

**Washington County, Wisconsin
USEPA Community-Wide Coalition Assessment Grant
for Hazardous Substance & Petroleum Brownfields**

Cooperative Agreement No. BF-00E01347-2

Final Technical Report

Submitted by:
Debora M. Sielski, Deputy Planning & Parks Administrator
Washington County Planning & Parks Department

May 10, 2018

**Washington County, Wisconsin
USEPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields
Cooperative Agreement No. BF-00E01347-2**

A. Project Title

Washington County, Wisconsin Community-Wide Coalition Assessment for Hazardous
Substance & Petroleum Brownfields

B. Name of Grantee

Washington County Planning & Parks Department
333 E. Washington Street, Suite 2300
West Bend, WI 53095-2003

C. Cooperative Agreement No.

No. BF-00E01347-0

Community-Wide Coalition Assessment for Hazardous Substance & Petroleum
Brownfields

Date of Award: 9/19/2014

Project Dates: 10/1/2014 – 09/30/2017

Extension Award: 10/11/2017 for BF-00E01347-2

Extension Project Completion of January 31, 2018

Grant Amount:

\$300,000 – Hazardous Substance Brownfields

\$300,000 – Petroleum Brownfields

D. Project Contact(s)

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Washington County, Wisconsin – FY2014 USEPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

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**Washington County, Wisconsin
USEPA Community-Wide Coalition Assessment Grant for Hazardous
Substance & Petroleum Brownfields
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Final Technical Report

Including work during:

**2nd Quarter – Fiscal Year 2018
January 1, 2018 – January 31, 2018**

I. PROGRAM INTRODUCTION

This Final Technical Report provides a summary of activities completed by Washington County, Wisconsin (the County) during the 2nd Quarter of Fiscal Year (FY) 2018 (January 1 through January 31, 2018) for implementation of the United States Environmental Protection Agency (USEPA) Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields awarded to the County by the USEPA in 2014. Washington County Planning and Parks Department is responsible for administering the grants which are being used to provide initial funding for a County-wide Site Redevelopment Program (SRP) that was created in 2013. The County is the lead for a coalition that includes the City of West Bend, City of Hartford, Village of Slinger, Village of Richfield, and the Village of Jackson.

The County's USEPA-approved Implementation Work Plan describes five (5) tasks that are to be completed using funding from the grants. This report describes the status of each task as of January 31, 2018, provides an estimate of the degree of completion of each task, and provides a list of deliverables associated with each task. The tasks are described below:

Task No.	Task Name
0	Programmatic Activities
1	Brownfields Inventory and Site Prioritization
2	Conduct Phase I Environmental Site Assessment (ESAs)
3	Conduct Phase II ESAs, Site Investigations and Remedial/Reuse Planning Activities
4	Community Outreach and Involvement

On October 11, 2017 the USEPA Project Officer awarded an Assistance Amendment to the Cooperative Agreement for a four-month extension of the grant to January 31, 2018.

II. BUDGET OVERVIEW

The USEPA awarded a total grant of \$600,000 to the County including \$300,000 for Hazardous Substance Brownfields Assessment and \$300,000 for Petroleum Brownfields Assessment. The Assessment Grant budget includes \$8,500 for direct expenses for the County (travel and supplies) and \$591,500 for contracted services provided by environmental and other consulting

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firms. The total budget period cost is \$662,463.00 of which \$62,463 is the local in-kind contribution that will be provided by staff from the County, City of West Bend, City of Hartford, Village of Slinger, Village of Richfield and EDWC.

There was one budget reallocation request approved by the US EPA Project Officer on January 23, 2018. All budget reallocation requests are detailed below.

Budget				
Task No.	Task Description	Approved Budget as of 10/24/17 with requests 1 - 11 *	Reallocation Request No. 12 (approved 1/23/2018)	Current EPA Approved Budget as of 1/23/2018
0	Programmatic Activities	\$29,600	\$1,891.27	\$31,491.27
1	Brownfields Inventory and Site Prioritization	\$59,217.17	\$3,095.00	\$62,312.17
2	Phase I ESAs	\$77,535.81	\$3,400.00	\$80,935.81
3	Phase II ESAs, Site Investigations, and Remedial/Reuse Planning	\$357,509.64	(\$16,650.31)	\$340,859.33
4	Community Outreach and Involvement	\$76,137.38	\$8,264.04	\$84,401.42
	Total U.S. EPA Grant	\$600,000	\$0.00	\$600,000

* US EPA Approved Budget Reallocation Requests:

Request 1 - \$20,000 Request to shift funds from Task 3 to Tasks 1 and 4 for general community outreach. The US EPA approved this request on 7/31/15.

Request 2 - \$350 Request to shift funds from Task 3 to Task 4 for Site Redev. Brand/Logo for ongoing marketing of the Site Redevelopment Program. The US EPA approved this request on 7/31/15.

Request 3 - \$35,000 Request to shift funds within Task 3 from Phase II ESAs to Reuse/Redevelopment Planning for Village of Richfield. The US EPA approved this request on 10/21/15.

Request 4 - \$37,000 Request to shift grant funds from Task 3 (Phase II ESAs) to Tasks 1 for cost of completing the countywide inventory and site selection / prioritization process work that was completed by Vandewalle & Assoc. The US EPA approved this request on 1/18/16.

Request 5 - \$7,000 Request to shift grant funds from Task 3 (Phase II ESAs) to Task 4 to allow Vandewalle & Assoc. and Stantec to continue to participate in regular PMT and SRC meetings as the project moves forward. The US EPA approved this request on 1/18/16.

Request 6 - \$5,000 –Village of Jackson Reuse/Redevelopment Planning - Request to shift \$5000 in grant funds from Task 2 (Phase I ESAs) to Task 3 – Area-wide Reuse/Redevelopment Planning for the Village of Jackson. This shift will reduce the number of estimated Phase I ESAs by one. The US EPA approved this request on 8/25/16.

Request 7 - \$11,100 - Request to shift a total of \$11,100 in grant funds from Task 3 (Phase II ESAs) to other Tasks including:

- \$4,300 to Task 0 to allow Stantec to continue to assist with EPA quarterly reports and required reporting on the ACRES system.
- \$150 to Task 1 to allow Vandewalle & Assoc. to conduct a ranking and prioritization process on a site in the Village of Kewaskum to be included in the countywide inventory.
- \$2,650 to Task 2 to cover additional costs to conduct Phase I ESAs on several sites (City of Hartford North Bookends, City of West Bend EDC site, Village of Slinger E.H. Wolf site) where the costs were higher than anticipated.
- \$4,000 to Task 4 to allow Vandewalle & Assoc. to continue their work on assisting the Village of Slinger and the County with access agreements and attend monthly PMT meetings and quarterly SRC meetings through the end of the grant cycle.
- The US EPA approved this request on 9/23/16.

Request 8 - \$5,000 - Request to shift a total of \$5,000 in grant funds from Task 3 (Phase II ESAs) to Task 2 (Phase I ESAs) to complete several anticipated Phase I ESAs and cover additional costs with completing eligibility determinations. The US EPA approved this request on 1/26/17.

Request 9 - \$6,000 - Request to shift a total of \$6,000 in grant funds from Task 2 (Phase I ESAs) to Task 3 (Phase II ESAs) to complete a site investigation work plan for the Northern Bookends site in the City of Hartford. The US EPA approved this request on 2/28/17.

Request 10 - \$10,500 - Request to shift a total of \$10,500 in grant funds from Task 3 (Phase II ESAs) to other Tasks including:

- \$4,000 to Task 0 –Programmatic Activities for additional costs for assisting Washington County in quarterly reporting and other programmatic assistance.
- \$4,000 to Task 2 – Phase I ESAs for additional costs incurred for eligibility determinations (ED) as well as expected costs for future ED of sites.
- \$2,500 to Task 4 – Community Outreach and Involvement for costs incurred for additional outreach meetings as well as expected costs for future outreach meetings.
- The US EPA approved this request on 4/6/17.

Request 11 - \$19,247.02 - Request to shift a total of \$19,247.02 in grant funds including:

- \$132.83 reallocate from Task 1 – Inventory to Task 3 – Phase II ESAs. No more work is anticipated for Task 1 of the FY14 grant.
- \$19,114.19 - reallocate from Task 2 – Phase I ESAs to:
 - Task 3 - Phase II ESAs (\$6,959.64) – Additional costs for the Phase II ESA and coordination/meetings for the Hron property, Site Investigation for the Hron property and Site Investigation for the Laubenheimer's Garage property.

- Task 4 – Community Outreach (\$4,987.38) – Funds for additional costs incurred and expected costs for future public outreach, SRC and PMT meetings for Stantec Consulting Services and Vandewalle & Assoc.
- Task 0 – Programmatic Activities (\$7,300) – Funds for additional costs incurred and expected costs for providing assistance to the County on quarterly and final USEPA reports.
- The US EPA approved this request on 10/24/2017

Request 12 - \$16,650.31 - Request to shift a total of \$16,650.31 in grant funds from Task 3 to:

- \$1,891.27 reallocated to Task 0 – Programmatic Activities – Funds for Stantec to continue to assist with quarterly reports and adding projects to ACRES.
- \$3,095.00 reallocated to Task 1 – Brownfields Inventory – Funds to purchase Sanborn Fire Maps and historic plat maps.
- \$3,400.00 reallocated to Task 2 – Phase I ESAs – Funds to complete the Phase I ESA for the former Blaine site in the City of West Bend.
- \$8,264.04 reallocated to Task 4 – Community Outreach and Involvement – Funds for Stantec and Vandewalle to attend the remaining SRC and PMT meetings and complete a final SRP fact sheet for the FY2014 grant.
- The US EPA approved this request on 1/23/2018.

III. MODIFICATIONS TO THE WORK PLAN

Reallocation Request No. 11 resulted in a reduction in the number of Phase I ESAs completed, but an increase in the number of Phase II ESAs and site investigations conducted. All modifications to the Work Plan are described below:

Type of ESA	No. of ESAs in Original Implementation Work Plan	Previously Approved Reallocation Requests	Current No. of ESAs with Approved Reallocation Requests
Phase II ESAs at small sites	7	4	5
Phase II ESAs at large sites	4	3	3
Phase I ESAs	24	23	17

IV. STATUS OF PROGRAM ACTIVITIES

This section of the report provides a summary of past tasks and tasks completed during the 2nd Quarter FY 2018.

Task 0 – Programmatic Activities

A. Task Description

This task includes preparing grant progress reports, and general communications about the Cooperative Agreement to the USEPA. This task had a budget of \$14,000 which included travel costs to attend USEPA-sponsored National Brownfields conferences and for work by the environmental consultant to provide assistance with reporting and other eligible programmatic activities.

On Sept. 23, 2016, the USEPA Project Officer approved a budget reallocation of \$4,300 from Task 3 to Task 0 to allow Stantec to continue to assist the County with USEPA quarterly reports and required reporting on the ACRES system.

On April 6, 2017, the USEPA Project Officer approved a budget reallocation of \$4,000 from Task 3 to Task 0 to allow Stantec to continue to assist the County with USEPA quarterly reports and other programmatic assistance.

On October 24, 2017 the USEPA Project Officer approved a budget reallocation of \$7,300 from Task 2 to Task 0 for additional costs incurred and expected costs for consultants to provide assistance to the County on quarterly and final USEPA reports.

On January 23, 2018 the USEPA Project Officer approved a budget reallocation of \$1,891.27 from Task 3 to Task 0 for additional costs incurred and expected costs for consultants to provide assistance to the County on quarterly, ACRES reporting and final USEPA reports.

The current budget for Task 0 is \$31,491.27.

B. New Activities or Projects Approved for Implementation by USEPA During the Fiscal Quarter

None.

C. Completed Activities or Projects

As part of advancing the County's Site Redevelopment Program and coordination of a coalition prior to the grant application, in 2013 the County advanced a qualifications based procurement process meeting the requirements of 40 CFR 31.36, in order to obtain the services of a consultant to assist with public meetings, evaluation, and initial scoring and prioritization of sites including services for grant writing and implementation. The procurement process resulted in six proposals. Two firms were interviewed, and based on the interviews and previously submitted qualifications, a contract was executed with Stantec Consulting Services Inc. (Stantec).

2nd Quarter of FY 2015

During the 2nd Quarter of FY 2015, the County worked with the Project Team (Stantec, Vandewalle and EDWC) and finalized detailed roles and responsibilities as

part of the contract with Stantec for grant implementation services on February 17, 2015. The contract with Stantec was signed on March 18, 2015.

The County drafted a Memorandum of Agreement (MOAs) and worked with coalition partners throughout March and early April to finalize.

3rd Quarter of FY 2015

During the 3rd Quarter of FY 2015, all MOAs were signed by coalition partners and submitted to the USEPA on April 23, 2015. No grant funds could be expended until all five coalition partner MOAs were signed and provided to the USEPA.

Contract agreements were finalized between Stantec, and Vandewalle and EDWC. As part of the Project Team, Vandewalle will assist the County, Stantec and the EDWC with the inventory process to create a Brownfields GIS Database, lead the site selection, ranking and prioritization of sites using a two-tiered site identification and prioritization process with the SRC, prepare area-wide reuse/redevelopment plans and conduct ongoing community outreach. As part of the Project Team, EDWC will assist the County, Stantec and Vandewalle with the inventory process, determining redevelopment potential and marketability of redevelopment sites, preparing area-wide reuse/redevelopment plans and ongoing community outreach. The contract with EDWC will also utilize the services of Ady Advantage, a WBE firm that will help develop webpages integrating redevelopment sites within the EDWC website for the purpose of connecting prospective end users and local stakeholders with information on redevelopment sites and associated reuse opportunities.

The County provided coalition partners with a method of tracking local in-kind contribution hours. The Project Manager will compile all local in-kind contribution hours completed and report hours as part of upcoming USEPA Quarterly Reports. The Project Manager submitted the 2nd Quarter Report to the USEPA on April 27, 2015 and has had ongoing communication with the USEPA Project Officer.

4th Quarter of FY 2015

- During July, the quarterly report for Q3 was completed by the County with assistance from Stantec and Vandewalle, and submitted to USEPA.
- On 9/1-4/15, Stantec, EDWC, Vandewalle, and County staff attended the USEPA brownfields conference in Chicago.

1st Quarter of FY 2016

During October 2015, 4th Quarter FY 2015 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle, and submitted to the USEPA including the required MBE/WBE Annual Reporting Form. The Project Manager continued ongoing communication with the Project Management Team (PMT), coalition partners, the Site Redevelopment Committee (SRC) members and the USEPA Project Officer. The Project Manager reviewed and approved numerous consultant invoices for payment processing.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

During January 2016, 1st Quarter FY 2016 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle, and submitted to the USEPA. In March 2016, Stantec and the Project Manager finalized the site specific tracking table which includes all environmental assessment activities as well as redevelopment reuse planning activities. The tracking table is sent to the PMT, all coalition partners and SRC members on a regular basis.

On Feb. 1, 2016, the Project Manager presented the USEPA grant and Site Redevelopment Program information along with a draft Memorandum of Agreement (MOA) to the Village of Germantown Board for their consideration in anticipation of utilizing USEPA grant funds for environmental assessment work for the proposed Saxony Village development. On Feb. 17, 2016 the Memorandum of Agreement with the Village of Germantown (MOA) was executed.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

During April 2016, the 2nd Quarter FY 2016 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated. The tracking table was distributed to the PMT, all coalition partners and SRC members on April 1, 2016 and May 2, 2016.

On May 13, 2016, the County submitted reimbursement request to the USEPA – ASAP system for \$167,436.56.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

During July 2016, the 3rd Quarter FY 2016 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated. The tracking table was distributed to the PMT, all coalition partners and SRC members on August 15, 2016.

On July 21, 2016 Fred Bartman, Project Officer for USEPA, conducted a site visit to Washington County. The County Project Manager and Stantec provided background information for site visits to E.H. Wolf & Sons in the Village of Slinger, North Bookends site in the City of Hartford and Saxony Village Development in the Village of Germantown.

1st Quarter of FY 2017 (October 1, 2016 – December 31, 2016)

On October 31, 2016, the 4th Quarter FY 2016 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated.

On October 17, 2016 the County Project Manager requested a grant reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System of \$192,357.81 for grant work completed.

On November 23, 2016, the County Project Manager provided the USEPA Automated Standard Application for Payment (ASAP) System a breakdown of the previously submitted reimbursement requests identifying the specific grant funding source for each project by either hazardous substance brownfield grant or petroleum brownfield grant funding.

On September 27, 2016, Washington County sent a letter to the City of West Bend asking to confirm the use of \$25,000 in grant funding to fully leverage the Site Assessment Grant (SAG) from the Wisconsin Economic Development Corporation (WEDC) dollars to complete assessment and investigation activities at the former Bermico site. On October 10, 2016, the City of West Bend confirmed their intent to use the \$25,000.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

On January 31, 2017, the 1st Quarter FY 2017 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated. The Tracking Table was updated and distributed to Coalition members, SRC members and the PMT.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

On April 28, 2017, the 2nd Quarter FY 2017 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

On July 21, 2017, the 3rd Quarter FY 2017 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated.

On September 29, 2017, the USEPA approved a four-month extension on the grant.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

On October 31, 2017, the 4th Quarter FY 2017 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated.

On October 11, 2017 the USEPA Project Officer awarded an Assistance Amendment to the Cooperative Agreement for a four-month extension of the grant to January 31, 2018.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

On January 30, 2018, the 1st Quarter FY 2018 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA.

On January 23, 2018 the County Project Manager requested a grant reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System of \$149,974.25 for grant work completed.

On April 12, 2018 the County Project Manager requested a grant reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System of \$89,919.59 for grant work completed.

The remainder of unused grant funds total \$311.79 (\$155.92 – Hazardous and \$155.87 – Petroleum).

D. Activities or Projects in Progress

The Project Team (County, Stantec, Vandewalle and EDWC) is in the process of finalizing a detailed Project Timeline that outlines specific tasks, deadlines and responsible parties for each of the five main Project Tasks outlined in the Implementation Work Plan. This document will be used by the Project Team to stay on task throughout the grant period and to track progress during the monthly Project Team meetings.

1st Quarter of FY 2016

Stantec and the Project Manager are finalizing a site specific tracking table for all assessment activities to be sent to coalition partners and SRC members on a regular basis.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

Stantec and the Project Manager continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members on a regular basis.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

Stantec and the County Project Manager continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members on a regular basis.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

Stantec and the County Project Manager continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members on a regular basis.

On September 27, 2016, Washington County sent a letter to the City of West Bend asking to confirm the use of \$25,000 in grant funding to fully leverage the Site Assessment Grant (SAG) from the Wisconsin Economic Development Corporation (WEDC) dollars to complete assessment and investigation activities at the former Bermico site. On October 10, 2016, the City of West Bend confirms intent to use the \$25,000.

1st Quarter of FY 2017 (October 1, 2016 – December 31, 2016)

Stantec and the County Project Manager will continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members on a regular basis.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

Stantec and the County Project Manager will continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members on a regular basis.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

Stantec and the County Project Manager will continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

Stantec and the County Project Manager will continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

With the FY2014 grant coming to a close at the end of January, the County Project Manager, Stantec and Vandewalle finalize programmatic activities including compiling sections of the final report and entering information into the ACRES program.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

The FY2014 grant ended January 31, 2018. There are no projects in progress.

E. Deliverables

Memorandum of Agreement (MOAs) signed by the coalition partners (City of West Bend, City of Hartford, Village of Jackson, Village of Richfield and Village of Slinger) were submitted to the USEPA Project Officer on April 23, 2015.

1st Quarter of FY 2016

None for this Quarter.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

A Memorandum of Agreement (MOA) was executed between Washington County and the Village of Germantown on February 17, 2016 in anticipation of environmental assessment work for the Saxony Village Development project.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

None for this Quarter.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

None for this Quarter.

1st Quarter of FY 2017 (October 1, 2016 – December 31, 2016)

None for this Quarter.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

None for this Quarter.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

None for this Quarter.

4th Quarter of FY 2017 (July 1, 2017 – Sept. 30, 2017)

None for this Quarter.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

None for this Quarter.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

None for this Quarter.

F. Percent Complete and Scheduled Activities

This task is currently 100% completed.

