

PROPOSED PROJECT BUDGET
FORMER MIRRO PLANT #9 PROPERTY REDEVELOPMENT, MANITOWOC, WISCONSIN

10/31/2016

Line #	Project Activity Category	Activity Description	Past or Future	Year	Sources of Funding						Total Funding (All Sources)	Comments	
					WEDC Idle Sites Grant	Bond	WEDC SAG Grant	EPA Assessment Grant	EPA RLF Grant	TID 16 and Other Potential Funding (1)			Private Investment
1	Property Acquisition	Phase I Environmental Site Assessment and Determination of NHPA/SHPPPO Eligibility	Past	2016				\$ 10,000			\$ 10,000		
2		Initial Site Assessment Activities	Past	2013-2016			\$ 125,000				\$ 125,000		
3		Programmatic Costs, Condemnation and Property Transfer	Past	2016				\$ 12,500	\$ 12,500			\$ 25,000	
4		SUBTOTALS				\$ -	\$ -	\$ 125,000	\$ 22,500	\$ 12,500	\$ -	\$ -	\$ 160,000
5	Pre-Demolition Activities	Structural Assessment; Geophysical Survey; Tunnel Mapping; Asbestos Containing Materials (ACM), Lead-based Paint (LBP) and Hazardous Materials Surveys; Waste Characterization Sampling.	Past	2016				\$ 150,000				\$ 150,000	
6		Abatement Plans and Specifications, Abatement Bidding and Contractor Procurement.	In Progress	2016		\$ 14,000			\$ 10,000			\$ 24,000	Cost estimate provided in Attachment G.7.1
7		Pre-demolition abatement and inspection activities	Future	2016		\$ 247,000			\$ 398,000			\$ 645,000	Cost estimate provided in Attachment G.7.2
8		Demolition Plans and Specifications, Bidding and Contractor Procurement	In Progress	2016		\$ 30,000						\$ 30,000	Cost estimate provided in Attachment G.7.1
9		SUBTOTALS				\$ -	\$ 291,000	\$ -	\$ 150,000	\$ 408,000	\$ -	\$ -	\$ 849,000
10	Demolition to Grade	Demolition Contractor Activities	Future	2017	\$ 500,000	\$ 1,900,000						\$ 2,400,000	Cost estimate provided in Attachment G.7.3
11		Contract Administration and Site Inspection/Documentation Services	Future	2017		\$ 150,000						\$ 150,000	Cost estimate provided in Attachment G.7.1
12		SUBTOTALS				\$ 500,000	\$ 2,050,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,550,000
13	Subsurface Site Assessment and Remediation Planning	Supplemental Site Investigation	Future	2017		\$ 59,000				\$ 41,000		\$ 100,000	
14		Remedial Action Options Analysis/Remedial Action Plan	Future	2017						\$ 10,000		\$ 10,000	
15		Remedial Plans and Specifications (Includes Tunnel/Foundation/Slab Removal), Bidding and Contractor Procurement	Future	2017						\$ 15,000		\$ 15,000	
16		SUBTOTALS				\$ -	\$ 59,000	\$ -	\$ -	\$ -	\$ 66,000	\$ -	\$ 125,000
17	Subsurface Remediation	Remedial Contractor Activities	Future	2017-2018						\$ 500,000		\$ 500,000	
18		Groundwater Monitoring, Remedial Documentation and Closure Reporting	Future	2017-2018						\$ 100,000		\$ 100,000	
19		Contract Administration and Site Inspection/Documentation Services	Future	2017-2018						\$ 25,000		\$ 25,000	
20		SUBTOTALS				\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,000	\$ -	\$ 625,000
21	Area-wide Planning, Developer Proposals and New Construction	Downtown and Site Planning, Market Studies, Developer RFPs	Future	2016-2017						\$ 30,000		\$ 30,000	
22		Mixed Use Commercial (40,000-60,000 square feet)	Future	2018-2020							\$ 9,000,000	\$ 9,000,000	See Attachment D.1., which includes job creation and tax revenue projections
23		Mixed Use Residential (10,000-20,000 square feet)	Future	2018-2020							\$ 1,800,000	\$ 1,800,000	See Attachment D.1., which includes job creation and tax revenue projections
24		Parking (70,000 square feet)	Future	2018							\$ 420,000	\$ 420,000	See Attachment D.1., which includes job creation and tax revenue projections
25		Green Space (50,000 square feet)	Future	2018							\$ 160,000	\$ 160,000	See Attachment D.1., which includes job creation and tax revenue projections
26	SUBTOTALS				\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 11,380,000	\$ 11,410,000	
27	Other		Future	2017-2018								\$ -	
28												\$ -	
37												\$ -	
38	SUBTOTALS				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
39	PROJECT TOTALS				\$ 500,000	\$ 2,400,000	\$ 125,000	\$ 172,500	\$ 420,500	\$ 721,000	\$ 11,380,000	\$ 15,719,000	

Notes:

(1) TID 16 is currently projected to be negative until 2031. Based on developer proposals and tax revenue projections, some funding may become viable. The City will also pursue additional grants and loans (e.g. USEPA, other) as appropriate. However this funding is not assured.
Idle Sites Grant Match Total = \$2,050,000; 80%

Funding Source Contacts:

Funding Source	Title	Organization	Email Address	Phone No.
Bond	Nicolas Sparacio	City of Manitowoc	nic.sparacio@manitowoc.org	(920) 686-6931
WEDC SAG Grant	Naletta Burr	WEDC	naletta.burr@wedc.org	(608) 210-6830
EPA Grants	Jon Peterson	U.S. EPA - Region 5	peterson.jon@epa.gov	(312) 353-1264
TID 16	Nicolas Sparacio	City of Manitowoc	nic.sparacio@manitowoc.org	(920) 686-6931
Private Investment	Nicolas Sparacio	City of Manitowoc	nic.sparacio@manitowoc.org	(920) 686-6931