must be based on this analysis; and
- e. the recipient may consider the degree to which the alternatives reduce greenhouse gas discharges, reduce energy use or employ alternative energy sources, reduce volume of wastewater generated/disposed, reduce volume of materials taken to landfills, and

recycle and re-use materials generated during the cleanup process to the maximum extent practicable.

Recommendation: No action is required by the Plan Commission.