1st Quarter of FY 2016

Scheduled activities for the 1st quarter of FY 2016 (October 1 through December 31, 2015) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

2nd Quarter of FY 2016

Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

On December 10, 2015, the SRC completed the Countywide Inventory and Site Selection/Prioritization Process and approved the use of the EPA Brownfield Assessment Grant funds for Site K in the Village of Germantown. A Memorandum of Agreement (MOAs) was completed and sent to the Village for review. It is scheduled for approval at the February Village Board meeting.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

Scheduled activities for the 3rd Quarter of FY 2016 (April 1 through June 30, 2016) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016)

Scheduled activities for the 4th Quarter of FY 2016 (July 1 through Sept. 30, 2016) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

Scheduled activities for the 1st Quarter of FY 2016 (Oct. 1 through Dec. 31, 2016) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017)

Scheduled activities for the 2nd Quarter of FY 2017 (Jan. 1 through March. 31, 2017) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

The County Project Manager will be requesting a reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System for work completed during the 1st Quarter of FY 2017 once all invoices are received from consultants and paid out by the County. The anticipated ASAP reimbursement request will likely exceed \$100,000.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

Scheduled activities for the 3rd Quarter of FY 2017 (April 1 through June 30, 2017) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

The County Project Manager will be requesting a reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System for work completed during the 1st and 2nd Quarters of FY 2017 once all invoices are received from consultants and paid out by the County. The County experienced staff turnover so the ASAP reimbursement that was anticipated during the 2nd Quarter FY2017 will be completed in the 3rd Quarter FY2017. The anticipated ASAP reimbursement request will exceed \$100,000.

4th Quarter of FY 2017 (July 1, 2017 – Sept 30, 2017)

Scheduled activities for the 4th Quarter of FY 2017 (July 1 through Sept. 30, 2017) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

The County Project Manager will be requesting a reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System for work completed during the 1st, 2nd and 3rd Quarters of FY 2017 once all invoices are received from

consultants and paid out by the County. The County experienced staff turnover so the ASAP reimbursement that was anticipated during the 3rd Quarter FY2017 will be completed in the 4th Quarter FY2017. The anticipated ASAP reimbursement request will exceed \$100,000.

The County Project Manager will be requesting an extension of the remaining grant funds during the 4th Quarter of FY 2017.

1st Quarter of FY 2018 (Oct. 1, 2017 – Dec. 31, 2017)

Scheduled activities for the 1st Quarter of FY 2018 (Oct. 1 through Dec.31, 2017) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

The County Project Manager will be requesting a reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System for work completed during FY 2017. The County experienced staff turnover so the ASAP reimbursement will be completed in the 1st Quarter FY2018.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

Scheduled activities for the 2nd Quarter of FY 2018 (Jan. 1 - 31, 2018) include overseeing final site and project activities of consultants and preparing final quarterly report and close out documents.

The County Project Manager will be requesting a final reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System for work completed through January 31, 2018.

Task 1 – Brownfields Inventory and Site Prioritization

A. Task Description

This task includes preparing a community-wide brownfields inventory and prioritization of brownfield sites within the County. As part of the inventory, the County will acquire digital copies of approximately 73 historic Sanborn Fire Insurance Maps to be integrated into the County GIS system. This task had a budget of \$21,700 which included preparing the inventory, development of the GIS brownfields database, acquisition of historic Sanborn Fire Insurance Maps and executing property access agreements.

On January 18, 2016, the USEPA Project Officer approved a budget reallocation of \$37,500 from Task 3 to Task 1 to offset costs of the Countywide Inventory and Site Selection/Prioritization Process.

On Sept. 23, 2016, the USEPA Project Officer approved a budget reallocation of \$150 from Task 3 to Task 1 to allow Vandewalle & Assoc. to conduct a ranking and prioritization process on a site in the Village of Kewaskum to be included in the countywide inventory.

On October 24, 2017 the USEPA Project Officer approved a budget reallocation of \$132.83 from Task 1 to other tasks. No more additional work is anticipated for Task 1 of the FY14 grant.

On January 23, 2018 the USEPA Project Officer approved a budget reallocation of \$3,095.00 from Task 3 to Task 1 for the purchase Sanborn Fire Maps and historic plat maps.

The current budget for Task 1 is \$62,312.17.

B. New Activities or Projects Approved for Implementation by USEPA During the Fiscal Quarter

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

On January 18, 2016, a request was made to reallocate funds to offset costs of the Countywide Inventory and Site Selection/Prioritization Process. The request was approved by the USEPA Project Officer. See Section II – Budget Overview for further detail.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

None for this Quarter.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

On Sept. 23, 2016, the USEPA Project Officer approved a budget reallocation of \$150 from Task 3 to Task 1 to allow Vandewalle & Assoc. to conduct a ranking and prioritization process on a site in the Village of Kewaskum to be included in the countywide inventory.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

None for this Quarter.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

None for this Quarter.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

None for this Quarter.

4th Quarter of FY 2017 (July 1, 2017 – Sept. 30, 2017)

None for this Quarter.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

None for this Quarter.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

On January 23, 2018 the USEPA Project Officer approved a budget reallocation of \$3,095.00 from Task 3 to Task 1 for the purchase Sanborn Fire Maps and historic plat maps.

C. Completed Activities or Projects

As part of developing the coalition, meetings were held with representatives of 12 municipalities which included two cities, five villages and five towns. Nominations were obtained from five communities, each of which subsequently committed to participating in the coalition. An initial prioritization process was used to evaluate 13 nominated target sites or areas that included 47 parcels. At the final stage of this process, each of the coalition partners selected the site or area that was their highest priority in need of assessment based on site selection criteria. Assessment needs for these sites are expected to utilize approximately one third (\$200,000) of the grant funds. Initial target sites include WB Place, a 3.8-acre parcel in the City of Hartford that has been in use as a tannery since the 1840s, former Praefke Brake Manufacturing in the City of West Bend which dates back to the 1920s, the Center Street Redevelopment Area which includes 10 parcels within the historic center of the Village of Jackson, the historic Hwy 175/Village of Richfield Area which includes 12 parcels bordering State Hwy 175 and the former railroad right-of-way for the Chicago, Milwaukee, St. Paul and Pacific Railroad, and the former Niphos Coating facility in the Village of Slinger which was subject to an emergency removal action by the USEPA to address more than 8,800 gallons of hazardous chemicals that were abandoned in the building.

The grant will be implemented using a parallel track approach with two major strategies progressing simultaneously. The two tracks will be implemented as described below:

1. Approximately one-third (\$200,000) of the grant will go toward the implementation of the five high priority brownfield sites or areas that were identified by the five coalition partners as part of the inventory and prioritization completed in 2013. Meetings were held with coalition partners in the 3rd Quarter of FY 2015 that confirmed or requested an amendment to the high priority sites. The funds will be utilized to perform assessment or reuse/redevelopment planning activities.
2. Complete a comprehensive county-wide inventory and prioritization of brownfield sites providing opportunity for participation by all communities in the County that may have assessment needs not identified as part of the outreach conducted in 2013.

2nd Quarter FY 2015

During the 2nd Quarter FY 2015, the County met with the City of West Bend, Stantec, and EDWC to discuss priority sites within the City of West Bend.

3rd Quarter of FY 2015

During the 3rd Quarter of FY 2015, the Project Team met with all five coalition partners to discuss and reconfirm their high priority redevelopment sites. Further discussion will continue with the Village of Jackson to define their high priority sites in the 4th Quarter of FY 2015. The City of West Bend is considering changing their priority site. The Project Team met with the City of West Bend numerous times during this quarter to discuss changing their priority site. Upon completion of the coalition partner meetings, work began on preparing eligibility determination requests for several priority brownfield sites including WB Place in the City of Hartford and the former Niphos Coating facility in the Village of Slinger.

The County purchased 73 historic Sanborn Fire Insurance Maps through Historical Information Gatherers.

4th Quarter of FY 2015

During the 4th Quarter of FY 2015 the SRP Project Management Team (PMT) began the site inventory and prioritization process. First, the Team created an inventory of sites. The Team determined which data points were most important to include—based on brownfield identification best practices—to identify potential brownfield sites. From these discussions a three-level data collection system was created to filter sites to determine a manageable number of high probability brownfield sites. From this process a comprehensive countywide list of sites was identified and mapped utilizing GIS. With the map and the accompanying data table the PMT was able to further focus inventory efforts on a manageable number of sites to score in the prioritization process.

Next the PMT developed a system to score and prioritize the brownfield inventory. The system applies a three-level analysis consisting of redevelopment feasibility, environmental conditions, and community goals. Under each area of analysis there are several criteria that an expert or group of experts will use to score each site on a multipoint scale. Once this process is complete the scores will be totaled and a site prioritization ranking determined.

The PMT worked with SRP Coalition partners to further refine their priority sites. Hartford and West Bend have confirmed their priority sites that will provide them with maximum redevelopment potential. West Bend has determined the riverfront Bermico property and an adjacent City-owned property as the highest priority site area to health, safety and environmental concerns and redevelopment potential.

On July 6, 2015, the County acquired 73 historic Sanborn Fire Insurance Maps through Historical Information Gatherers. The maps were geo-referenced and integrated into the County GIS system.

On July 22, 2015, the Project Team met with the City of West Bend and the USEPA Project Officer to discuss the new priority site for the City located near the

Milwaukee River and the Eisenbahn State Trail. A list of action items were developed to move forward with the new priority site. The Project Team also discussed the former Niphos Coating facility in the Village of Slinger with the County Attorney and developed a list of action items to move the project forward.

Stantec worked with County staff to develop an access agreement form (draft completed by Stantec on July 24, 2015) and an attachment with information for property owners on various types of assessment activities that could be performed (draft completed by Stantec on August 14, 2015). The agreement was reviewed by the County Attorney and City of West Bend. On September 14, 2015, an access agreement was executed by the County with the owner of the former Bermico property in West Bend.

Stantec completed a review and screening of approximately 1,200 sites in the County that are included on the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS).

On August 11, August 24, September 8 and September 21, 2015, meetings were held by the PMT to work on the inventory and prioritization.

1st Quarter of FY 2016

During the 1st Quarter of FY 2016 the SRP Project Management Team (PMT) completed the site inventory and prioritization process. Attached to this quarterly report are various documents that summarize the inventory and prioritization process activities that were completed during this reporting period.

- ***September 29, 2015*** – The SRC completed a brainstorming session facilitated by the University of Wisconsin-Extension to gather thoughts on the potential impacts that may occur as a results of redeveloping brownfields in Washington County communities.
- ***October 15, 2015*** – Washington County hosted an SRP Countywide Community Workshop to engage the public in the Site Redevelopment Program, review the site inventory and prioritization process, discuss and consider community goals and gather input for priority areas. As part of this workshop, attendees participated in a 3-part community priorities brainstorming exercise to provide input into the development of community goals for scoring of identified redevelopment sites. The community priorities were developed using the community outreach expertise of the PMT, the UW- Extension facilitated brainstorming exercise at the September SRC meeting, and the EPA's Livability Principles. For more information, please reference the attached documents:
 - Oct. 15, 2015 Community Workshop Flyer
 - Oct. 15, 2015 Community Workshop Exercises
 - Oct. 15, 2015 Community Workshop Results Summary
- ***November 12, 2015*** – The November SRC meeting provided an overview of the Oct. 15 Community Workshop results, updated the committee on the completed inventory process and discussed the prioritization process and

criteria. The completed inventory consisted of 117 parcels making up 55 potential redevelopment areas in the County. Vandewalle staff facilitated a discussion of the three-tiered ranking system consisting of redevelopment feasibility, ability to advance community goals, and environmental conditions which was approved by the SRC. Each tier was composed of criteria based on industry standards for gauging the level of effort and likelihood that a brownfield site would be and/or should be redeveloped. For more information, please reference the attached documents:

- Nov. 12, 2015 SRC Meeting Flyer
- Nov. 12, 2015 SRC Meeting Minutes
- Redevelopment Feasibility and Environmental Criteria
- ***November 16 – December 2, 2015*** - Site scoring and ranking was completed by the PMT. Redevelopment feasibility and community goals were scored by Scott Harrington, Vandewalle & Associates; Christian Tscheschlok, EDWC; and Debora Sielski, Washington County. Each PMT scorer produced his or her own scores for all 51 sites comprised of 115 parcels. Environmental conditions were scored by David Holmes of Stantec Consulting Services. Mr. Holmes scored each of the 115 parcels individually.
- ***December 10, 2015*** – The December SRC meeting provided a review of site scoring and rankings, a discussion of additional consideration factors and the selection of 2-3 sites for assessment funding. There were 115 parcels making up 51 sites. Some parcels and sites were grouped into 11 clusters that consisted of two or more parcels where redevelopment would likely involve all or most of the parcels. For the purposes of scoring and ranking, it made sense to look at them as a group. The committee reviewed the final scoring and ranking of the 51 sites. Local representatives discussed the top ranking sites in terms of six factors including potential to obtain site access, site eligibility, owner cooperation, project complexity and local government capacity. The SRC took action to provide assessment funding for 5 sites:
 - Cluster Site H in West Bend—former Gehl industrial property now mostly owned by the City with significant resources invested in assessments and clean-up; the City is in need of final site closure and reuse planning assistance as the next steps toward redevelopment.
 - Cluster Site B in Slinger—situated at the gateway to the Village in an area identified as critical for redevelopment. The site includes historic auto repair and industrial at the southwest and active gas station on the northeast.
 - Cluster Site K in Germantown—needs limited phase II work for final site closure on the northeast portion of site before redevelopment as multi-family housing.
 - Site #3 (WB Place) in Hartford and Site #138 (West Bend Economic Development Corporation Site) in West Bend— both sites were selected to receive services limited to Phase I assessments, as long as funding is available.

For more information, please reference the attached documents:

- Dec. 10, 2015 SRC Meeting Flyer
- Dec. 10, 2015 SRC Draft Meeting Minutes

- Dec. 10, 2015 SRC Power Point of Top Ranked Sites (Includes maps of the top ranked sites.)
- SRP Inventory and Prioritization Summary Memo (Includes an overview of the inventory process, a map of sites, overview of the site prioritization process, final scoring and ranking of sites and program principles & considerations.)

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

During the 2nd Quarter of FY 2016 several access agreements were completed. On March 8, 2016 access agreements were executed by the County with the Village of Germantown and the owner's representatives for three parcels making up the Saxony Village Development.

On March 14, 2016 an access agreement was executed by the County with the City of West Bend and the West Bend Economic Development Corporation (WBEDC) for their parcel on Hi Mount Road in the City of West Bend.

Vandewalle & Associates completed the SRP Inventory and Prioritization Summary Memo that was included as an attachment in the 1st Quarter FY 2016 EPA Report.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

During the 3rd Quarter of FY 2016 several access agreements were completed. On April 15, 2016 access agreements were executed by the County with the Village of Slinger and E.H. Wolf & Sons for two parcels as part of a redevelopment in the Village of Slinger.

On May 4, 2016 an access agreement was executed by the County with the City of Hartford and Hartford Main & State, LLC as part of the North Bookends project site in the City of Hartford. Additional access agreements will be executed in the 4th Quarter of FY 2016 for this project.

In response to questions from the property owner, the City Attorney and County Attorney concurred that the access agreement in place between the City of West Bend, Washington County and the owner of the former Bermico property allows Stantec to enter the property to continue testing.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

During the 4th Quarter of FY 2016, access agreements were executed by the County with the City of Hartford for all properties within the North Bookend site.

Information on the grant program was sent to the property owners within the Village of Slinger Hwy 175 and Hwy 60 intersection project. On Sept. 20, 2016 a meeting was held with several owners (all were invited) to discuss the grant program, the environmental due diligence process and access agreements.

A draft access agreement was provided to the City of Hartford for the owner of the WB Place site.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

During the 1st Quarter of FY 2017, access agreements were finalized by the County with the City of Hartford and all property owners within the North Bookend site.

On November 3, 2016, an access agreement was finalized by the County with the Village of Richfield and the property owner of the Former Amici's Restaurant site.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

During the 2nd Quarter of FY 2017, an access agreement was drafted and submitted to the City of West Bend for the Former Blaine Site.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

During the 3rd Quarter of FY 2017, an access agreement was executed for the Former Blaine Site in the City of West Bend.

An access agreement was executed for the 4991 Hron Road Property in the Town of West Bend.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

None for this Quarter.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

During the 1st Quarter of FY 2018, three access agreements were executed for the Laubenheimers Garage project properties in the Village of Richfield.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

On January 25, 2018, the County purchased historic Sanborn Fire Insurance Maps through Historical Information Gatherers including years 1928, 1929, 1937, 1945, 1949 and 1957. Historic Plat Maps were also purchased for years 1892, 1900, 1915, 1940, 1953, and 1958. The maps were geo-referenced.

D. Activities or Projects in Progress

4th Quarter of FY 2015

During the beginning of 1st Quarter of FY 2016, several meetings have been held for the purpose of completing the inventory of brownfield sites, finalizing the criteria and process to be used for prioritizing the sites, and then completing the prioritization.

1st Quarter of FY 2016

During the 1st Quarter of FY 2016, the County prepared draft access agreements for the eight parcels of the North Bookend sites in the City of Hartford. These are currently being reviewed by the parcel owners. Access agreements were also prepared by the County for the parcel owners of Site K in the Village of Germantown, awaiting Village Board approval of the Memorandum of Agreement (MOAs) that is scheduled for review at the February Village Board meeting.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

During the 2nd Quarter of FY 2016, the County prepared draft access agreements for the two parcels owned by E. H. Wolf & Sons as part of their redevelopment project in the Village of Slinger. These agreements were reviewed and signed by all parties on April 15, 2016.

Access agreements were also prepared by the County for the eight parcel owners of the site known as the North Bookends in the City of Hartford. The County has received three signed access agreements and anticipates that the remaining agreements will be forthcoming in the 3rd Quarter of FY 2016.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

The County and Stantec are currently working with the City of Hartford to obtain access agreements on the remaining parcels of the site known as the North Bookends in the City of Hartford. The County anticipates that the remaining agreements will be forthcoming in the 4th Quarter of FY 2016.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

The County and Stantec are currently working with the City of Hartford to obtain an access agreement with the owner of WB Place. Efforts by the City are continuing and are aimed at securing a signed access agreement from the property owner, as well as a commitment to participate in the assessment process.

The County, Stantec and Vandewalle & Assoc. are working with the Village of Slinger to obtain access agreements with owners within the Hwy 175 & Hwy 60 intersection. Efforts by the Village are continuing and are aimed at securing signed access agreements from the property owners, as well as commitments to participate in the assessment process.

The County and Stantec are working with the Village of Richfield to obtain access agreements with owners within the former Amici's Restaurant site.

Vandewalle & Assoc. prepared a brief summary of information on a site in Kewaskum in anticipation of conducting an inventory and prioritization process later in the 1st Quarter of FY17.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

The County and Stantec are continuing to work with the City of Hartford to obtain an access agreement with the owner of WB Place. Efforts by the City are aimed at securing a signed access agreement from the property owner, as well as a commitment to participate in the assessment process.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

During the 2nd Quarter of FY 2017, an access agreement was drafted and submitted to the City of West Bend for the Former Blaine Site.

For the timing being, the City of Hartford has suspended efforts to secure an access agreement and to obtain the property owner's participation in the assessment process for the Former W.B. Place Property. This was done in part to free up budget

allocated for this property to a higher priority site and purpose (i.e., completion of site investigation work plan for the North Bookend redevelopment site in Hartford).

Efforts by the Village of Slinger are continuing aimed at securing signed access agreements from the property owners, as well as commitments to participate in the assessment process to the Hwy 175/Hwy 60 Intersection Project.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

During the 3rd Quarter of FY 2017, efforts by the Village of Slinger are continuing aimed at securing signed access agreements from the property owners, as well as commitments to participate in the assessment process to the Hwy 175/Hwy 60 Intersection Project.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

During this quarter, an access agreement is being prepared by the County for the Laubenheimer's Garage property.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

During this quarter, the County Project Manager will purchase Sanborn Fire Maps and historic plat maps for use in eligibility determinations and Phase I ESAs.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

The FY2014 grant ended January 31, 2018. There are no projects in progress.

E. Deliverables

1st Quarter of FY 2016

During the 1st Quarter of FY 2016, as described above, the Countywide Inventory and Prioritization Process is complete and described in the attached document titled SRP Inventory and Prioritization Summary Memo.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

None.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

None.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

None.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

None.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

None.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

None.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

None.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

None.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

None.

F. Percent Complete and Scheduled Activities

This task is currently 100% completed.

4th Quarter of FY 2015

Scheduled activities for the 1st Quarter of FY 2016 (October 1 through December 31, 2015) include the Project Team determining variables and datasets to develop a GIS Brownfields database for analysis during the site prioritization process with the SRC. This process will also consider EDWC dashboard measures and location center tools for the EDWC website creation. Outputs of this process include completing a county wide brownfields inventory.

The Project Manager and EDWC will work with the Village of Jackson to further discuss and define their high priority site(s). Site and property owner eligibility determination requests will be completed for the three remaining high priority coalition site(s) including the City of West Bend, Village of Richfield and Village of Jackson.

