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8-18-14

14-1623

August 5, 2014

CITY OF
MANITOWOC
David Less
City Planner

To: Mayor and Common Council
From: Paul Braun, City Planner
Subject: **Site Assessment Grant (SAG) Award Letter – Mirro Plant 9 at 1512 Washington Street**

Dear Mayor and Common Council:

Attached is the Wisconsin Economic Development Corporation's award letter to the City of Manitowoc for a Site Assessment Grant (SAG) for the Mirro Plant 9 building at 1512 Washington Street. The grant is in the amount of \$113,756 and will be used to conduct environmental investigation work to help define the degree and extent of contamination on the property. The City will contract with Symbiont who will perform all of the necessary testing and reports.

In addition to the award letter, a copy of the May 21, 2014 Council Resolution (14-1089) authorizing submittal of the SAG application is attached for reference.

I recommend to Council the acceptance of this report and reaffirm the recommendations in the May 21, 2014 Resolution which instructs the Mayor, Clerk, City Planner and other City Officials to act on behalf of the City to: i) sign any and all documents, communications, applications, contracts and the like as required by the City Planner; and ii) take any and all steps necessary to undertake, direct and complete the SAG project.

Respectfully Submitted,

Paul Braun

Paul Braun
City Planner

Attachments



OFFICE OF CITY PLANNING,
CITY PLAN COMMISSION



July 29, 2014

Paul Braun
City Planner
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220-4543

Dear Mr. Braun:

I am very pleased to inform you that the City of Manitowoc has been awarded a Site Assessment Grant of up to One Hundred Thirteen Thousand Seven Hundred Fifty Six dollars (\$113,756) to disburse funds for eligible environmental site work that will take place on the 3.72 acre property located at 1512 Washington Street.

The Wisconsin Economic Development Corporation (WEDC) is looking forward to participating in a very prominent brownfield project that will help the City of Manitowoc fulfill plans to redevelop the contaminated former Mirro Building and conduct environmental investigation work to help define the degree and extent of contamination. The effort of the City of Manitowoc to assess environmental threats on the property due to the presence of polychlorinated biphenyl (PCB's) in the concrete is extremely commendable.

The Brownfield Grant has been approved to disburse funds for eligible environmental site work incurred on or after July 29, 2014. Al Rabin of the Credit and Risk Division will be contacting you very soon to develop a contract and discuss disbursement procedures. Please contact Al at (608)210-6818 if you have any questions regarding the Site Assessment Grant award.

Congratulations and thank you for your work to help render a site safe that had the USEPA conduct a Superfund action. The completion of this significant brownfield project will help define the level of environmental risk encountered by area residents and businesses.

Sincerely,

Reed E. Hall

Reed Hall
Secretary / CEO



201 W. Washington Avenue
Madison, WI 53703

P.O. Box 1687
Madison, WI 53701

608.210.6700
855-INWIBIZ
inwisconsin.com

5-19-14

Plan

14-1089

RESOLUTION

A Resolution authorizing the submittal of a Site Assessment Grant (SAG) application by the City of Manitowoc (City) to the Wisconsin Economic Development Corporation (WEDC) for the former Mirro Plant 9 at 1512 Washington Street.

WHEREAS, the City recognizes that the remediation and redevelopment of brownfields is an important part of protecting Wisconsin's resources; and

WHEREAS, the City is seeking a SAG for completion of a ch. NR716 WAC site investigation at the former Mirro Plant 9, that will address concerns detailed by the Wisconsin Department of Natural Resources in a letter dated January 15, 2013, and will include: (i) perimeter monitoring well sampling; (ii) free product investigation and delineation; (iii) sampling, profiling and delineation of PCB impacted concrete; (iv) soil and groundwater sampling for PCB's; (v) loading dock catch basin and storm sewer investigation; (vi) asbestos and lead based paint survey; (vii) additional soil and groundwater monitoring and sampling based on the results of the above referenced site investigation tasks; and (viii) preparation of a comprehensive site investigation report and remedial action options report; and

WHEREAS, in this action the City's Common Council has declared its intent to complete the SAG activities described in an application to be filed with the WEDC, if awarded funds, for the property located at 1512 Washington Street in the City which is currently owned by EJ Spirtas Manitowoc, LLC; and

WHEREAS, the City will fulfill any responsibilities as may be required by the WEDC to implement the SAG, if awarded.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council that the City requests funds and assistance available from the WEDC under the SAG program for the property located at 1512 Washington Street, and will comply with WEDC rules for the program; and

BE IT FURTHER RESOLVED, that authority is hereby granted to the City Planner, and after August 1, 2014, the Deputy City Planner to act on behalf of the City to file and sign any and all necessary documents, applications, agreements, determinations and the like, in support of the request for WEDC support; and

BE IT FURTHER RESOLVED that the City Planner and the Deputy City Planner be authorized to: (i) take any and all necessary steps to assist and oversee the filing and implementation of the above referenced SAG application and grant in accordance with this Resolution; (ii) enter into a contract with Symbion to prepare and file the SAG application, and to assist the City with fulfilling all applicable SAG administrative requirements, if funded by WEDC; and (iii) serve as the City's agents responsible to coordinate the filing and implementation of the SAG including, but not limited to: (a) negotiating the terms and conditions of a reimbursement agreement with the property owner, if required; (b) negotiating the terms and conditions of any required cooperation agreements or contracts with the WEDC; (c) negotiating the terms and conditions for all other documents and cooperation agreements related to the SAG; and (d) disbursing monies necessary to implement the SAG; and

BE IT FURTHER RESOLVED that the Common Council authorizes the Mayor, Clerk, City Planner, Deputy City Planner and other City Officials to act on behalf of the City to:

1. Sign any and all documents, communications, applications, contracts and the like as required by the City Planner or Deputy City Planner; and
2. Take any and all steps necessary to undertake, direct and complete the SAG project should the application be approved by the WEDC.

INTRODUCED MAY 19 2014

ADOPTED MAY 19 2014

APPROVED 5/21/14

 Justin M. Nickels
JUSTIN M. NICKELS, MAYOR

Drafted by: David Less, City Planner

Filename: Y:\dave\wpfile\SAGres-1512Washington.wpd
Rundate: 5/19/2014