The Project Manager and County Attorney will work with coalition partners to complete and execute property access agreements on the five high priority sites.

During the 1st Quarter of FY 2016, the PMT will conduct the prioritization of the brownfield inventory. This process will utilize the previously described three-level scoring system. Stantec—as the environmental expert—will score all environmental conditions criteria. The PMT will draw on its expertise in economic development/redevelopment to score the redevelopment feasibility criteria. Finally, the community goals criteria will be scored by the SRC members. The results of the prioritization process will be presented at an SRC meeting in December 2015.

2nd Quarter of FY 2016

Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) includes the County preparing draft access agreements for those sites approved by the SRC in December for assessment funding.

The County Project Manager will work with the County GIS Department to integrate the completed inventory into the County GIS system.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

Scheduled activities for the 3rd Quarter of FY 2016 (April 1, 2016 through June 30, 2016) includes the County working with the City of Hartford to execute the remaining access agreements with property owners within the North Bookend site and the owner of the former WB Place.

The County Project Manager will prepare draft access agreements for sites that have been determined eligible by the USEPA for environmental assessment work including the seven parcels that make up the Hwy 175 / Hwy 60 Intersection in the Village of Slinger that was determined eligible by the USEPA on April 12, 2016.

4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016)

Scheduled activities for the 4th Quarter of FY 2016 (July 1, 2016 through Sept. 30, 2016) includes the County working with the City of Hartford to execute the remaining access agreements with property owners within the North Bookend site and the owner of WB Place.

The County Project Manager will also work with the Village of Slinger to execute access agreements for environmental assessment work including the seven parcels that make up the Hwy 175 / Hwy 60 Intersection in the Village of Slinger that was determined eligible by the USEPA on April 12, 2016.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

Scheduled activities for the 1st Quarter of FY 2017 (Oct. 1 through Dec. 31, 2016) include working with the Village of Slinger to execute access agreements for environmental assessment work including the seven parcels that make up the Hwy 175 / Hwy 60 Intersection. It is anticipated that access agreements for one or more parcels may be executed and a Phase I ESA completed during November or December 2016.

It is anticipated that access agreements for the two parcels of the former Amici's Restaurant site will be finalized and the Phase I ESA completed during November 2016.

It is anticipated that an access agreement for W.B. Place in the City of Hartford will be signed, and a Phase I ESA completed during November or December 2016.

It is anticipated that an ED request for petroleum funding will be submitted to the Wisconsin DNR and if approved, an access agreement executed with the City of West Bend, and a Phase I ESA completed for the former Blaine property.

Vandewalle & Assoc. will conduct an exercise to add a new brownfield redevelopment site to the county wide inventory and ranking during the 1st Quarter FY17 reporting period.

The County Project Manager will work with the County GIS Department to integrate the completed inventory into the County GIS system.

2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017)

It is anticipated that an access agreement for W.B. Place in the City of Hartford will be signed, and a Phase I ESA completed during 2nd Quarter FY17 reporting period.

It is anticipated that an ED request for petroleum funding will be submitted to the Wisconsin DNR and if approved, an access agreement executed with the City of West Bend, and a Phase I ESA completed for the former Blaine property.

Vandewalle & Assoc. will conduct an exercise to add a new brownfield redevelopment site to the county wide inventory and ranking during the 2nd Quarter FY17 reporting period for a site in the Village of Kewaskum.

The County Project Manager will work with the County GIS Department to integrate the completed inventory into the County GIS system.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

It is anticipated that an access agreement for the Former Blaine Site in the City of West Bend will be signed, and a Phase I ESA completed during the 3rd Quarter of FY 2017.

Efforts will continue by the Village of Slinger to secure signed access agreements from the property owners, as well as commitments to participate in the assessment process for the Hwy 175/Hwy 60 Intersection Project.

4th Quarter of FY 2017 (July 1, 2017 – Sept 30, 2017)

Scheduled activities for the 4th Quarter of FY 2017 (July 1 through Sept. 30, 2017) include continuing efforts by the Village of Slinger to secure signed access agreements from the property owners, as well as commitments to participate in the assessment process for the Hwy 175/Hwy 60 Intersection Project.

The Project Management Team (PMT) will work with the Village of Jackson to determine sites based on the newly adopted Opportunity Analysis and Redevelopment Plan and secure access agreements on sites identified in the priority redevelopment areas for environmental assessment activities.

Coordinate with PMT and SRC to determine next steps in inventory and ranking program moving forward into next grant cycle.

The County Project Manager will work with the County GIS Department to integrate the completed inventory into the County GIS system.

1st Quarter of FY 2018 (Oct. 1, 2017 – Dec. 31, 2017)

Scheduled activities for the 1st Quarter of FY 2018 (Oct. 1 through Dec. 31, 2017) include securing a signed access agreement for the Laubenheimer's Garage property.

Coordinate PMT and SRC to expend the remaining grant funds allocated to Task 1.

Task 2 – Conduct Phase I Environmental Site Assessments (ESAs)

A. Task Description

This task is described in the USEPA approved Implementation Work Plan as follows:

“Under the direction of the County, the environmental consulting firm will complete Phase I ESAs at 24 sites. Prior to performing Phase I ESAs, eligibility determination request forms will be prepared and submitted to USEPA (for hazardous substance brownfields) or WDNR (for petroleum brownfields) for approval. Upon confirmation of eligibility, Phase I ESAs will be completed in accordance with the All Appropriate inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I Environmental Site Assessment Process.”

This task had a budget of \$96,000 which included the environmental consulting firm, Stantec, under the direction of the County Project Manager, completing Phase I ESAs at 24 sites at an average cost of \$4,000 per site. On August 25, 2016, the EPA Project Officer approved a budget reallocation of \$5000 from Task 2 (Phase I ESAs) to Task 3 – Area-wide Reuse/Redevelopment Planning for the Village of Jackson.

On Sept. 23, 2016, the EPA Project Officer approved a budget reallocation of \$2,650 from Task 3 to Task 2 to cover additional costs to conduct Phase I ESAs on several sites (City of Hartford North Bookends, City of West Bend EDC site, Village of Slinger E.H. Wolf site) where the costs were higher than anticipated.

On January 26, 2017, the EPA Project Officer approved a budget reallocation of \$5,000 from Task 3 to Task 2 to complete several anticipated Phase I ESAs and cover additional costs with completing eligibility determinations.

On February 28, 2017, the EPA Project Officer approved a budget reallocation of \$6,000 from Task 2 to Task 3 to complete a site investigation work plan for the Northern Bookends site in the City of Hartford.

On April 6, 2017, the EPA Project Officer approved a budget reallocation of \$4,000 from Task 3 to Task 2 for additional costs incurred for eligibility determinations (ED) as well as expected costs for future ED of sites.

On October 24, 2017 the USEPA Project Officer approved a budget reallocation of \$19,114.19 from Task 2 to other tasks. No more additional work is anticipated for Task 2 of the FY14 grant. Currently allocated projects will be completed.

On January 23, 2018 the USEPA Project Officer approved a budget reallocation of \$3,400 from Task 3 to Task 2 to complete the Phase I ESA for the former Blaine site in the City of West Bend.

The current budget for Task 2 is \$80,935.81.

B. New Activities or Projects Approved for Implementation by USEPA During the Fiscal Quarter

4th Quarter of FY 2015

Eligibility Determinations were approved by the USEPA Project Officer for the former Bermico site in the City of West Bend via email on September 22, 2015.

1st Quarter of FY 2016

Eligibility Determinations were approved by the USEPA Project Officer for the Former Niphos Coating Site in the Village of Slinger on Nov.18, 2015.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

Eligibility Determinations were approved by the USEPA Project Officer for the eight parcels making up the North Bookends Site in the City of Hartford on January 14, 2016, the three parcels making up the Saxony Village Development in the Village of Germantown on February 17, 2016 and the West Bend Economic Development Corporation site in the City of West Bend on March 9, 2016.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

Eligibility Determinations were approved by the USEPA Project Officer on April 12, 2016 for two parcels which are part of the E.H. Wolf & Sons Redevelopment Project in the Village of Slinger and seven parcels that make up the Hwy 175 / Hwy 60 Intersection in the Village of Slinger.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

An Eligibility Determination was approved by the USEPA Project Officer on August 12, 2016 for the City of Hartford WB Place site.

Wisconsin DNR determined that the North Bookends sites E and H are eligible under the Federal Petroleum Assessment Grant.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

Eligibility Determinations were approved by the USEPA Project Officer on October 12, 2016 for two sites that make up the former Amici's Restaurant site in the Village of Richfield.

On November 18, 2016 the WI DNR determined eligibility under the petroleum assessment grant for the Squire Dr., Jacobus Oil and CMC Heartland parcels as part of the Saxony Development in the Village of Germantown.

On November 22, 2016 the WI DNR determined eligibility under the petroleum assessment grant for the Former Slinger Foundry Parking Lot as part of the E.H. Wolf redevelopment project in the Village of Slinger.

On November 30, 2016 the WI DNR determined eligibility under the petroleum assessment grant for the Former Gehl Co. property in the City of West Bend.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

On March 16, 2017 the WI DNR determined eligibility under the petroleum assessment grant for the Former Blaine Site in the City of West Bend.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

An Eligibility Determination was approved by the USEPA Project Officer on May 16, 2017 for the 4991 Hron Road property in the Town of West Bend.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

None for this quarter.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

None for this quarter.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

On January 31, 2018 the WI DNR determined eligibility under the petroleum assessment grant for the Laubenheimer's Garage property in the Village of Richfield.

C. Completed Activities or Projects

4th Quarter of FY 2015

During the 4th Quarter of FY 2015, work was initiated on completing eligibility determinations (EDs) for high priority brownfield sites in Slinger, West Bend, and Hartford. A draft ED was completed by Stantec for the WB Place site in Hartford, but put on hold after a determination was made that the site was being more fully utilized by a new occupant, and also that some environmental assessment activities had in fact been completed for the property. As a consequence, the City selected an alternative site to serve as its initial high priority site.

On September 9, 2015, ED's for two sites (the former Niphos Coating facility in Slinger, and the former Bermico facility in West Bend) were completed and submitted to USEPA for review.

During September 2015, work began on preparation of ED's for a 7 parcel redevelopment site in Hartford (North Bookend site).

1st Quarter of FY 2016

Numerous eligibility determinations (ED) were completed during this quarter for the following sites:

- **Former Niphos Coating Site** – Village of Slinger – The ED was completed by Stantec and reviewed by the County Project Manager and the Village of Slinger in Sept, 2015. The site was determined eligible by the USEPA Project Officer on November 18 2015. The Statute of Limitations date had expired regarding any outstanding cleanup costs and therefore any enforcement actions for recovery of such costs has been closed out by the USEPA. On December 21, 2015, the County took possession of the property as part of a tax delinquency process.
- **North Bookends Site**– City of Hartford – The ED for the eight sites were completed by Stantec on Oct. 21, 2015, reviewed and approved by the County Project Manager on Oct. 21, 2015 and the City of Hartford on November 10, 2015. The ED was sent to the EPA Project Officer on Nov. 11, 2015.
- **Former Blaine Property** – City of West Bend – The ED was completed by Stantec on Oct. 1, 2015, reviewed and approved by the County Project Manager on Oct. 2, 2015 and the City of West Bend on Oct. 6, 2015. The ED was sent to the USEPA Project Officer for review on Oct. 6, 2015. On Oct. 21, 2015 the USEPA responded that the site is currently not eligible.

Stantec completed the Phase I ESA for the former Bermico property in West Bend on Dec. 7, 2015 After review by the County Project Manager and the City of West Bend, the Phase I ESA was finalized and the sent to the EPA Project Officer on January 19, 2016 along with a signed All Appropriate Inquires Checklist.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

Numerous eligibility determinations (ED) requests and Phase I ESAs were completed during this quarter for the following sites:

- **Former Niphos Coating Site** – Village of Slinger – The Petroleum ED request was completed by Stantec on February 22, 2016 and reviewed by the County Project Manager and the Village of Slinger on March 18, 2016. The Petroleum ED was finalized and submitted to the Wisconsin DNR on March 23, 2016. The site was determined eligible by the Wisconsin DNR on March 30, 2016.
- **Former Bermico Site** – City of West Bend - The Petroleum ED request was completed by Stantec on February 22, 2016 and reviewed by the County Project Manager on February 24, 2016.
- **North Bookends Site**– City of Hartford – The site was determined eligible by the USEPA Project Officer on January 14, 2016.
- **Saxony Village Development** – Village of Germantown – The Hazardous Substances ED request for the three parcels were completed by Stantec on Feb. 10, 2016, reviewed and approved by the County Project Manager on Feb. 12, 2016 and the Village of Germantown on Feb. 17, 2016. The ED was sent to the USEPA Project Officer on Feb. 17, 2016. The site was determined eligible by the USEPA Project Officer on Feb. 17, 2016. Stantec completed the draft Phase I ESA on March 21, 2016 and send via email to the County Project Manager, the Village of Germantown, the owners representative and their environmental consultant for review.

- ***West Bend Economic Development Corporation (WBEDC) site*** – City of West Bend – The Hazardous Substances ED request for the this parcel was completed by Stantec on Feb. 11, 2016, reviewed and approved by the County Project Manager on Feb. 12, 2016 and the WBEDC on March 7, 2016. The ED was sent to the USEPA Project Officer on March 9, 2016. The site was determined eligible by the USEPA Project Officer on March 9, 2016. Stantec completed the draft Phase I ESA on March 31, 2016 and send via email to the County Project Manager, the City of West Bend and the WBEDC for review.
- ***Hwy 175 / Hwy 60 Intersection*** – Village of Slinger – The Hazardous Substances ED request for these seven parcels completed by Stantec on March 25, 2016 for review by the County Project Manager and the Village of Slinger.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

- ***Saxony Village Development*** – Village of Germantown –The Phase I ESA was finalized by Stantec on April 7, 2016 and was sent along with the signed All Appropriate Inquiries to the USEPA on May 3, 2016. The Phase I ESA was also sent to the owner's representative and Village of Germantown on May 3, 2016.
- ***West Bend Economic Development Corporation (WB EDC) Site*** – City of West Bend –Stantec completed the draft Phase I ESA on March 31, 2016 and was approved by the County on April 4, 2016 and the WB EDC on April 12, 2016. The final Phase I ESA was completed by Stantec and distributed to the City of West Bend and the WB EDC on May 2, 2016. The Final Phase I ESA Report and signed All Appropriate Inquiries sent to USEPA on May 2, 2016.
- ***Former Bermico Site*** – City of West Bend - The Petroleum ED report was resubmitted to the City of West Bend for review and approval on July 20, 2016.
- ***Former Blaine Site*** – City of West Bend - The Petroleum ED report was resubmitted to the City of West Bend for review and approval on July 20, 2016. On April 12, 2016, the SRC approved \$6,000 to complete a Phase I ESA on the site.
- ***E.H. Wolf & Sons Redevelopment*** – Village of Slinger – Stantec completed a draft Hazardous ED for the E.H. Wolf project for review on April 1, 2016. The Hazardous ED was reviewed and approved by the County Project Manager and EH Wolf & Sons on April 4, 2016 and submitted to the USEPA Project Officer for approval on April 7, 2016. Both parcels were determined eligible by the USEPA Project Officer on April 12, 2016. The SRC approved \$6,000 to complete a Phase I ESA on April 12, 2016. Stantec completed the Phase I ESA report and submitted it to the USEPA on May 11, 2016.
- ***Hwy 175 / Hwy 60 Intersection*** – Village of Slinger – The Hazardous Substances ED was reviewed by the County Project Manager on April 4, 2016. All seven parcels of the site were determined eligible by the USEPA Project Officer on April 12, 2016.
- ***Former WB Place Property*** – City of Hartford - Stantec resubmitted updated Hazardous ED to City of Hartford for approval on July 22, 2016.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

- ***WB Place*** – City of Hartford - An Eligibility Determination was approved by the USEPA Project Officer on August 12, 2016 for the City of Hartford.
- ***North Bookends – City of Hartford*** - Access agreements were executed with all property owners (4 total) and owner questionnaires sent and completed. The Phase I ESA was completed, and a final report issued on August 31, 2016. On Sept. 23, 2016 Stantec finalized the Petroleum ED and sends to WI DNR for approval. On Sept. 29, 2016 the WI DNR determined the North Bookends sites E and H were eligible under the Federal Petroleum Assessment Grant.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

- ***North Bookends – City of Hartford*** - On Oct. 19, 2016 a corrected Phase I ESA report was issued (the parcel numbers were incorrectly referenced on several pages of the report).
- ***Former Amici's Restaurant Site*** – Village of Richfield – Two parcels were determined eligible under the hazardous assessment grant by the USEPA Project Officer on Oct. 12, 2016. An access agreement was executed on Nov. 3, 2016. The Phase I ESA was completed by Stantec and a final report issued on Nov. 10, 2016. On Nov. 14, 2016, Stantec completed a reliance letter for the property developer.
- ***WB Place*** – City of Hartford – The City continued outreach towards the property owner, as part of efforts to secure access and to obtain the property owner's participation in the assessment process.
- ***Former Bermico Site*** – City of West Bend - The Petroleum ED request form was finalized by Stantec on Nov. 4, 2016 for review by the County and City of West Bend. County Project Manager reviewed the Petroleum ED form on Nov. 8, 2016.
- ***Redevelopment/Reuse Planning – Gehl Property*** – City of West Bend – A petroleum ED approval request form was prepared for the main (8-acre) parcel and submitted to the Wisconsin DNR for approval on Nov. 22, 2016. Eligibility was approved by Wisconsin DNR on Dec. 2, 2016.
- ***E.H. Wolf & Sons Redevelopment*** – Village of Slinger – Stantec completed the petroleum ED approval request form for review on Nov. 11, 2016. It was submitted to the Wisconsin DNR for approval on Nov. 11, 2016. Eligibility was approved by Wisconsin DNR on Nov. 22, 2016.
- ***Saxony Village Development*** – Village of Germantown - Stantec completed the petroleum ED approval request forms for review for all three parcels on Nov. 10, 2016. They were submitted to the Wisconsin DNR for approval on Nov. 11, 2016. Eligibility was approved by Wisconsin DNR on Nov. 18, 2016.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

- ***WB Place*** – City of Hartford – For the timing being, the City has suspended efforts to secure access and to obtain the property owner's participation in the assessment process. This was done in part to free up budget allocated for this

property to a higher priority site and purpose (i.e., completion of site investigation work plan for the North Bookend redevelopment site in Hartford).

- **Former Blaine Site** – City of West Bend - An eligibility determination request for use of petroleum funding was submitted to the WDNR on March 8, 2017, and approved on March 16, 2017. A draft access agreement was prepared by the County and submitted to the City for review.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

- No additional Phase I ESAs were completed during the 3rd Quarter of FY2017.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

- No additional Phase I ESAs were completed during the 4th Quarter of FY2017.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

- No additional Phase I ESAs were completed during the 1st Quarter of FY2018.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

- No additional Phase I ESAs were completed during the 2nd Quarter of FY2018.

D. Activities or Projects in Progress

4th Quarter of FY 2015

An ED for an additional site in West Bend (the Blaine property) was completed and submitted to USEPA on October 6, 2015. Approval of eligibility for the Blaine property is pending a review by USEPA legal staff. Approval of eligibility for the former Niphos Coating site in Slinger is also pending closeout related to the removal action completed by USEPA several years ago (which is anticipated to occur during the 1st Quarter of FY 2016). The Phase I ESA for the former Bermico property is in progress.

1st Quarter of FY 2016

Eligibility Determination (ED) Forms are in progress for the following sites:

- **Site #138 (West Bend EDC Site)** - West Bend – The ED is being developed for this site.
- **WB Place Site** – City of Hartford – the ED was updated by Stantec on Jan. 14, 2016. The County Project Manager approved this on Jan. 14, 2016 and it is currently being reviewed by the City of Hartford.
- **Cluster H (Former Gehl Property – Sites 97-100, 170-172)** – City of West Bend – initial data gathering for completion of ED's for this 7 parcel redevelopment area is underway. Completion of the ED's will follow

additional discussions with the City of West Bend regarding specific assessment/reuse planning needs for each parcel.

- **Cluster B (Hwys 175/60 Redevelopment Area – Sites 20-26)** – Village of Slinger - initial data gathering for completion of ED's for this 7 parcel redevelopment area is underway.
- **Cluster K (Saxony Village)** – Village of Germantown - initial data gathering for completion of ED's for this 3 parcel redevelopment area is underway.

Stantec is beginning the Phase I ESAs for the parcels owned by the City of Hartford as part of the North Bookends Site. Phase I ESAs for the remaining parcels will be started once the access agreements are signed.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

Numerous eligibility determinations (ED) and Phase I ESAs were completed during this quarter for the following sites:

- **Saxony Village Development** – Village of Germantown –The Phase I ESA was finalized by Stantec on April 7, 2016. The County Project Manager will provide the USEPA Project Office the Phase I ESA with the All Appropriate Inquires Checklist.
- **West Bend Economic Development Corporation (WBEDC) site** –Stantec finalized the Phase I ESA on April 11, 2016. The County Project Manager will provide the USEPA Project Office the Phase I ESA with the All Appropriate Inquires Checklist.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - The Hazardous Substances ED request was completed by Stantec on April 1, reviewed and approved by the County Project Manager on April 4, 2016 and by E.H. Wolf & Sons on April 4, 2016. The ED was sent to the USEPA Project Officer on April 7, 2016. The site was determined eligible by the USEPA Project Officer on April 12, 2016. Stantec is currently working on the draft Phase I ESA for this project.
- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – The ED request for the seven parcels which make up the Hwy 175 / Hwy 60 Intersection was completed by Stantec on March 25, 2016 for review by the County Project Manager and the Village of Slinger. The County Project Manager reviewed and approved the ED on April 4, 2016.
- **North Bookends Site**– City of Hartford – The City of Hartford is currently working to obtain the access agreements in anticipation of completing the Phase I ESA for the site.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

- **West Bend Economic Development Corporation (WB EDC) Site** – City of West Bend –The site was reportedly put up for auction, with the Phase I ESA satisfying one of the requirements for the auction to be conducted.
- **Former Blaine Site** – City of West Bend - The draft Petroleum ED is under review by the City of West Bend.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – Work is on hold pending the securing of access agreements with all property owners.
- **Former WB Place Property** – City of Hartford – The draft Hazardous ED form is under review by the City of Hartford.
- **North Bookends Site** – City of Hartford – Efforts are underway to secure access for the remaining parcels.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

- **Former Blaine Site** – City of West Bend - The draft Petroleum ED is under review by the City of West Bend.
- **Former Bermico Site** – City of West Bend – Stantec resubmitted the Petroleum ED request to the City for review and approval on July 20, 2016.
- **Former Amici's Restaurant Site** – Village of Richfield - Eligibility Determinations were approved by the USEPA Project Officer on October 12, 2016 for two sites that make up the former Amici's Restaurant site in the Village of Richfield.
- **Former Gehl Co. Property** – Stantec finalized Hazardous ED and submitted to USEPA for eligibility determination on Sept. 30, 2016. On October 13, 2016 the USEPA determines site is not eligible through the hazardous grant program.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

- **Former W.B. Place Property** – City of Hartford – Efforts by the City are continuing aimed at securing a signed access agreement from the property owner, as well as a commitment to participate in the assessment process.
- **Hwy 175/Hwy 60 Intersection** – Village of Slinger – Efforts by the Village are continuing aimed at securing signed access agreements from the property owners, as well as commitments to participate in the assessment process.
- **Former Blaine Property** – City of West Bend – A draft petroleum ED form is under review by the City.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

- **Hwy 175/Hwy 60 Intersection** – Village of Slinger – Efforts by the Village are continuing aimed at securing signed access agreements from the property owners, as well as commitments to participate in the assessment process.
- **Former Blaine Property** – City of West Bend – Work was initiated on research and data review for the Phase I ESA. Review of the access agreement by the City is in progress.
- **Downtown Redevelopment Area** – Village of Jackson – With the adoption on March 14, 2017 of the *Opportunity Analysis & Redevelopment Plan* prepared for the Village's downtown core, efforts are underway to select one or more high priority parcels that will be the focus for Phase I ESAs.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

- **Former W.B. Place Property** – City of Hartford – Efforts by the City are continuing aimed at securing a signed access agreement from the property owner, as well as a commitment to participate in the assessment process.

- **Hwy 175/Hwy 60 Intersection** – Village of Slinger – Efforts by the Village are continuing aimed at securing signed access agreements from the property owners, as well as commitments to participate in the assessment process.
- **Former Blaine Property** – City of West Bend – Site eligibility for petroleum funding was approved by the Wisconsin Department of Natural Resources (WDNR) on March 16, 2017. An access agreement between the City and County was executed on May 3, 2017. Work on the Phase I ESA is in progress.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

- **Former Blaine Property** – City of West Bend – Site eligibility for petroleum funding was approved by the Wisconsin Department of Natural Resources (WDNR) on March 16, 2017. An access agreement between the City and County was executed on May 3, 2017. Work on the Phase I ESA is in progress.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

- **Former Blaine Property** – City of West Bend – An updated radius map report was obtained for the property in December 2017.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

- **Former Blaine Property** – City of West Bend – Work continued in finalizing the Phase I ESA report.

E. Deliverables

1st Quarter of FY 2016

Stantec completed the Phase I ESA for the former Bermico property in the City of West Bend on Dec. 7, 2015. After review by the County Project Manager and the City of West Bend, the Phase I ESA was finalized and sent to the USEPA Project Officer on January 19, 2016 along with a signed All Appropriate Inquiries Checklist.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

- **Former Bermico Site** – City of West Bend - The Phase I ESA report for the former Bermico property in the City of West Bend was sent to the USEPA Project Officer on January 19, 2016 along with a signed All Appropriate Inquiries Checklist.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

- **Saxony Village Development** – Village of Germantown – The Phase I ESA report was completed by Stantec on April 7, 2016. Copies of the report were mailed to the Village and the property owner. The report and signed All Appropriate Inquiries was sent to the USEPA on May 3, 2016.
- **West Bend Economic Development Corporation (WBEDC) site** – City of West Bend – The final Phase I ESA report was issued on May 2, 2016. Copies of the report were mailed the City and the property owner. The report and signed All Appropriate Inquiries was sent to the USEPA on May 2, 2016.

- ***E.H. Wolf & Sons Redevelopment*** – Village of Slinger – An ED form was completed and submitted to the USEPA on April 7, 2016. Stantec completed the final Phase I ESA report and submitted it USEPA on May 11, 2016. Copies of the report were mailed to the City and the property owner on May 11, 2016.
- ***Hwy 175 / Hwy 60 Intersection*** – Village of Slinger – An ED form was completed and submitted to the USEPA in April.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

- ***North Bookends Site***– City of Hartford – The Phase I ESA was completed, and a final report issued on August 31, 2016. A correct report was issued on October 19, 2016 (the parcel numbers were incorrectly referenced on several pages of the report).

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

- ***North Bookends Site*** – City of Hartford – A corrected Phase I ESA report was issued on Oct. 19, 2016.
- ***Former Amici's Restaurant Parcels*** – Village of Richfield – A Phase I ESA report for the two parcels was issued on Nov. 11, 2016.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

- ***Former Blaine Property*** – West Bend – A petroleum ED form was completed and submitted to the WDNR.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

- ***Former Blaine Property*** – City of West Bend – Completed deliverables include a petroleum eligibility determination and a signed access agreement.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

None this quarter.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

- No additional Phase I ESA deliverables were completed during the 1st quarter.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

- No additional Phase I ESA deliverables were completed during the 2nd quarter (through the project end date of 1/31/2018).

F. Percent Complete and Scheduled Activities

This task is currently 100% completed.

1st Quarter of FY 2016

It is anticipated that the Phase I ESA for the former Bermico site will be completed during November 2015. It is anticipated that EDs will be submitted for additional

sites, and (subject to confirmation of eligibility) that Phase I ESA will be completed for the Blaine, Niphos Coating, and North Bookend sites.

2nd Quarter of FY 2016

Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include preparing Eligibility Determinations for those sites approved by the SRC in December for assessment funding.

The initial Phase I ESA for the Bermico site was higher cost due to its complex issues and large size. However, with the planned assessment of several multi-parcel sites (for which per parcel costs will be significantly lower) it is anticipated that the number and type of deliverables for this task will meet or exceed those required under the Work Plan.

Stantec will continue with the owner interviews, on-site inspections, and report preparation for the Phase I ESAs for all of the parcels that make up the North Bookend Site in the City of Hartford once the access agreements are signed. Stantec also anticipates beginning the Phase I ESA for WB Place in the City of Hartford upon the approval of the ED by the City of Hartford and the USEPA Project Officer and obtaining a signed access agreement.

It is anticipated that the PMT will meet with local representatives to determine the scope of work necessary for Site 138 – the West Bend EDC Site in the City of West Bend. It is anticipated that a Phase I ESA for the West Bend EDC property (Site #138) will be completed this quarter.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

Scheduled activities for the 3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016) include the following:

- ***Former Bermico Site*** – City of West Bend – Complete the Petroleum ED request and submit to the Wisconsin DNR for approval. No additional activities related to the Phase I ESA are anticipated.
- ***Former Blaine Property*** – City of West Bend – It is anticipated that a ED request will be approved, an access agreement will be executed with the City and that the Phase I ESA will be completed and the report submitted to the USEPA.
- ***North Bookends Site*** – City of Hartford – It is anticipated that the Phase I ESA will be completed and the report submitted to the USEPA.
- ***Saxony Village Development*** – Village of Germantown – No additional Phase I ESA related activities are anticipated beyond use of the report as supporting documentation for a grant application being prepared by the property owner/developer seeking cleanup funding from the Wisconsin Economic Development Corporation (WEDC).
- ***West Bend Economic Development Corporation (WBEDC) site*** – City of West Bend – No additional activities related to the Phase I ESA are

anticipated other than use of the completed report to support a sale/auction process.

- ***E.H. Wolf & Sons Redevelopment***– Village of Slinger - It is anticipated that the Phase I ESA will be completed and the report submitted to USEPA.
- ***Hwy 175 / Hwy 60 Intersection*** – Village of Slinger – It is anticipated that access agreements will be secured with select property owners and the Phase I ESA process will be underway.
- ***Former WB Place Property*** – City of Hartford - It is anticipated that access agreements will be secured with select property owners and the Phase I ESA process will be underway.
- ***Village of Jackson*** - No activities are anticipated unless a priority site in need of a Phase I ESA is identified over the next several weeks through the redevelopment reuse planning project.

4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016)

Scheduled activities for the 4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016) include the following:

- ***Former Blaine Property*** – City of West Bend – It is anticipated that an ED request will be approved, an access agreement executed with the City and a Phase I ESA completed.
- ***North Bookends Site***– City of Hartford – It is anticipated that the final access agreements will be signed and the Phase I ESA completed.
- ***Hwy 175 / Hwy 60 Intersection*** – Village of Slinger – It is anticipated that access agreements will be secured and a Phase I ESA completed.
- ***Former WB Place Property*** – City of Hartford - It is anticipated that an ED request will be submitted to the USEPA, approved, an access agreement signed, and a Phase I ESA completed.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

Scheduled activities for the 1st Quarter of FY 2017 (Oct. 1 through Dec. 31, 2016) include the following:

- ***Former Blaine Property*** – City of West Bend – It is anticipated that an ED request for petroleum funding will be submitted to the Wisconsin DNR and if approved, an access agreement will be executed with the City, and a Phase I ESA completed.
- ***Former Amici's Restaurant Site*** – Village of Richfield -It is anticipated that access agreements for the two parcels will be finalized and the Phase I ESA completed during November 2016.
- ***Hwy 175 / Hwy 60 Intersection*** – Village of Slinger – It is anticipated that access agreements for one or more parcels may be executed and a Phase I ESA completed during November or December 2016.
- ***Former WB Place Property*** – City of Hartford - It is anticipated that an access agreement will be signed, and a Phase I ESA completed during November or December 2016.
- ***Former Gehl Co. Property*** – On October 14, 2016 the City of West Bend requests the County apply for Petroleum eligibility through the WI DNR.

2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017)

Scheduled activities for the 2nd Quarter of FY 2017 (Jan. 1 through March. 31, 2016) include the following:

- ***Former Blaine Property*** – City of West Bend – It is anticipated that an ED request for petroleum funding will be submitted to the Wisconsin DNR and if approved, an access agreement will be executed with the City, and a Phase I ESA completed.
- ***Hwy 175/Hwy 60 Intersection*** – Village of Slinger – It is anticipated that access agreements for one or more parcels may be executed and a Phase I ESA completed during the 2nd quarter of FY2017.
- ***Former WB Place Property*** – City of Hartford - It is anticipated that an access agreement will be signed, and a Phase I ESA completed during the 2nd quarter of FY2017.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

Scheduled activities for the 3rd Quarter of FY 2017 (April 2017 through June 30, 2017) include the following:

- ***Hwy 175/Hwy 60 Intersection*** – Village of Slinger – It is anticipated that access agreements for one or more parcels may be executed and a Phase I ESA completed during the 3rd quarter of FY2017.
- ***Former Blaine Property*** – City of West Bend – During the 3rd quarter, it is anticipated that: (a) the access agreement will be executed, (b) the site investigation and other data collection activities will be completed, and (c) the Phase I ESA report will be completed.
- ***Downtown Redevelopment Area*** – Village of Jackson – It is anticipated that work on one or more Phase I ESAs may begin during the 3rd quarter.

4th Quarter of FY 2017 (July 1, 2017 – Sept 30, 2017)

Scheduled activities for the 4th Quarter of FY 2017 (July 2017 through Sept. 30, 2017) include the following:

- ***Former W.B. Place Property*** – City of Hartford – It is anticipated that an access agreement will be signed and a Phase I ESA completed during the 4th quarter of FY2017.
- ***Hwy 175/Hwy 60 Intersection*** – Village of Slinger – Efforts by the Village are continuing aimed at securing signed access agreements from the property owners, as well as commitments to participate in a Phase I assessment process.
- ***Former Blaine Property*** – City of West Bend – It is anticipated that the Phase I ESA for the property will be completed during the 4th quarter.

1st Quarter of FY 2018 (Oct. 1, 2017 – Dec. 31, 2017)

Scheduled activities for the 1st Quarter of FY 2018 (Oct. 1 through Dec. 31, 2017) include the following:

- ***Former Blaine Property*** – City of West Bend – It is anticipated that the Phase I ESA for the property will be completed during the 1st quarter of FY2018.

Coordinate PMT and SRC to expend the remaining grant funds allocated to Task 2.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

Scheduled activities for the 2nd Quarter of FY 2018 (Jan. 1 – 31, 2018) include the following:

- ***Former Blaine Property*** – City of West Bend – The Phase I ESA report will be completed in January 2018 prior to the end date for the FY2014 grant.

Coordinate PMT and SRC to expend the remaining grant funds allocated to Task 2.

Remainder of 2nd Quarter of FY 2018 (February 1, 2018 – March 31, 2018)

- ***Former Blaine Property*** – City of West Bend – A “draft” copy of the Phase I ESA report was completed by Stantec and provided to the County and City of West Bend for review on 2/16/2018. Neither the County nor City staff had any corrections or suggested changes. Therefore, the “draft” watermark has been removed and the report issued as a final deliverable. Work performed by Stantec after the project end date of 1/31/2018 was not invoiced to the project or the USEPA grant.

Task 3 – Conduct Phase II Environmental Site Assessments, Site Investigations, and Remedial/Reuse Planning Activities

A. Task Description

This task is described in the USEPA approved Implementation Work Plan as follows:

“On sites that meet the site-specific eligibility requirements, and are approved for use of USEPA funds, by the USEPA (hazardous substance brownfields) and/or WDNR (petroleum brownfields), the County may use the assessment funds to conduct Phase II ESAs, site investigations, remedial planning and other brownfield reuse planning activities. Phase II site investigation activities are likely to include soil and groundwater sampling and may include magnetometer surveys, trenching to confirm anomalies, asbestos surveys and sampling for other hazardous building materials. Additional field services provided by USEPA may include geophysical characterization, such as ground penetrating radar or electro-magnetic surveys. Greener and Sustainable Remediation principles will be incorporated into project tasks using the ASTM Greener Cleanup Standard Guide.”

The original budget for Task 4 was \$410,650 which includes a QAPP, four asbestos/hazardous building material surveys, seven Phase II ESAs, eight remedial action plans and two brownfield area-wide reuse plans.

On October 21, 2015, the USEPA Project Officer approved a budget reallocation of \$35,000 within Task 3 from Phase II ESAs to Reuse/Redevelopment Planning for the

Village of Richfield. On January 18, 2016, the USEPA Project Officer approved a budget reallocation of \$44,500 from Task 3 to Task 1 (\$37,500) to offset costs of the Countywide Inventory and Site Selection/Prioritization Process and Task 4 (\$7,000) to allow consultants to continue to participate in regular PMT and SRC meetings as the project moves forward.

On August 25, 2016, the EPA Project Officer approved a budget reallocation of \$5000 from Task 2 (Phase I ESAs) to Task 3 – Area-wide Reuse/Redevelopment Planning for the Village of Jackson.

On Sept. 23, 2016, the EPA Project Officer approved a budget reallocation of \$11,100 from Task 3 to other tasks as described in Section II – Budget Overview of this quarterly report.

On January 26, 2017, the EPA Project Officer approved a budget reallocation of \$5,000 from Task 3 to Task 2 to complete several anticipated Phase I ESAs and cover additional costs with completing eligibility determinations.

On February 28, 2017, the EPA Project Officer approved a budget reallocation of \$6,000 from Task 2 to Task 3 to complete a site investigation work plan for the Northern Bookends site in the City of Hartford.

On April 6, 2017, the EPA Project Officer approved a budget reallocation of \$10,500 from Task 3 to other tasks as described in Section II – Budget Overview of this quarterly report.

On October 24, 2017 the USEPA Project Officer approved a budget reallocation of \$6,959.64 from Task 2 to Task 3 as described in Section II – Budget Overview of this quarterly report.

On January 23, 2018 the USEPA Project Officer approved a budget reallocation of \$16,650.31 from Task 3 to other Tasks as described in Section II – Budget Overview of this quarterly report.

The current budget for Task 3 is \$340,859.33.

B. New Activities or Projects Approved for Implementation by U. S. EPA During the Fiscal Quarter

1st Quarter of FY 2016

On October 21, 2015, the USEPA Project Officer approved a budget reallocation of \$35,000 within Task 3 from Phase II ESAs to Reuse/Redevelopment Planning for the Village of Richfield in an area encompassing the northwest corner of the Interstate 41/Hwy45 and Hwy 167 Interchange.

On November 11, 2015, the Quality Assurance Project Plan (QAPP) was conditionally approved by the USEPA.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

- ***Former Niphos Coating Site*** – Village of Slinger – The draft Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on Feb. 2, 2016.
- ***Former Bermico Site*** – City of West Bend – The draft Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on Feb. 3, 2016.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

- ***E.H. Wolf & Sons Redevelopment*** – Village of Slinger - The draft Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on May 11, 2016.
- ***Saxony Village Development*** – Village of Germantown - The draft Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on May 3, 2016. The Phase II – Site Investigation Report was provided to the US EPA Project Officer on June 9, 2016.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

- ***North Bookends Sites*** – City of Hartford – Stantec completed and submitted a Site Specific Sampling Analysis Plan (SSAP) to USEPA on August 31, 2016. The SSAP is approved by the USEPA Project Officer on Sept. 1, 2016 for non-city owned properties.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

- ***Redevelopment/Reuse Planning – Gehl Property*** – City of West Bend – A petroleum eligibility approval request form was prepared for the main (8-acre) parcel and submitted to the Wisconsin DNR for approval on Nov. 22, 2016. Eligibility was approved by Wisconsin DNR on Dec. 2, 2016.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

On March 16, 2017 the WI DNR determined eligibility under the petroleum assessment grant for the Former Blaine Site in the City of West Bend.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

- ***4991 Hron Road Property*** – Town of West Bend – A hazardous substance eligibility form was completed and submitted to USEPA on May 10, 2017. A Site-Specific Sampling and Analysis Plan was completed and submitted to USEPA on May 26, 2017.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

- ***4991 Hron Road Property*** – Town of West Bend – A scope of work for Site Investigation was forwarded to USEPA on August 10th with a request for USEPA to confirm eligibility of the work for the assessment grant. Eligibility was confirmed by USEPA Project Officer on August 25th.
- ***Laubenheimer's Garage Property*** – Village of Richfield – This is a new Phase II ESA site for which an eligibility determination request was submitted

to USEPA on August 15th and approved on August 15th. A work plan for a supplemental site investigation is in preparation.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

- ***4991 Hron Road Property*** – Town of West Bend – Work on this site included coordination activities with the site owners to reach agreement on advancing the proposed work (including a conference call with the owners on 11/6/17). Stantec prepared Site Specific Sampling and Analysis Plan (SSSAP) and submittal of the plan on 11/30/17 to John Feeney of the Wisconsin Department of Natural Resources (WDNR) and the USEPA. The SSAP was reviewed and approved by USEPA Project Officer Rosita Clarke on 12/4/17.
- ***Laubenheimer's Garage Property*** – Village of Richfield – Stantec completed draft of SSSAP on 11/9/17 and submitted to the Village, County, and owner's attorney for review. Stantec completed revisions to the SSSAP per comments from the owner's attorney followed by submittal to the WDNR and USEPA on 12/4/2017. Conditional approval of the SSSAP by Rosita Clarke of USEPA on 12/4/17.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

- ***Laubenheimer's Garage Property*** – Village of Richfield – A petroleum eligibility determination request was submitted to the Wisconsin Department of Natural Resources (WDNR) on 1/25/18, and approved by the WDNR on 1/31/18.

C. Completed Activities or Projects

3rd Quarter of FY 2015

During the 3rd Quarter of FY 2015, the County and Stantec completed the pre-QAPP conference call meeting with Jan Pels, USEPA Brownfields Quality Assurance Reviewer on May 5, 2015.

In early June 2015, Stantec solicited bids from multiple labs for use on the project. Four labs were selected (Test America Laboratories, Inc.; CT Laboratories; Environmental Monitoring and Technologies, Inc. [EMT] and Legend Technical Services, Inc.). CT Laboratories and Legend Technical Services, Inc. are both Woman-Owned Business Enterprises (WBEs). EMT is a Service Disabled Veteran Owned Small Business Enterprise (SDVOSBE). Solicitation of bids from these firms, and inclusion in the QAPP, were performed as part of the Six Good Faith Efforts to ensure participation by Disadvantaged Business Enterprises (DBE) in the project.

4th Quarter of FY 2015

Revision 0 of the Quality Assurance Project Plan (QAPP), which was submitted to USEPA on July 15, 2015.

1st Quarter of FY 2016

None.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

- ***Former Niphos Coating Site*** – Village of Slinger – A site visit with the asbestos-lead based paint (LBP) survey contractor (NorthStar Environmental Testing LLC [NorthStar]) was completed on January 5, 2016. A proposal for the asbestos/LBP testing survey was prepared by NorthStar on January 6, 2016. A draft Site-Specific Sampling and Analysis Plan (SSAP) was completed by Stantec on January 20, 2016 and submitted for review by the County and the Village. The County Project Manager reviewed the SSAP on January 25, 2016. The SSAP was finalized and submitted to the USEPA Project Officer on Feb. 1, 2016. The SSAP was approved by the USEPA Project Officer on Feb. 2, 2016. Collection of samples of suspected asbestos containing materials (ACM) as well as LBP testing was completed by NorthStar on February 22, 2016. Soil sampling was conducted by Stantec on February 22, 2016 and groundwater sampling on February 23, 2016. On March 10, 2016, asbestos/LBP survey reports were issued by NorthStar, with separate reports issued for the main building at 308 Oak Street and for the rear building at 310 Oak Street. An analytical report for the soil and groundwater samples was issued by CT Laboratories to Stantec on March 11, 2016.
- ***Former Bermico Site*** – City of West Bend – A visit by the asbestos contractor was completed on January 5, 2016. A proposal for the survey was provided by the contractor to Stantec on January 6, 2016. The draft Site-Specific Sampling and Analysis Plan (SSAP) was completed by Stantec on January 22, 2016 and reviewed by the County Project Manager and the City of West Bend on January 25, 2016. The SSAP was finalized and submitted to the USEPA Project Officer on Feb. 1, 2016. The SSAP was approved by the USEPA Project Officer on Feb. 3, 2016. Collection of samples of suspected asbestos containing materials (ACM) as well as lead-based paint testing was completed on February 16 - 17, 2016 and March 2nd. A report documenting the pre-demolition survey findings was issued on March 17, 2016. Completion of the Phase II ESA is on hold pending potential award of a Site Assessment Grant (SAG) from the Wisconsin Economic Development Corporation (WEDC).
- ***Saxony Village Development*** – Village of Germantown – Some discussions related to the Phase 2 ESA occurred subsequent to completion of the draft Phase I ESA report.
- ***E.H. Wolf & Sons Redevelopment*** – Village of Slinger – There were some initial communications regarding the property with the Village, company representatives, Stantec, Economic Development Washington County (EDWC), and the County.
- ***Northeast Corridor Redevelopment Opportunities Analysis*** – Village of Richfield – Vandewalle & Assoc. worked with the PMT and the Village of Richfield in developing an area wide plan for the northeast corridor of the Village. Major tasks included finalizing the market analysis research, assess & opportunities and regional context maps, identifying catalytic projects, programs and growth opportunities in each of the project sub-areas.

A public charrette was conducted on March 8, 2016 which began with an overview of the SRC program. Participants rotated through four stations based on specific geographic sub-areas and provided input on particular topics to each area. A draft plan was completed on March 25, 2016 for review by the PMT and the Village of Richfield. The plan includes all analysis completed, recommendations for future development within the entire study area and sub-areas, an implementation strategy, and an identification of Brownfields needed further investigation.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

- ***Former Niphos Coating Site*** – Village of Slinger – Water level measurements and surveying were completed at the property during April 2016. Work continued on completion of the supplemental Phase II ESA report. Several meetings were held to discuss potential reuse/redevelopment of the site with the County, Stantec, Vandewalle & Assoc. and the Village of Slinger. The Final SSAP was sent to the Village of Slinger on May 2, 2016. On July 21, 2016, the County took action to move forward with filing a WI- DNR Closure Report for the site. The County will be working with Stantec on this report.
- ***Former Bermico Site*** – City of West Bend –A report documenting the pre-demolition survey findings was sent to the property owner and City of West Bend on May 2, 2016. On April 12, 2016, the SRC approved \$21,000 to fully leverage Site Assessment Grant (SAG) dollars from the Wisconsin Economic Development Corporation (WEDC) to complete assessment and investigation activities at the site. Completion of the Phase II ESA is on hold pending potential award of the SAG funds.
- ***Saxony Village Development*** – Village of Germantown –The Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on May 3, 2016. Stantec completed the Phase II – Site Investigation Report for review on May 27, 2016. The County reviewed the report on June 6, 2016. The report was sent to the owner's representative and engineering consultant and forwarded to the WI – DNR on June 9, 2016. The Phase II – Site Investigation Report was provided to the US EPA on June 9, 2016.
- ***E.H. Wolf & Sons Redevelopment***– Village of Slinger – The Site-Specific Sampling and Analysis Plan (SSAP) was completed by Stantec on May 6, 2016 and approved by the USEPA Project Officer on May 11, 2016. On April 12, 2016, the SRC approved \$35,000 to complete testing and a Phase II ESA. Field work for the Phase II ESA was completed by Stantec between May 26-31. Stantec completed the Phase II ESA for review on July 14, 2016. The presence of contamination on the two parcels was reported to the Wisconsin DNR.
- ***Northeast Corridor Redevelopment Opportunities Analysis*** – Village of Richfield – Vandewalle & Assoc. completed the final draft of the Northeast Redevelopment Opportunities Analysis on April 1, 2016. The County reviewed the report on April 4, 2016. The County Project Manager and Vandewalle & Assoc. presented the report to the Village of Richfield Board on April 7, 2016. The final report was completed by Vandewalle & Assoc. on June 10, 2016.
- ***Former Blaine Property*** – City of West Bend - On April 12, 2016, the SRC approved \$18,000 to complete testing and a Phase II ESA.

- **Former Gehl Co. Property** – City of West Bend - There have been several meetings with Vandewalle & Assoc., Stantec, Washington County and the City of West Bend to discuss the scope of work and timeline of developing a redevelopment opportunities analysis for the site.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

- **Former Niphos Coating Site** – Village of Slinger - A draft supplemental Phase II ESA report was completed on July 29, 2016 by Stantec.
- **Saxony Village Development** – Village of Germantown - Additional soil sampling was completed at the site on August 19, 2016. Samples were collected from 8 soil borings and analyzed for PVOCs. A report documenting the additional sampling was completed on Sept. 1, 2016 by Stantec.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - The Phase II ESA report was completed by Stantec on July 27, 2016.
- **Redevelopment/Reuse Planning** – Village of Jackson – Vandewalle & Assoc. completed the following:
 - Prepared due diligence, and background information on the Village of Jackson and key redevelopment opportunities
 - Outreached and coordinated with stakeholders for interviews
 - Prepared base maps and collected necessary GIS data to produce maps and graphics
 - Developed a market analysis and summary memo to determine the key market opportunities to target to potential redevelopment sites
 - Attended a kickoff meeting and community tour with village staff and PMT

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

- **North Bookend Site** – City of Hartford – Stantec completed soil sampling at the site on Oct. 20-21, 2016. A Phase II ESA was completed for the eight parcels with a report issued on Dec. 12, 2016. Meetings were conducted at the City of Hartford with property owners, the developer, City of Hartford staff, County Project Manager and Stantec to review findings of Phase II ESA.
- **Redevelopment/Reuse Planning** – Village of Jackson – Jackson Community Brownfield Redevelopment Plan efforts were initiated:
 - Developed and created project plan maps and graphics.
 - Outreached and interviewed additional key community stakeholders.
 - Developed draft material for November 2016 public input meeting.
 - Participated in program PMT check-in meeting and content development work session.
 - Developed draft plan document for review by project management team and Village planning team.
 - Prepared due diligence, and background information on the Village of Jackson and key redevelopment opportunities.
- **Former Niphos Coatings Property** – Village of Slinger – A cleanup plan/bid document was prepared to address an area of exposed contaminated soil identified during the supplemental Phase II ESA.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

- ***North Bookend Site*** – City of Hartford – Release notifications were submitted to the Wisconsin DNR on 1/4/2017 in response to contamination documented on several of the parcels during the Phase II ESA. Funding was allocated for use in preparing a Site Investigation Work Plan for submittal to WDNR detailing additional sampling needed to complete definition of the magnitude and extent of impacts documented during the Phase II ESA. The Work Plan was submitted to the WDNR on 3/10/2017.
- ***Redevelopment/Reuse Planning*** – Village of Jackson – Area-wide reuse planning was completed for the Village's downtown core. Prepared presentation material including handouts and comment forms, PowerPoint, and map boards for the open house and Village Board meeting. Conducted an Open House to present the final Plan to the residents of the Village. Presented the final Plan to the Village Board and Plan Commission and proposed adoption of the Plan as an amendment to the Village's comprehensive plan. Prepared an adopted final version of the Plan to incorporate a last round of public comments and Village Board/Plan Commission feedback. The results of the planning were summarized in an *Opportunity Analysis & Redevelopment Plan* that was formally adopted by the Village of Jackson on 3/14/2017.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

No additional Phase II ESAs were completed in their entirety during the 3rd quarter.

The Village of Jackson Opportunities Analysis a& Redevelopment Plan was finalized and presented to the Site Redevelopment Committee on June 6, 2017 by Vandewalle & Associates.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

- ***4991 Hron Road Property*** – Town of West Bend – The Phase II ESA for the property was completed. Several follow-up activities were completed as well, including: (a) a meeting on July 7, 2017 with the property owners, real estate broker, and a prospective buyer; (b) a release notification was completed on July 10, 2017 to provide formal notice to the Wisconsin Department of Natural Resources (WDNR) on behalf of the property owner of the discovery of soil and groundwater contamination at the property, and (c) a meeting on July 31, 2017 with representatives from the Wisconsin Department of Natural Resources (WDNR) "Green Team" to discuss response actions necessary to address the contamination, including additional environmental testing.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

- ***4991 Hron Road Property*** – Town of West Bend – Work included (a) contracting with a driller, (b) conducting a site visit to review proposed borehole locations with one of the site owners, (c) installing the vapor monitoring points (12/6/17), (d) sampling of the vapor monitoring points (12/14/17), (e) drilling and collection of soil samples and installation of

groundwater monitoring wells (12/14-12/15/17), (f) development and collection of groundwater samples from the monitoring wells (12/19/17), (g) completion of laboratory analyses on vapor samples, (h) completion of laboratory analyses on soil and groundwater samples (12/22/17 and 1/2/18), and (i) initial work on data analysis and report preparation.

- ***Laubheimer's Garage Property*** – Village of Richfield – Work on a supplemental environmental site investigation included: (a) execution of access agreements between the County and Village, and the County, Village, and site owner (finalized on 12/19/17), (b) execution of well transfer agreements between the Village and the Wisconsin Department of Transportation (WDOT) as well as between the property owner and the WDOT to enable sampling to be performed within two previously installed wells, (c) completion a ground penetrating radar survey by a subcontractor (Ground Penetrating Radar Services; GPRS) on 12/20/17 to confirm the location of an underground vault near sampling locations within the right-of-way for Depot Street, as well as to clear other drilling locations for possible unmarked underground utilities, (d) drilling, collection of soil samples, and installation of groundwater monitoring wells on 12/20/17, and (e) development, collection of groundwater samples, and measurement of water levels was on 12/21/17.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

- ***Laubheimer's Garage Property*** – Village of Richfield – A petroleum eligibility determination request was submitted to the Wisconsin Department of Natural Resources (WDNR) on 1/25/18, and approved by the WDNR on 1/31/18.

D. Activities or Projects in Progress

4th Quarter of FY 2015

Revision 0 of the QAPP is currently under review by USEPA staff. The PMT has drafted a scope of work for the City of West Bend's priority redevelopment area.

1st Quarter of FY 2016

Stantec worked on completing a draft Sampling and Analysis Plan (SAP) for the former Bermico site in the City of West Bend. The SAP was completed on January 25, 2016. Stantec is also worked on completing a draft Sampling and Analysis Plan for the former Niphos site in the Village of Slinger. The SAP was completed on January 25, 2016.

Vandewalle is working on completing the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy. Work completed during this quarter included conducting background/due diligence research, a full-day site visit including a tour and five focus group meetings on December 9, 2015, preparing base maps, conducting stakeholder interviews over the phone, a structural conditions analysis,

and coordinating the project with the Village Administrator. For more information, see attached Scope of Services.

Vandewalle and the County Project Manager met with officials from the Village of Jackson on December 17, 2015 to discuss plans to produce an opportunity analysis for the Village as part of their ongoing strategic planning efforts.

Stantec is working on completing Revision 1 of the Quality Assurance Project Plan (QAPP) based on comments received from the USEPA review of Revision 0 of the QAPP.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

- ***Former Niphos Coating Site*** – Village of Slinger – Stantec is currently working on the Site Investigation Report.
- ***Saxony Village*** – Village of Germantown - Anticipating USEPA approval of SSAP.
- ***Northeast Corridor Redevelopment Opportunities Analysis*** – Village of Richfield – Vandewalle & Assoc. worked with the Village of Richfield and the PMT to produce the final draft plan which was provided to the USEPA Project Officer on April 1, 2016. The final draft plan was presented to the Village Board on April 7, 2016.
- ***Redevelopment/Reuse Planning*** – Village of Jackson– Vandewalle & Assoc. worked with the PMT and the Village of Jackson in developing a scope of work.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

- ***Redevelopment/Reuse Planning*** – Village of Jackson– Vandewalle & Assoc. is working with the County and the Village of Jackson in finalizing a scope of work and timeline. The scope of work, including a budget reallocation request will be provided to the USEPA Project Officer for approval.
- ***Former Niphos Coating Site*** – Village of Slinger – The supplemental Phase II ESA report is being finalized.
- ***Former Bermico Site*** – City of West Bend – Work on the Phase II ESA is on hold pending the results of efforts to secure additional assessment funding from the Wisconsin Department of Commerce.
- ***Saxony Village Development*** – Village of Germantown – Stantec is working with the developer and their consultant in efforts to secure approvals necessary for the site to proceed with remediation and construction. Stantec is in the process of determining the scope of work for a second phase of testing.
- ***E.H. Wolf & Sons Redevelopment***– Village of Slinger – Work on grant funded activities is complete.
- ***Former Blaine Property*** – City of West Bend – Stantec is currently working to secure eligibility for use of either hazardous substance or petroleum funding for this property.
- ***North Bookends Site***– City of Hartford – Work on the Phase II ESA is on hold pending completion of access agreements and the Phase I ESA.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – Work is on the Phase II ESA is on hold pending completion of access agreements and the Phase I ESA.
- **Former WB Place Property** – City of Hartford - The draft ED form is under review by the City.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

- **Former Niphos Coating Site** – Village of Slinger – A draft supplemental Phase II ESA report was completed on July 29, 2016 by Stantec. The report recommendations are being revised in response to an anticipated change in future land use.
- **Former Bermico Site** – City of West Bend – Work on the Phase II ESA is on hold pending the results of efforts to secure additional assessment funding from the Wisconsin Department of Commerce.
- **Former Blaine Property** – City of West Bend –Currently working to secure eligibility for use of either hazardous substance or petroleum funding for this property.
- **North Bookends Site** – City of Hartford – Work on the Phase II ESA is in progress.
- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – Work on the Phase II ESA is on hold pending completion of access agreements and the Phase I ESA.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – All assessment activities to be funded via the USEPA brownfields grant are complete. Work began on demolition of the former foundry buildings and remediation of the site using private and state funding.
- **Redevelopment/Reuse Planning** – Village of Jackson – Vandewalle & Assoc. completed the following:
 - Developed and created project plan maps and graphics
 - Outreached and interviewed additional key community stakeholders
 - Developed draft material for November 2016 public input meeting
 - Participated in program PMT check-in meeting and content development work session
- **Former Gehl Co. Property Reuse Plan** – City of West Bend – Several conference calls were conducted with City of West Bend staff to discuss project details and determine the best scope of work to aid successful redevelopment of the site.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

- **North Bookend Site** – City of Hartford – Release notifications were submitted to the Wisconsin DNR on Jan. 4, 2017 in response to contamination documented on several of the parcels during the Phase II ESA.
- **Redevelopment/Reuse Planning** – Village of Jackson –Jackson Community Brownfield Redevelopment Plan - Refining the draft Jackson Community Brownfield Redevelopment Plan.
- **Former Niphos Coatings Property** – Village of Slinger – Remedial plans are being finalized.

- **Former Gehl Co. Property Reuse Plan** – City of West Bend – A brief organizational meeting was held in mid-January to discuss project kickoff and refine the scope of services to reflect current conditions. This meeting included Vandewalle & Associates, Washington County, and City of West Bend staff.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

- **North Bookend Site** – City of Hartford – Additional work on the site is in progress but is being performed outside of the EPA grant. This work included preparation of an application for a \$150,000 Site Assessment Grant from the Wisconsin Economic Development Corporation (WEDC) which will be used to fund additional environmental investigation activities at the site, as well as assessment and abatement of asbestos and hazardous building materials, and demolition of six building as part of preparations for construction and redevelopment. The City is committing \$75,000 in matching funds to support the WEDC application.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

- **4991 Hron Road Property** – Town of West Bend – A hazardous substance eligibility form was completed and submitted to USEPA on May 10, 2017. A Site-Specific Sampling and Analysis Plan was completed and submitted to USEPA on May 26, 2017. Soil sampling was completed at the site on June 7th and 8th. Groundwater sampling was completed at the site on June 12th.

4th Quarter of FY 2017 (July 1, 2017 – Sept, 30, 2017)

- **4991 Hron Road Property** – Town of West Bend – A proposal for performance of additional site investigation, remedial action options evaluation, and remedial action plan development was prepared by Stantec based on requirements detailed by WDNR in the Green Team meeting on July 31st. The proposal (dated August 9th) include a cost estimate of \$29,159 for performance of the scope of work and was forwarded to USEPA on August 10th with a request for USEPA to confirm eligibility of the work for the assessment grant. Eligibility was confirmed by USEPA in an email from Fred Bartman to Deb Sielski dated August 25th. On September 17th, the Site Redevelopment Committee approved allocating \$16,000 in additional USEPA funding to help pay for up to \$14,580 of the costs as well as additional coordination activities associated with use of USEPA funding.
- **Laubenheimer's Garage Property** – Village of Richfield – This is a new Phase II ESA site for which an eligibility determination request was submitted to USEPA on August 15th and approved on August 15th. A work plan for a supplemental site investigation is in preparation.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

- **4991 Hron Road Property** – Town of West Bend – As previously detailed, work on the environmental site investigation for this site was in progress throughout the 1st Quarter 2018.

- ***Laubenheimer's Garage Property*** – Village of Richfield – As previously detailed, work on the supplemental environmental site investigation for this site was in progress throughout the 1st Quarter 2018.
- ***Former Niphos Coatings Property*** – Village of Slinger – The County secured bids for performance of remedial activities necessary to secure case closure from the WDNR. It is anticipated that the remedial actions will be completed at the site in early spring of 2018. This work is being funded by the County directly and performed outside of the USEPA grant.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

- ***4991 Hron Road Property*** – Town of West Bend – Stantec continued working on the Site Investigation (SI) report and Remedial Action Plan (RAP) during 1/1/18 to 1/31/2018.
- ***Laubenheimer's Garage Property*** – Village of Richfield – Stantec continued working on the Supplemental SI report during 1/1/18 to 1/31/2018.

E. Deliverables

4th Quarter of FY 2015

Revision 0 of the QAPP was submitted to USEPA for review.

1st Quarter of FY 2016

On January 18, 2016, the USEPA Project Officer approved a budget reallocation that changed the Phase II ESA and Reuse/Redevelopment Planning deliverables in Task 3. See Section II – Budget Overview and Section III – Modifications to the Work Plan above for details.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

- ***Former Bermico Site*** – City of West Bend – A report documenting the pre-demolition survey findings will be distributed in the 3rd Quarter of FY 2016.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)

- ***Northeast Corridor Redevelopment Opportunities Analysis*** – Village of Richfield – Vandewalle & Assoc. completed the final report of the Northeast Redevelopment Opportunities Analysis on June 10, 2016. See attached report.
- ***Saxony Village Development*** – Village of Germantown – A sampling and analysis plan was submitted to USEPA on 4/26/2016. A supplemental site investigation report was completed on May 27, 2016. Copies of the report were mailed to the Village, the property owner, and the USEPA on 6/9/2016.
- ***E.H. Wolf & Sons Redevelopment*** – Village of Slinger – A sampling and analysis plan was completed and submitted to USEPA on 5/11/2016.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

- ***Saxony Village Development*** – Village of Germantown – A report documenting the additional sampling performed during August 2016 was issued on Sept. 1, 2016 by Stantec.
- ***E.H. Wolf & Sons Redevelopment***– Village of Slinger – The Phase II ESA report was completed on July 27, 2016 by Stantec.
- ***North Bookends Sites*** – City of Hartford – Stantec completed and submitted Site Specific Sampling Analysis Plan (SSAP) to US EPA on August 31, 2016. The SSAP is approved by the US EPA Project Officer on Sept. 1, 2016 for non-city owned properties.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

- ***North Bookend Site*** – City of Hartford – The Phase II ESA report was issued on Dec. 12, 2016.
- ***E.H. Wolf & Sons Redevelopment***– Village of Slinger – County Project Manager distributed CDs of Phase I ESA with AAI form, Phase II ESA and SSAP to USEPA Project Officer, property owner and Village of Slinger.
- ***Saxony Village Development*** – Village of Germantown – County Project Manager distributed CDs of Phase II ESA and SSAP to US EPA Project Officer, property owners and Village of Germantown.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

- ***North Bookend Site*** – City of Hartford – A Site Investigation Work Plan was completed and submitted to the WDNR on 3/10/2017.
- ***Reuse Planning*** – Village of Jackson –An *Opportunity Analysis & Redevelopment Plan* for the Village’s downtown core was completed and formally adopted by the Village on 3/14/2017.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

- ***4991 Hron Road Property*** – Town of West Bend – A hazardous substance eligibility form was completed and submitted to USEPA on May 4, 2017. A Site-Specific Sampling and Analysis Plan was completed and submitted to USEPA on May 26, 2017.

4th Quarter of FY 2017 (July 1, 2017 – Sept. 30, 2017)

- ***4991 Hron Road Property*** – Town of West Bend – A Phase II ESA report for the site was completed on July 12th. A release notification was completed and submitted to WDNR on July 10th.
- ***Laubenheimer’s Garage Property*** – Village of Richfield – This is a new Phase II ESA site for which an eligibility determination request was submitted to USEPA on August 15th and approved on August 15th.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

- ***4991 Hron Road Property*** – Town of West Bend – An SSSAP was submitted on 11/30/17 to John Feeney of the WDNR and the USEPA, and approved by Rosita Clarke of USEPA on 12/4/17.

- **Laubenheimer's Garage Property** – Village of Richfield – Six deliverables were completed for this site during Q1 FY2018:
 - An SSSAP was submitted to both the WDNR and USEPA and conditionally approved by Rosita Clarke of USEPA on 12/4/17.
 - An access agreements (3 total) were executed between the County and Village, and the County, Village, and site owner (finalized on 12/19/17).
 - Well transfer agreements (2 total) executed between the Village and the WDOT as well as between the property owner and the WDOT to enable sampling to be performed within two previously installed wells.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

- **Laubenheimer's Garage Property** – Village of Richfield – A petroleum eligibility determination request was completed, submitted to the WDNR on 1/25/18, and approved by the WDNR on 1/31/18.

F. Percent Complete and Scheduled Activities

This task is currently 100% complete.

1st Quarter of FY 2016

During the 1st Quarter of FY 2016, it is anticipated that the QAPP will be finalized. In addition, it is anticipated that site specific sampling and analysis plans (SAPs) will be completed for the former Bermico property, and potentially for additional sites (subject to determinations of eligibility)

2nd Quarter of FY 2016

Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include submittal and approval of the SAPs for the former Bermico site in the City of West Bend and the former Niphos site in the Village of Slinger.

It is anticipated that the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy will be completed during the 2nd quarter of FY 2016 and presented to the Village Board for action. In March, the Village will host a community charrette where Vandewalle & Associates will present the identified opportunities in the study area. Attendees will be given the opportunity for interactive discussion and to provide feedback on the suitability of the development scenarios and identified opportunities in each of the four project subareas. The feedback from attendees will be used to polish the recommendations for each sub-area and to inform the final Strategy and Implementation Action Plan. In early April the Site Redevelopment Program PMT and the Village of Richfield will meet for a final review of the deliverables before the final Plan is given to the Village.

Vandewalle and the County Project Manager will continue to meet with officials from the Village of Jackson to discuss their opportunity analysis for the Village. It is

expected that this work will be similar to the work being in done in the Village of Richfield with a focus on the downtown area, which contains several brownfield clusters that scored high in the site ranking process. The Village believes there would be more value in beginning with this type of an effort than with individual site assessments/reuse plans. A request to the USEPA Project Officer will be forthcoming.

It is anticipated that the PMT will meet with local representatives to determine the scope of work necessary for the following sites:

- Site H - Former Gehl Site - City of West Bend
- Site B – Hwy 175 and Hwy 60 Intersection – Village of Slinger
- Site K – Village of Germantown

Revision 1 of the Quality Assurance Project Plan (QAPP) will be completed and sent to the USEPA for approval.

It is anticipated that asbestos and pre-demolition sampling will be completed at the Bermico property this quarter. Similar testing as well as soil and groundwater sampling should be completed for the Niphos Coating property as well, including completion of a Supplemental Phase II ESA report.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

Scheduled activities for the 3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016) include the following:

- ***Former Niphos Coating Property*** – Village of Slinger - It is anticipated that a supplemental Phase II ESA report will be completed and submitted to the USEPA and the WDNR. Furthermore, it is anticipated that a case closure request will be completed and submitted to the WDNR (potentially using funding provided by the County).
- ***Former Bermico Property*** – City of West Bend - It is anticipated that a grant funding request to the WEDC may be approved seeking \$50,000 in additional funding to be used for assessment activities, in combination with \$25,000 in USEPA funding being allocated for this purpose as required match. It is anticipated that testing may be underway by the end of this quarter.
- ***Saxony Village Development*** – Village of Germantown - It is anticipated that supplemental Phase II ESA testing will be completed and a report submitted to the USEPA and the WDNR. It is anticipated that some remedial action planning or cost estimation will also be completed in order to support a grant application being submitted by the property owner for funding from the WEDC.
- ***E.H. Wolf & Sons Redevelopment*** – Village of Slinger - It is anticipated that supplemental Phase II ESA testing will be completed and a report submitted to the USEPA and the WDNR. It is anticipated that some remedial action planning or cost estimation will also be completed in order to support a grant application being submitted by the property owner for funding from the WEDC.
- ***North Bookends Property*** – City of Hartford - No activities are anticipated, although preparation of a site-specific sampling and analysis plan (SSAP) may begin subject to timing for completion of the Phase I ESA.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – No activities are anticipated.
- **Northeast Corridor Redevelopment Opportunities Analysis** – Village of Richfield – Vandewalle & Assoc. will finalize the plan during the 3rd Quarter of FY 2016 and provide as a deliverable to the USEPA Project Officer.
- **Redevelopment/Reuse Planning** – Village of Jackson – Jackson Community Brownfield Redevelopment Plan – Vandewalle & Assoc. will work with the PMT and the Village of Jackson in finalizing a scope of work for review by the USEPA Project Officer including a budget reallocation request.

4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016)

Scheduled activities for the 4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016) include the following:

- **Former Gehl Co. Property Reuse Plan** – City of West Bend - Finalizing the scope of work and timeline for developing a redevelopment opportunities analysis for the site will be completed in the 4th Quarter FY 2016. It is anticipated that work will commence on this project in the 4th Quarter FY 2016.
- **Redevelopment/Reuse Planning** – Village of Jackson – Jackson Community Brownfield Redevelopment Plan – Vandewalle & Assoc. is working with the County and the Village of Jackson in finalizing a scope of work and timeline. The scope of work, including a budget reallocation request will be provided to the USEPA Project Officer for approval. It is anticipated that work will commence on this project in the 4th Quarter FY 2016.
- **Former Niphos Coating Property** – Village of Slinger - The supplemental Phase II ESA report will be finalized and submitted to the Wisconsin DNR, completed work using USEPA funding. Additional work will occur at the property using County funding, including soil removal, capping, and submittal of a case closure request to the Wisconsin DNR.
- **Former Bermico Property** – City of West Bend - It is anticipated that soil and groundwater sampling will be conducted using remaining USEPA funding allocated to this property as well as \$50,000 in additional assessment funding being requested from the Wisconsin Department of Commerce (subject to an award being secured).
- **Former Blaine Property** – City of West Bend – It is anticipated that work on a sampling and analysis plan and completion of a Phase II ESA may begin, subject to the site being determined eligible for use of either petroleum or hazardous substance USEPA funding.
- **Saxony Village Development** – Village of Germantown - It is anticipated that an additional phase of sampling will be conducted at the property, using remaining funds allocated to this site, for the purpose of providing additional data requested by the Wisconsin DNR.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - It is anticipated that a remedial action plan will be completed, but also that this will be paid for through private funds and not the USEPA grant.

- **North Bookends Property** – City of Hartford - It is anticipated that work on a sampling and analysis plan will begin during the 4th quarter, and possibly work on the Phase II ESA.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

Scheduled activities for the 1st Quarter of FY 2017 (Oct. 1 through Dec. 31, 2016) include the following:

- **Former Niphos Coating Property** – Village of Slinger - The supplemental Phase II ESA report will be finalized and submitted to the USEPA, the Village, and the WDNR. This will complete USEPA funded assessment activities. Additional environmental activities will be completed at the property during November and December 2016, including soil removal and submittal of a case closure request to the Wisconsin DNR. The additional work will be paid for by the County.
- **Former Bermico Property** – City of West Bend- It is anticipated that an application for \$50,000 in additional assessment funding will be submitted to Wisconsin Department of Commerce. USEPA assessment grant funding (\$25,000) will be used to meet a portion of the match requirements.
- **Former Blaine Property** – City of West Bend - It is anticipated that work on a sampling and analysis plan and completion of a Phase II ESA may begin, subject to the site being confirmed to be eligible for use of USEPA petroleum assessment funding.
- **North Bookends Property** – City of Hartford - The Phase II ESA report will be completed. It is anticipated that the City will apply for a State of Wisconsin grant to conduct additional environmental assessment activities to be performed subsequent to USEPA-funded assessment activities.
- **Saxony Village Development** – Village of Germantown - all assessment activities to be funded via the USEPA brownfields grant are complete.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - All scheduled USEPA-funded activities are complete. It is anticipated that building demolition and soil remediation activities paid for by other funding will be completed during November and December 2016.
- **Redevelopment/Reuse Planning** – Village of Jackson – Jackson Community Brownfield Redevelopment Plan – anticipated activities include the following:
 - Conduct a public outreach meeting on Nov. 16, 2016 to gather information and feedback to incorporate in the Village of Jackson Community Brownfield Redevelopment Plan
 - Identify additional assets and opportunities for redevelopment activity in the Village
 - Revise maps and graphics to reflect new assets and opportunities in October and November of 2016
 - Create a plan document inclusive of analysis, findings, recommendations, next steps, maps and graphics in November and December of 2016
- **Former Gehl Co. Property Reuse Plan** – City of West Bend - It is anticipated that the County, City of West Bend, and Vandewalle & Associates

will begin the redevelopment plan formulation for the Gehl site during the 1st Quarter of FY17. A start date is dependent on project eligibility approval.

2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017)

- ***North Bookend Site*** – City of Hartford – It is anticipated that a grant application will be prepared and submitted to the Wisconsin Economic Development Corporation (WEDC) seeking funding to perform additional assessment, remedial planning, and abatement activities. Preparation of the grant applications and other activities will be performed outside of the USEPA grant project (for which activities for this site are now considered complete).
- ***Redevelopment/Reuse Planning*** – Village of Jackson – It is anticipated that the redevelopment/reuse planning project will be completed during the 2nd quarter of FY2017.
- ***Former Niphos Coatings Property*** – Village of Slinger – It is anticipated that remedial action will be completed at the site during the 2nd quarter of FY2017, and also that a request for case closure will be submitted to WDNR. This work will be funded by the County directly and performed outside of the USEPA grant.
- ***Redevelopment/Reuse Planning – Gehl Property*** – City of West Bend – It is anticipated the redevelopment/reuse planning activities for the parcel with confirmed petroleum eligibility will be initiated and substantially completed during the 2nd quarter of FY2017. The County, City of West Bend, and Vandewalle & Associates will begin the redevelopment planning efforts for the Gehl site in early February.
- ***Redevelopment/Reuse Planning*** – Village of Jackson – Jackson Community Brownfield Redevelopment Plan - – anticipated activities include the following:
 - Facilitate the final plan open house and adoption.
 - Refine the plan based on feedback and input from the steering committee and Jackson Plan Commission to ensure the content is the most useful in achieving the stated implementation objectives.
 - Planning for the next steering committee check-in/review.
 - Planning toward the final plan open house, presentation, and adoption.
 - Help with implementation services to connect the Village and private partners with the financial and technical resources available to catalyze redevelopment in the project area.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

Scheduled activities for the 3rd Quarter of FY 2017 (April 2017 through June 30, 2017) include the following:

- ***North Bookend Site*** – City of Hartford – No further USEPA-funded activities are scheduled at the Site. Work is continuing using private, local, and State funding. It is anticipated that a grant for \$150,000 will be awarded by the WEDC during the 3rd quarter. Additional environmental investigation

activities to be funded by this grant (and by the City) should begin near the end of the 3rd quarter.

- **Former Niphos Coatings Property** – Village of Slinger – It is anticipated that remedial action will be completed at the site during the 3rd quarter of FY2017, and also that a request for case closure will be submitted to WDNR. This work will be funded by the County directly and performed outside of the USEPA grant.
- **Reuse Planning – Gehl Property** – City of West Bend – The City has received two redevelopment proposals on the primary 8-acre parcel for which petroleum eligibility was approved. It is anticipated that funding allocated for reuse planning for this site will be used to support environmental due diligence activities that will need to be performed to advance the City's preferred redevelopment proposal. This work will likely be completed during the 3rd quarter of FY2017.
- **Former Blaine Property** – City of West Bend – It is anticipated that a Site-Specific Sampling and Analysis Plan for a Phase II ESA will be prepared for the site during the 3rd quarter and submitted to USEPA. It is anticipated that work on the Phase II ESA will begin prior to the end of the 3rd quarter.

4th Quarter of FY 2017 (July 1, 2017 – Sept 30, 2017)

Scheduled activities for the 4th Quarter of FY 2017 (July 2017 through Sept. 30, 2017) include the following:

- **4991 Hron Road Property** – Town of West Bend – The Phase II ESA report for the property was completed on July 12, 2017. Additional environmental investigation activities will be required at the Property. Approval may be sought from USEPA to use grant funding to pay or all or a portion of these costs.
- **Former Niphos Coatings Property** – Village of Slinger – It is anticipated that remedial action will be completed at the site during the 4th quarter of FY2017, and also that a request for case closure will be submitted to WDNR. This work will be funded by the County directly and performed outside of the USEPA grant.
- **Hwy 175/Hwy 60 Intersection** – Village of Slinger – Due to delays, and more urgent need for funding for other projects in the County, funding for the Phase II assessment activities was allocated to other sites. It is anticipated that work will continue under the County's recently awarded FY2017 USEPA Coalition Assessment Grant.

1st Quarter of FY 2018 (Oct. 1, 2017 – Dec. 31, 2017)

Scheduled activities for the 1st Quarter of FY 2018 (Oct. 1 through Dec. 31, 2017) include the following:

- **4991 Hron Road Property** – Town of West Bend – The property owners have confirmed their desire to move forward with the site investigation and remedial planning activities, and to pay for 50% of the costs (with the other 50% to be funded through the USEPA grant). It is anticipated that

the field investigation and reports will be completed during November and December 2017.

- ***Laubenheimer's Garage Property*** – Village of Richfield – A site investigation work plan is in preparation and will be submitted to the USEPA and WDNR during the 1st or 2nd week of November. It is anticipated that the site investigation will be completed during November 2017 through January 2018.
- ***Former Niphos Coatings Property*** – Village of Slinger – The County is securing bids for performance of remedial activities necessary to secure case closure from the WDNR. It is anticipated that the remedial actions will be completed at the site during November through December 2017. This work is being funded by the County directly and performed outside of the USEPA grant.

Coordinate PMT and SRC to expend the remaining grant funds allocated to Task 3.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

Scheduled activities for the 2nd Quarter of FY 2018 (Jan. 1 – 31, 2018) include:

- ***4991 Hron Road Property*** – Town of West Bend – The environmental site investigation report for this property (which will include a remedial action options report and remedial action plan) will be completed during January 2018 (and prior to the 1/31/18 end date for the FY2014 grant).
- ***Laubenheimer's Garage Property*** – Village of Richfield – The supplemental environmental site investigation report for this property as well as an information fact sheet for distribution to the public will be completed during January 2018 (and prior to the 1/31/18 end date for the FY2014 grant).
- ***Former Niphos Coatings Property*** – Village of Slinger – It is anticipated that the remedial actions will be completed at the site in early spring of 2018. This work is being funded by the County directly and performed outside of the USEPA grant.

Remainder of 2nd Quarter of FY 2018 (February 1, 2018 – March 31, 2018)

- ***4991 Hron Road Property*** – Town of West Bend – A draft SI Report and RAP was completed on 3/8/2018. A meeting with the property owner, prospective purchasers of the property, and other stakeholders occurred on 3/8/2018. Work performed by the consultant team after the project end date of 1/31/2018 was not invoiced to the project or the U.S.EPA grant.
- ***Laubenheimer's Garage Property*** – Village of Richfield – The supplemental environmental site investigation report for the property was completed on 2/28/2018. A public information memorandum on the investigation was completed on 3/14/2018 and distributed by the Village to residents in the neighborhood surrounding the property. Work performed by the consultant team after the project end date of 1/31/2018 was not invoiced to the project or the U.S.EPA grant.

Task 4 – Community Outreach and Involvement

A. Task Description

Since 2010, the County has proactively involved Washington County communities in the development and advancement of a brownfields-focused Site Redevelopment Program (SRP). To lead this effort, in early 2013, the County established a Site Redevelopment Committee (SRC) to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning and site assessment.

The coalition plans to convene the SRC on at least a bi-monthly basis, with the public meetings widely promoted. In addition to SRC meetings, the County will hold public meetings annually, inviting residents and other stakeholders to participate in the site selection process, cleanup decisions, and reuse planning performed as part of the grant-funded Project. To provide additional technical expertise as well as outreach to community organizations, a Technical/Community Advisory Subcommittee (T/CAS) with representatives from community based organizations, the Washington County Health Department, and other stakeholder groups, is being formed. The T/CAS will provide input to the SRC, and provide input on site selection, reuse planning, and other considerations.

This task had a budget of \$57,650 which included public, community and property owner meetings, development of fact sheets, press releases and other appropriate communications and development of webpages that will integrate the redevelopment sites within the EDWC website focused on connecting prospective end users and local stake holders with information on redevelopment sites and associated reuse opportunities.

On January 18, 2016, the USEPA Project Officer approved a budget reallocation of \$7,000 from Task 3 to Task 4 to allow consultants to continue to participate in regular PMT and SRC meetings as the project moves forward. The budget for Task 4 was \$64,650.

On Sept. 23, 2016, the EPA Project Officer approved a budget reallocation of \$4,000 from Task 3 to Task 4 to allow Vandewalle & Assoc. to continue their work on assisting the Village of Slinger and the County with access agreements and attend monthly PMT meetings and quarterly SRC meetings through the end of the grant cycle.

On April 6, 2017, the EPA Project Officer approved a budget reallocation of \$2,500 from Task 3 to Task 4 for Community Outreach and Involvement for costs incurred for additional outreach meetings as well as expected costs for future outreach meetings.

On October 24, 2017 the USEPA Project Officer approved a budget reallocation of \$4,987.38 from Task 2 to Task 4 as described in Section II – Budget Overview of this quarterly report.

On January 23, 2018 the USEPA Project Officer approved a budget reallocation of \$8,264.04 from Task 3 to Task 4 for costs incurred for additional outreach meetings as well as expected costs for future outreach meetings.

The current budget for Task 4 is \$84,401.42.

B. New Activities or Projects Approved for Implementation by U. S. EPA During the Fiscal Quarter

None.

C. Completed Activities or Projects

1st Quarter of FY 2015

During the 1st Quarter of FY 2015 the County completed a press release for circulation in local newspapers, radio stations and three major television stations serving Southeastern Wisconsin. An article was also written for the Planning & Parks Department newsletter that was sent to over 3,100 households in Washington County. The County met with the Project Team to detail the roles and responsibilities for Task 4 - Community Outreach and Involvement.

2nd Quarter of FY 2015

During the 2nd Quarter of FY 2015, as part of the development of detailed roles and responsibilities, the Project Team finalized the community outreach and involvement component to engage the public throughout the grant.

3rd Quarter of FY 2015

During the 3rd Quarter of FY 2015, the Project Team had a conference call meeting with sub consultant Ady Advantage regarding design of the EDWC website integration.

4th Quarter of FY 2015

The PMT has prepared for and conducted the initial SRC meeting under the grant, which was held on September 28, 2015. During preparation for the meeting, substantial effort was put in to developing outreach material and a strong recognizable brand for the program. This included preparation of: public meeting notices and a press release; an updated program factsheet; website upgrades; program letterhead; a program flyer; and meeting agendas and minutes. The first SRC meeting was well received. During proceedings the committee revisited the program overview and was updated on the Team's progress to date. Each member also updated the group on their priority redevelopment site. During the meeting UW-Extension's Paul Roback facilitated a group exercise to stimulate thought on how brownfield redevelopment benefits communities.

Additional preparation and outreach has gone into preparing for the first countywide community workshop on October 15th. This included preparation of: public meeting notices and a press release; an updated program factsheet; website upgrades; program letterhead; a program flyer; meeting agendas; and interactive exercises.

Additional outreach activities completed during the 4th Quarter of FY 2015 include:

On July 8, 2015, a meeting was held by the PMT with the City of West Bend to review the grant program, and the status of the City's highest priority sites.

On July 17, 2015, a meeting was held by the PMT to discuss the project.

On July 22, 2015, a meeting was held with USEPA, the County, City of West Bend, Vandewalle, and Stantec staff to discuss the Bermico property. A separate meeting was held with the Village of Slinger, the County attorney, and Stantec /Vandewalle staff to discuss the former Niphos Coating property.

1st Quarter of FY 2016

The PMT had numerous meetings throughout the 1st Quarter of FY 2016 to discuss the status of assessment funded projects, community outreach and the countywide inventory and prioritization process. Meeting dates for the quarter include October 13, October 19, November 10 and December 1, 2015.

A Countywide Community Workshop was held on Oct. 15, 2015. See Section IV Task 1, Section C – Completed Activities or Projects above for details.

As part of the Site Redevelopment Program to revitalize and market brownfield sites within the County for redevelopment, Ady Advantage was hired to determine what information about each site needs to be communicated in order to best reach the redeveloper market. Ady Advantage contacted leading developers throughout September 2015. A report of their results was completed on October 7, 2015 and presented at the November SRC meeting. For more information, see attached Summary of Developer Research Related to Criteria Identification and Prioritization.

Two meetings of the Site Redevelopment Committee were held in this quarter on November 12, 2015 and December 10, 2015. For more information, see attached meeting minutes.

Stantec and the County Project Manager attended a Wisconsin Department of Natural Resources (WI DNR) Green Team meeting on November 11, 2015 in Milwaukee to discuss the status of Site K in the Village of Germantown and determine possible assessment needs.

Vandewalle and the County Project Manager met with officials from the Village of Jackson on December 17, 2015 to discuss plans to produce an opportunity analysis for the Village as part of their ongoing strategic planning efforts.

The EDWC held a two-day economic development conference in West Bend on October 5-6, 2015, which included a lunch program with over 50 attendees focused on brownfields redevelopment. The program included: (a) a status update on a study in progress by the State of Wisconsin on the economic impacts of the State of Wisconsin brownfield funding programs, (b) a presentation by County and EDWC staff on the SRP, and (c) a presentation by a developer (Cobalt Partners LLC) on a 65-acre brownfields development in suburban Milwaukee that included >\$9 million of environmental cleanup on a site that included 6 former industrial facilities, but which has resulted in \$125 million in new development projects that are creating >500 jobs and providing housing for >500 residents. The program was attended by representatives of nearly every municipality in the County, and was followed a 3-hour “Economics 101” training course focused on how municipalities can better attract economic development projects, including those focused on brownfields.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

The Project Management Team (PMT) had numerous meetings throughout the 2nd Quarter of FY 2016 to discuss the status of assessment funded projects and community outreach. Meeting dates for the PMT this quarter included January 25, 2016 and March 9, 2016. There were also numerous conference calls discussing site specific projects throughout the quarter.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

There were numerous conference calls discussing site specific projects throughout the quarter with the Project Management Team (PMT) members.

The County Project Manager, Stantec and Economic Development Washington County presented three proposed projects for consideration by the SRC for use of USEPA Assessment Grant funds. The following properties received funding approval:

- E. H. Wolf & Sons Redevelopment - \$41,000– Village of Slinger
- Former Bermico Property - \$21,000 – City of West Bend
- Former Blaine Property - \$24,000 – City of West Bend

See attached April 13, 2016 West Bend Daily News article for additional information.

Vandewalle & Assoc. and Washington County presented the Northeast Corridor Redevelopment Opportunities Analysis to the Village of Richfield Board on April 7, 2016. The report was well received.

Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet on April 15, 2016 that includes a summary of the inventory process, the first round of site selection for planning and environmental assessment and project budget allocation. The fact sheet was widely distributed through the County social media outlets.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

There were numerous Project Management Team (PMT) meetings to discuss project status and next steps for assessment. Meetings were conducted August 15, Sept. 1 and Sept. 12, 2016.

There were also numerous conference calls with Coalition Partners and the PMT including July 20, Sept. 7, Sept. 9, Sept. 12 and Oct. 14, 2016 to discuss site specific projects.

The Site Redevelopment Committee (SRC) held their quarterly meeting on Sept. 20, 2016. Key topics included:

- County Project Manager presented proposed budget reallocation for consideration
- EDWC presented the Site Redevelopment Web Tool
- The Village of Richfield and Vandewalle & Assoc. presented the Village of Richfield Northeast Corridor Opportunity Analysis

Vandewalle & Assoc., the Village of Slinger, Stantec and Washington County conducted an outreach meeting with property owners related to the Village of Slinger redevelopment site at highways 175 and 60 on September 20, 2016.

Economic Development Washington County (EDWC) has been working closely with its website and database partners Earthling Interactive, GIS Planning and Advantage to create a user-focused brownfield redevelopment web tool on the EDWC website. This web tool integrates Washington County GIS layers as well as creates a tailored brownfield redevelopment layer for local analysis. In addition, customized site specific brownfield profiles with relevant content have been created to target redevelopers.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter including:

- USEPA 7th Quarterly Report for the 3rd Quarter FY 2016
- Village of Slinger – E.H. Wolf & Sons Redevelopment – Phase I ESA Report
- Village of Slinger – E.H. Wolf & Sons Redevelopment – Site Specific Sampling and Analysis Plan Report
- Village of Germantown – Saxony Village Development – Phase I ESA Report
- Village of Richfield Northeast Corridor Opportunity Analysis Report
- SRC Meeting Agendas and Minutes

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

There were numerous Project Management Team (PMT) meetings to discuss the status of projects and next steps for assessment. A general PMT meeting was conducted on Nov. 11, 2016. Project specific PMT meetings with Coalition Partners were conducted Oct. 11, 2016, Nov. 29, 2016 and Dec. 13, 2016 for the North Bookends Site and Oct. 27, 2016 for the Village of Jackson Redevelopment/ Reuse Planning project.

There were also numerous conference calls with Coalition Partners and the PMT conducted on Oct. 10, 2016, Oct. 14, 2016 and Nov. 11, 2016 to discuss site specific projects.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter including:

- USEPA 8th Quarterly Report for the 4th Quarter FY 2016
- Village of Jackson – Community Workshop
- SRC Meeting Agendas and Minutes

The EDWC Brownfield Redevelopment Web Tool was unveiled on October 3, 2016 at the 2016 Business Ready Wisconsin Conference Workshop – Outfoxing the Competition – Discovering Hidden Opportunity in a Brownfield Site and Transforming it into Your Next Growth Success. Participants learned how to integrate the resources of the Brownfield Redevelopment Web Tool for immediate, on-the-job application. The EDWC worked with Ady Advantage to complete the Brownfield Redevelopment Web Tool meeting all objectives identified.

On Oct. 7, 2016, Vandewalle & Assoc. completed the Community Workshop flyer for distribution. On Nov. 16, 2016, Vandewalle & Assoc. and Washington County facilitated the Village of Jackson Redevelopment Plan Community Workshop.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

There were several Project Management Team (PMT) meetings to discuss the status of projects and next steps for assessment. A general PMT meeting was conducted on Jan. 11, 2017. A project specific PMT meeting with the Village of Jackson was held on March 2, 2017 to discuss Village of Jackson Redevelopment/ Reuse Planning project.

A Site Redevelopment Steering Committee (SRC) meeting was held on March 21, 2017. There were two budget reallocation requests approved and Stantec gave a presentation on the City of Hartford Northern Bookends Site.

Vandewalle & Associates conducted a public open house on March 14, 2017 to present the Final Draft Village of Jackson *Opportunities Analysis and Development Plan* and gain feedback on the draft plan. The Village of Jackson Board adopted the Plan immediately following the open house.

Washington County and Vandewalle & Assoc. produced a Site Redevelopment Program (SRP) Fact Sheet on March 20, 2017 that describes recent redevelopment successes and project budget allocation. The fact sheet was widely distributed through the County social media outlets.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter including:

- USEPA 9th Quarterly Report for the 1st Quarter FY 2017

- Village of Jackson – Community Workshop flyer
- SRC Meeting Agendas and Minutes
- SRP Fact Sheet No. 3

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

There were two meetings of the Site Redevelopment Steering Committee (SRC) held during the 3rd Quarter FY 2017. During the May 3, 2017 SRC meeting, three budget reallocation requests were approved. The June 6, 2017 SRC meeting provided the members with several presentation including:

- WI - DNR Redevelopment Resources related to investigating, remediating and redeveloping contaminated land
- Wisconsin Economic Development Corp. Resources
- Village of Jackson – Redevelopment Opportunities Analysis

4th Quarter of FY 2017 (July 1, 2017 – Sept. 30, 2017)

- There was one meeting of the Site Redevelopment Steering Committee (SRC) held during the 4th Quarter FY 2017. During the Sept. 19, 2017 SRC meeting, three budget reallocation requests were approved.
- There were two Project Management Team (PMT) meetings during this quarter including July 12, 2017 and Sept. 15, 2017 in preparation for the presentation to the Wisconsin DNR Brownfields Study Group.
- Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

- There was one meeting of the Site Redevelopment Steering Committee (SRC) held during the 1st Quarter FY 2018. During the Dec. 15, 2017 SRC meeting, a budget reallocation request was approved and there were presentations on EPA eligibility determinations and the public health impacts of brownfields & remediation.
- There was a Project Management Team (PMT) meeting on Dec. 20, 2017 to discuss remaining projects for the FY2014 grant and schedule an SRC meeting for January.
- On October 27, 2017, the Washington County Site Redevelopment Program Management Team received the 2017 Planning Excellence Award from the American Planning Association - Wisconsin Chapter for Plan Implementation.
- Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

- There were two meetings (1/9/2018 and 1/18/2018) of the Site Redevelopment Steering Committee (SRC) held during the 2nd Quarter FY 2018 to approve budget reallocation requests.
- There were two Project Management Team (PMT) meetings (1/11/2018 and 1/17/2018) to discuss remaining projects for the FY2014 grant and prepare for the SRC meetings in January.

- Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates.
- Washington County and Vandewalle & Assoc. produced Site Redevelopment Program (SRP) Fact Sheet No. 4 in Jan. 2018 that describes recent redevelopment successes. The fact sheet was widely distributed through the County social media outlets.

D. Activities or Projects in Progress

4th Quarter of FY 2015

The Project Team is currently developing a detailed schedule for Task 4 regarding countywide inventory and prioritization of sites. The first countywide community workshop was held on October 15th. During this workshop participants learned about the program and helped develop the community goals criteria used to score/prioritize the brownfield sites inventory for redevelopment.

Work by Ady Advantage was partially completed, with the initial task focused on conducting a series of interviews with local developers with a track record of successfully developing brownfields. The interviews were used to help identify how the developers identified potential target sites for development, factors that made it more or less likely that they would pursue development of a brownfield site, and factors that most frequently led to projects becoming derailed prior to successful development. The developers were educated and asked for feedback regarding the County's USEPA funded project. A 60-page report was completed and will be used to help better market brownfield sites for redevelopment.

1st Quarter of FY 2016

As part of the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy additional public outreach will be completed during the 2nd quarter of FY 2016 as well as a presentation to the Village Board for action.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

Economic Development Washington County (EDWC) has been working closely with its website and database partners Earthling Interactive, GIS Planning and Ady Advantage to accomplish the following 4 task objectives in generating a user-focused brownfield redevelopment resource on our website"

1. Integrate Washington County's "local layers" into our GIS location analysis web tool
2. Design and create a custom brownfield redevelopment layer for our GIS location analysis web tool
3. Create a custom brownfield redevelopment profile / interface for each site included in the GIS location analysis web tool

4. Design and create custom brownfield redevelopment content targeted at site “off-takers” / skilled redevelopers leveraging information gleaned from the redeveloper interviews conducted previously

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

Economic Development Washington County (EDWC) will continue to work with its website and database partners Earthling Interactive, GIS Planning and Advantage to finalize the user-focused brownfield redevelopment web tool on the EDWC website. The EDWC Brownfield Redevelopment Web Tool was unveiled on October 3rd at the 2016 Business Ready Wisconsin Conference Workshop – Outfoxing the Competition – Discovering Hidden Opportunity in a Brownfield Site and Transforming it into Your Next Growth Success. Participants learned how to integrate the resources of the Brownfield Redevelopment Web Tool for immediate, on-the-job application.

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

Vandewalle & Assoc. is preparing for the Village of Jackson Redevelopment Plan Community Workshop scheduled for November 16, 2016.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

Economic Development Washington County (EDWC) will continue to update the Brownfield Redevelopment Web Tool.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

Economic Development Washington County (EDWC) will continue to update the Brownfield Redevelopment Web Tool. The EDWC regularly reviews properties from Washington County’s 2016 inventory of potential brownfield sites using the criteria and updates the tool accordingly. Visit <http://businessreadywi.com/business-intelligence/redevelopment-tool/> to explore the Site Redevelopment Project Tool.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

4th Quarter of FY 2017 (July 1, 2017 – Sept. 30, 2017)

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp. The County Project Manager is in close contact with the PMT and SRC as the FY2014 grant comes to a close in ensuring that the remainder of the grant funds are appropriately utilized to further the Site Redevelopment Program.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp.

E. Deliverables

1st Quarter of FY 2016

Ady Advantage contacted leading developers throughout September 2015. A report of their results was completed on October 7, 2015 and presented at the November SRC meeting. For more information, see attached Summary of Developer Research Related to Criteria Identification and Prioritization.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

None.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

None.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

None.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

None.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

None.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

None.

4th Quarter of FY 2017 (July 1, 2017 – Sept. 30, 2017)

None.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

None.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

None.

F. Percent Complete and Scheduled Activities

This task is currently 100% complete.

1st Quarter of FY 2016

In November and December two SRC meetings will be held. The November meeting is intended to provide the committee with the final inventory of sites and a rationale for their selection, introduce the SRC members to the scoring process, and present the community goals criteria for them to score the sites with.

In December of 2015 the SRC will reconvene for the quarterly SRC meeting. The SRC will receive updates on SRP progress and the team will present the results of the scoring and a prioritized sites list.

2nd Quarter of FY 2016

Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include quarterly meetings of the SRC unless additional meetings are deemed necessary. It is anticipated that the next SRC meeting will be held at the end of February or early March, 2016. At the next meeting of the SRC, they will be provided a status update on current projects and a grant budget report.

Ady Advantage will continue their work on the SRP objective to market brownfield sites within Washington County for redevelopment. Anticipated tasks for the 2nd Quarter FY 2016 include creating property profile sheets and creating content for a new web page on the EDWC website under “Incentives/Resources,” which will provide website content to explain the program from a marketing standpoint. In addition, they will create online property listing sheets and suggest additional layers to add on the EDWC website mapping feature to communicate unique information designed to appeal to redevelopment experts.

The County Project Manager will continue to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings and SRP community workshop events. Additional information related to assessment work on project sites will be added in the 2nd Quarter FY 2016.

The SRC will also be updated on upcoming funding opportunities that could be used to further required assessment, cleanup, and redevelopment activities at priority sites targeted for assessment or reuse planning.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

It is anticipated that a PMT conference call/meeting will be held sometime in May.

The County Project Manager will continue to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet that includes a summary of the first round of site selection for planning and environmental assessment and project budget allocation.

Ady Advantage will continue their work on the SRP objective to market brownfield sites within Washington County for redevelopment. Anticipated tasks for the 2nd Quarter FY 2016 include creating property profile sheets and content for EDWC's website for special brownfield / redevelopment site pages under "Doing Business Here," which will key information about the program and key data required by developers in engaging in due diligence on redevelopment opportunities. The focus of these pages will be to secure optimal reuse for the listed brownfield sites. In addition, EDWC and Ady Advantage will create online property listing sheets and build out additional GIS layers to add on the EDWC website mapping feature, further communicating unique information designed to appeal to redevelopers and potential site "off-takers."

4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016)

The EDWC will continue to work closely with its website and database partners Earthling Interactive, GIS Planning and Ady Advantage to complete the first three task objectives listed above. In addition, the following tasks will be completed during the 4th Quarter of FY 2016:

- Finalizing content mandatories and the overall look and feel of the resource pages associated with the "Site Redevelopment Program" and the redevelopment tools.
- Finalizing design, creating success story project profiles, authoring content, populating the brownfield redevelopment GIS layer and integrating all of the above into single, optimized web resource for project staff, redevelopers and community stakeholders alike.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

The EDWC will finalize its website Brownfield Redevelopment Web Tool to meet all objectives listed above, including adding potential redevelopment sites.

On November 16, 2016, Vandewalle & Assoc. will facilitate the Village of Jackson Redevelopment Plan Community Workshop.

The County Project Manager will facilitate monthly Project Management Team (PMT) meetings to discuss project status and next steps for assessment or redevelopment planning. In addition, meetings with Coalition Partners and PMT members will be held as necessary to discuss site specific projects.

The next quarterly meeting of the Site Redevelopment Committee is scheduled for December 6th at the City of Hartford.

2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017)

The County Project Manager will facilitate monthly Project Management Team (PMT) meetings to discuss project status and next steps for environmental assessment or redevelopment planning. In addition, meetings with Coalition Partners and PMT members will be held as necessary to discuss site specific projects.

The next quarterly meeting of the Site Redevelopment Committee is scheduled for March 21st at the City of Hartford.

Preparation of the next quarterly fact sheet is anticipated to occur once the West Bend-Gehl and Village of Jackson planning efforts have concluded to provide meaningful programmatic updates and success stories in the next fact sheet.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

The County Project Manager will facilitate Project Management Team (PMT) meetings as needed to discuss project status and next steps for environmental assessment or redevelopment planning. In addition, meetings with Coalition Partners and PMT members will be held as necessary to discuss site specific projects.

The next meeting of the Site Redevelopment Committee (SRC) is scheduled for May 3, 2017 to consider requested budget reallocations. The next quarterly meeting of the SRC is scheduled for June 6th at the Village of Jackson.

4th Quarter of FY 2017 (July 1, 2017 – Sept 30, 2017)

The County Project Manager will facilitate monthly Project Management Team (PMT) meetings to discuss project status and next steps for environmental assessment or redevelopment planning. In addition, meetings with Coalition Partners and PMT members will be held as necessary to discuss site specific projects.

The next quarterly meeting of the Site Redevelopment Committee is scheduled for September 2017.

Preparation of the next quarterly fact sheet is anticipated to occur during the 4th Quarter FY17 and will provide meaningful programmatic updates and success stories in the next fact sheet.

1st Quarter of FY 2018 (Oct. 1, 2017 – Dec. 31, 2017)

Scheduled activities for the 1st Quarter of FY 2017 (Oct. 1 through Dec. 31, 2017) include the following:

- The County Project Manager will facilitate monthly Project Management Team (PMT) meetings to discuss project status and next steps for environmental assessment or redevelopment planning.
- The next quarterly meeting of the Site Redevelopment Committee is scheduled for December 15, 2017.
- Preparation of the next quarterly fact sheet is anticipated to occur during the 1st Quarter FY18 and will provide meaningful programmatic updates and success stories in the next fact sheet.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

Scheduled activities for the 2nd Quarter of FY 2018 (Jan. 1 – 31, 2018) include the following:

- The County Project Manager facilitated several Project Management Team (PMT) meetings in January 2018 (1/5/2018 & 1/17/2018) to ensure that the remainder of the grant funds are appropriately utilized to further the Site Redevelopment Program.
- The Site Redevelopment Committee held several meetings in January 2018 (1/9/2018 & 1/18/2018) to discuss the remainder of the grant funds and consider budget reallocation requests.
- Preparation of the next quarterly fact sheet will be completed prior to the January 31, 2018 end date for the FY2014 grant.
- Preparation of Lessons Learned and Best Management Practices documents.

G. Community Outreach Handouts

4th Quarter of FY 2015

See attached handouts that were provided to the public as part of the Community Outreach.

- Site Redevelopment Program 2013 Newsletter
- Flyer for October 15, 2015 SRP Countywide Community Workshop

1st Quarter of FY 2016

See attached handouts that were provided to the public as part of the Community Outreach. In addition, two West Bend Daily News articles are attached that describe the Oct. 15, 2015 Community Outreach Event and the Dec. 10, 2015 SRC action to fund assessment sites.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

See attached Site Redevelopment Program Fact Sheet that includes a summary of the first round of site selection for planning and environmental assessment and project budget allocation.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

A Site Redevelopment Program Fact Sheet was widely distributed through the County social media outlets. See attached.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

Vandewalle & Assoc. prepared a flyer for the Village Jackson Redevelopment Plan Community Workshop on November 16, 2016.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

See attached Village of Jackson Redevelopment Plan Community Workshop flyer that was distributed through Village and County media outlets.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

Washington County and Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet on March 20, 2017 that describes recent redevelopment successes and project budget allocation. The fact sheet was widely distributed through the County social media outlets.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

None during the 3rd Quarter FY 2017.

4th Quarter of FY 2017 (July 1, 2017 – Sept. 30, 2017)

None during the 4th Quarter FY 2017.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

None during the 1st Quarter FY 2018.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

Washington County and Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet No. 4 in January 2018 that describes recent redevelopment successes and project budget allocation. The fact sheet was widely distributed through the County social media outlets.

V. PROBLEMS ENCOUNTERED/ASSISTANCE NEEDED

On October 15, 2014, the County requested an amendment to USEPA Cooperative Assistance Agreement BF00E01347 to correct the percentage calculations for the Recipient Share and Federal Share of the grant. Numerous requests have been made to the USEPA Grant Specialist for an updated agreement.

1st Quarter of FY 2016

None this quarter.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

None this quarter.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

The County received and completed an open records request for the former Bermico property located at 2100 Northwestern Ave in the City of West Bend. The matter is in litigation - Washington County Case No. 2016CV0361.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

On September 9, 2016 Washington County received a summons regarding the former Bermico property located at 2100 Northwestern Ave in the City of West Bend. It is Washington County Case No. 2016CV0550.

Although the Quality Assurance Project Plan (QAPP) has been conditionally approved, Washington County is awaiting final approval of the QAPP from the USEPA.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

The County received and is currently working on filling an open records request for the former Praefke Brake property located at 133 W. Oak Street in the City of West Bend.

Although the Quality Assurance Project Plan (QAPP) has been conditionally approved, Washington County is awaiting final approval of the QAPP from the USEPA.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

Case No. 16CV000361 regarding the FOIA request for the former Bermico property located in the City of West Bend was dismissed by the Washington County Circuit Court on February 13, 2017.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

U.S. District Court Case No. 2:17-CV-27-PP, regarding the Bermico property in the City of West Bend, has been dismissed against Washington County and all County defendants. The litigation continues against the City of West Bend and City officials.

4th Quarter of FY 2017 (July 1, 2017 – Sept. 30, 2017)

None this quarter.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

None this quarter.

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

None this quarter.

VI. SUMMARY OF WORK COMPLETED

A summary of projects is listed below including site name, the work that was completed and the amount that was spent at each site.

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Task Name	Stantec Task #	Name of Site and Work Completed	Amount Spent
2 - Ph 1 ESAs	2.0	Misc Ph1 ESA	\$ 1,288.00
	2.1	Eligibility Determinations	\$ 20,187.35
	2.01	Ph1 ESA - Bermico (W. Bend)	\$ 10,898.08
	2.02	Ph1 ESA - Blaine (W. Bend)	\$ 8,770.27
	2.03	Ph1 ESA - North Bookends (Hartford)	\$ 10,649.29
	2.04	Ph1 ESA - Saxony Village - K (Germ)	\$ 11,801.00
	2.05	Ph1 ESA - W. Bend EDC (W. Bend)	\$ 7,353.65
	2.06	Ph1 ESA - Hwys 175/60 - B (Slinger)	\$ 1,972.25
	2.07	Ph1 ESA - WB Place (Hartford)	\$ 161.00
	2.08	Ph1 ESA - Jackson	\$ 829.38
	2.09	Ph1 ESA - EH Wolf (Slinger)	\$ 7,025.56
3 - Ph 2 ESAs and Remedial/ Reuse Planning	3	Misc Ph2 ESA	\$ 8,435.25
	3.1	V&A Task 3.1 Reuse Planning	\$ 20,027.88
		V&A Task 3.2 - Reuse Planning - Barton Village Area	\$ 2,016.60
		V&A Task 3.2.2 - Reuse Planning - Richfield	\$ 19,942.29
		V&A Task 3.2.3 - Reuse Planning - Jackson	\$ 32,070.26
		V&A Task 3.2.4 - Reuse Planning - Gehl - H	\$ 834.89
	3.2	QAPP	\$ 17,693.17
	3.3	Ph2 ESA - Niphos (Slinger)	\$ 34,079.54
	3.4	Ph2 ESA - Bermico (W. Bend)	\$ 25,285.14
	3.5	Ph2 ESA - Saxony Village - K (Germ.)	\$ 26,429.74
	3.6	Reuse Planning (Richfield - Stantec Activities)	\$ 7,129.30
	3.7	Ph2 ESA - EH Wolf (Slinger)	\$ 36,968.66
	3.8	Ph2 ESA - North Bookends (Hartford)	\$ 33,226.72
	3.10	Ph2 ESA - Blaine property (W. Bend)	\$ 1,222.50
	3.11	RAP - Niphos	\$ 2,040.00
	3.12	Reuse Plan Gehl (Stantec Activities)	\$ 2,580.75
	3.13	SI Work Plan - N. Bookends	\$ 7,919.10
	3.14	Ph2 ESA - Hron	\$ 11,401.26
	3.15	ED/SAP - Hron	\$ 3,238.75
	3.16	Ph2 ESA Outreach - Hron	\$ 3,317.52
	3.17	SI - Hron	\$ 17,496.85
	3.18	SI - Laubenheimers	\$ 27,500.00

USEPA approved modifications to the Implementation Work Plan are outlined in Section III – Modifications to Work Plan. A comparison summary of the modified Implementation Work Plan to the actual key accomplishments of the grant is listed below.

Key Task of Grant	Modified Implementation Work Plan	Actual Accomplishments
Complete Brownfields Inventory	N/A	Completed
Prioritize Sites for Assessment	N/A	Completed
Prepare QAPP	N/A	Completed
Phase I ESAs	17	17
Phase II ESAs at small sites	5	14
Phase II ESAs at large sites	3	3
Prepare Fact Sheets, press releases, etc.	N/A	Completed
EDWC website integration	N/A	Completed
SRC meetings and public notices	N/A	Completed

VII. SCHEDULE AND PROJECT MILESTONES

A partial summary of major milestones achieved during the project to date are summarized on the following tables.

Task No.	Date	Activity or Milestone Description
0	6/28/2013	Issued request for proposals for professional services from environmental consulting firms following 40 CFR 31.36
0	8/16/2013	Selection of Stantec as environmental consulting firm
0	9/19/2014	Official Grant Award date
0	10/1/2014	3-year project period begins
4	Sept. 2013	Formation of Site Redevelopment Committee to oversee development and implementation of the grant
4	Nov - Dec 2013 & Jan. 2014	Formation of Brownfields Coalition including Washington County, City of West Bend, City of Hartford, Village of Slinger, Village of Jackson and Village of Richfield
1	1/6/2014	Selection of high priority sites by coalition partners
4	5/28/2014	Press release completed and sent to media
4	12/2/2014	Article in Planning & Parks Department newsletter regarding brownfield assessment grant

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Task No.	Date	2nd Quarter FY 2015 Activity or Milestone Description
0	1/29/2015	Submitted 1 st Quarterly Report for FY 2015 to USEPA.
0	2/17/2015	Finalized detailed roles and responsibilities with Project Team (County, Stantec, Vandewalle and EDWC)
4	2/17/2015	Project Team finalized roles and responsibilities for community outreach and involvement. (County)
0	3/9/2015	Finalized Memorandum of Agreements (MOAs) for distribution to coalition partners.
0	3/13/2015 - 4/14/2015	Project Manager held meetings with coalition partners regarding MOAs. (County)
1	3/18/2015	Meeting with the City of West Bend to discuss priority sites. (County, Stantec, EDWC)
0	3/18/2015	County and Stantec finalized and signed contract for environmental services.

Task No.	Date	3rd Quarter FY 2015 Activity or Milestone Description
0	4/21/2015	All coalition partner MOAs signed.
0	4/23/2015	Project Manager sent signed MOAs to USEPA Project Officer. (County)
0	4/27/2015	Project Manager submitted 2 nd Quarterly Report for FY 2015 to USEPA Project Officer. (County)
3	5/5/2015	Pre-QAPP Conference Call Meeting with Jan Pels, USEPA (County, USEPA and Stantec)
3	5/5/2015 – 6/30/2015	Worked on writing QAPP (Stantec)
3	6/8/2015 – 6/12/2015	Solicited bids from multiple labs and selected four labs. Solicitation of bids from these firms, and inclusion in the QAPP, were performed as part of the Six Good Faith Efforts to ensure participation by Disadvantaged Business Enterprises (DBE) in the project. (Stantec)
1	6/10/2015 - 6/23/2015	Meetings with coalition partners to discuss/confirm high priority redevelopment sites. (County, EDWC, Stantec and Vandewalle)
4	6/23/2015	Conference call meeting with sub consultant Ady Advantage regarding design of EDWC website integration and content development focused on connecting prospective end users with information on site redevelopment sites.
0	6/1/2015 – 7/1/2015	Contract agreements were finalized between Stantec and Vandewalle and with EDWC. The contract with EDWC will utilize the services of Ady Advantage, a WBE firm representing another positive outcome of compliance with the Six Good Faith Efforts.
1	6/29/2015	Work began on preparing eligibility determination requests for several priority brownfield sites including WB Place in Hartford and the former Niphos Coating facility in Slinger.

Task No.	Date	4th Quarter FY 2015 Activity or Milestone Description
1	7/6/2015	The County acquired 73 historic Sanborn Fire Insurance Maps through Historical Information Gatherers. The maps were geo-referenced and integrated into the County GIS system. (County, Stantec)

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4	7/8/2015	Meeting held by County, Stantec, Vandewalle and EDWC staff with City of West Bend staff to discuss high priority sites and the grant program.
3	7/15/2015	QAPP submitted to USEPA for review. (Stantec)
0	7/17/2015	Meetings to finalize detailed Project Timeline (County, Stantec, Vandewalle and EDWC)
0 and 1	7/22/2015	Meeting with City of West Bend, Village of Slinger, County, Stantec, Vandewalle and USEPA Project Officer
1	8/5/2015	Meeting of PMT to discuss Ady Advantage work on outreach to developers and SRC meeting
1	8/11/2015	Meeting of PMT to work on inventory and prioritization of sites
1	8/24/2015	Meeting of PMT to work on inventory and prioritization of sites
0	9/2-3/2015	Attend Brownfields Conference in Chicago
1	9/8/2015	Meeting of PMT to work on inventory and prioritization of sites
2	9/9/2015	ED submitted to USEPA for former Niphos Coatings property (Slinger) and former Bermico property (West Bend)
1	9/14/2015	Access agreement signed by owner of former Bermico property (West Bend)
1	9/21/2015	Meeting of PMT to work on inventory and prioritization of sites
2	9/22/2015	Eligibility confirmed by USEPA for Bermico property (West Bend)
4	9/28/2015	Initial SRC meeting held

Task No.	Date	1 st Quarter FY 2016 Activity or Milestone Description
2	10/2/2015	Meeting with City of West Bend – Bermico property (County, Stantec)
4	10/5-6/2015	County 2-day economic development conference, including session focused on brownfields redevelopment with >50 attendees (County, Stantec, Vandewalle)
2	10/6/2015	ED submitted to USEPA for the former Blaine property (West Bend)
4	10/7/2015	Ady Advantage completes Executive Summary of Developer Research Related to Criteria Identification and Prioritization
1	10/13/2015	Meeting of PMT to work on prioritization and scoring criteria (County, Stantec, EDWC, Vandewalle)
1	10/15/2015	Community Outreach Event (County, Stantec, EDWC, Vandewalle)
2	10/15/2015	Site Inspection for ESA - Bermico property– City of West Bend (County, Stantec)
3	10/15/2015	Meeting with V. Richfield re: Infill Strategy Plan (County, Vandewalle)
1	10/19/2015	Meeting of PMT to work on prioritization and scoring criteria (County, Stantec, EDWC, Vandewalle)
0	10/21/2015	USEPA Project Officer approved budget reallocation request #3
1	11/10/2015	Meeting of PMT to discuss prioritization and scoring (County, Stantec, EDWC, Vandewalle)
3	11/11/2015	Meeting with DNR Green Team re: V. Germantown – Saxony Village (County, Stantec)
3	11/11/2015	Quality Assurance Project Plan was conditionally approved by the US EPA
4	11/12/2015	SRC Meeting – (County, Stantec, EDWC, Vandewalle)
2	11/18/2015	Eligibility confirmed by USEPA for Niphos Coating Site in V. Slinger
1	11/23/2015	Meeting with EDWC – inventory scoring (County, EDWC)
0 and 1	11/25/2015	Conference Call – invoices & scoring (County, Stantec, Vandewalle)

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1	12/1/2015	Meeting of PMT to discuss inventory scoring (County, Stantec, Vandewalle, EDWC)
3	12/9/2015	Meeting with V. Germantown re: Saxony Village (County, Stantec, EDWC)
3	12/9/2015	Meeting with V. Slinger re: Niphos site (County, Stantec)
3	12/9/2015	Facilitated focus groups – V. Richfield Infill Strategy Plan (Vandewalle)
3	12/9/2015	Meeting with V. Richfield focus groups – V. Richfield Infill Strategy Plan (County, Vandewalle)
4	12/10/2015	SRC Meeting – discuss scoring and approval of sites for funding (County, Stantec, EDWC, Vandewalle)
3	12/17/2015	Meeting with V. Jackson re: redevelopment planning (County, Vandewalle)
	12/21/2015	County took possession of Niphos property as part of tax delinquency process.
2	1/14/2016	Eligibility confirmed by USEPA for North Bookends Sites in City of Hartford
0	1/18/2016	USEPA Project Officer approved budget reallocation requests #4 and #5
3	1/19/2016	Phase I ESA sent to US EPA Project Officer with signed All Appropriate Inquires Checklist.

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Task No.	Date	2nd Quarter FY 2016 Activity or Milestone Description
0	1/18/2016	USEPA Project Officer approved budget reallocation requests #4 and #5
2 / 3 / 4	1/25/2016	PMT meeting - status update on projects (County/EDWC/Stantec/Vandewalle)
0	1/28/2016	Submittal of 5th Q Report 1st Q FY 2016 to EPA
0	2/5/2016	Sent EPA budget correction on 1st Quarterly Report FY2016
4	2/15/2016	County updates SRP website adding EPA Quarterly reports and completed ESAs
2 / 3 / 4	3/9/2016	PMT meeting - status update on projects (County/EDWC/Stantec/Vandewalle)
Former Bermico/Line Material Co.		
3	1/5/2016	Bermico Site Investigation (County, Stantec, City WB)
2	1/19/2016	Phase I ESA sent to USEPA Project Officer with signed All Appropriate Inquires Checklist
3	1/22/2016	Stantec completed SSAP for review by County and City of West Bend
3	2/1/2016	SSAP sent to USEPA Project Officer for approval
3	2/3/2016	SSAP approved by USEPA Project Officer
3	2/16-17/2016 and 3/22/2016	Collection of samples of suspected asbestos containing materials (ACM) as well as lead-based paint testing was completed
2	2/22/2016	Stantec completed draft of Bermico - Petroleum ED request for review
2 and 3	2/23/2016	Meeting with C. West Bend - status update on Bermico, Gehl and WB EDC properties (County, City, Stantec, EDWC, Vandewalle)
2	2/24/2016	County reviewed Petroleum ED request
3	3/17/2016	A report documenting the pre-demolition survey findings was issued
3	3/30/2016	Conf. Call - discuss Bermico status (County/Stantec/City WB)
West Bend ED Corp Property		
2	2/8/2016	Meeting with West Bend EDC at EDWC re: Phase I and timing of auction (County/WB EDC/EDWC)
2	2/11/2016	Stantec completion of WB EDC ED request
2	2/12/2016	County review and approval of WB EDC ED request
2 and 3	2/23/2016	Meeting with C. West Bend - status update on Bermico, Gehl and WB EDC properties (County, City, Stantec, EDWC, Vandewalle)
2	3/7/2016	WB EDC reviewed and approved WB EDC ED request
2	3/9/2016	WB EDC ED request provided to USEPA for determination of eligibility
2	3/9/2016	USEPA determined West Bend EDC site eligible
1	3/14/2016	Access agreement for WB EDC signed by all parties
2	3/31/2016	Stantec completed draft Phase I ESA for review by County/City of West Bend/WB EDC)

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Former Blaine Property		
3	3/30/2016	Conf. Call - discuss Blaine status (County/Stantec/City WB)
Former Gehl Co. Property		
2 and 3	2/23/2016	Meeting with C. West Bend - status update on Bermico, Gehl plan of action and WB EDC properties (County, City, Stantec, EDWC, Vandewalle)
Former Niphos Coatings		
3	1/5/2016	Niphos Site Investigation (NorthStar, County, Stantec, V. Slinger)
3	1/20/2016	SSAP completed by Stantec for review by County and Village
3	2/1/2016	SSAP finalized by Stantec and submitted to USEPA
3	2/2/2016	SSAP was approved by the USEPA Project Officer
2	2/22/2016	Stantec completes draft Petroleum ED request for review by County and Village
3	2/22-23/2016	Sampling and testing completed
3	3/10/2016	Asbestos/LBP survey reports issued by NorthStar
3	3/11/2016	Analytical report for the soil and groundwater samples issued by CT Laboratories
3	3/18/2016	Meeting w/ V. Slinger re: Plan of Action for Niphos site (County/V. Slinger/Stantec)
2	3/18/2016	Petroleum ED request form approved by V. Slinger and County for Niphos Property
0	3/21/2016	Request to EPA for eligibility to use EPA funds for preparation and submittal of Niphos WDNR closure request.
2	3/23/2016	The Petroleum ED request was finalized by Stantec and submitted to the Wisconsin DNR
2	3/30/2016	Wisconsin DNR determined Niphos site is eligible for Petroleum assessment (WDNR)
Hwy 175 / Hwy 60 Intersection		
2	3/25/2016	Stantec completion of ED request for 7 parcels for review by County and Village
2	4/4/2016	County reviewed and approved ED request
E.H. Wolf & Sons Redevelopment		
2	3/11/2016	Initial Meeting with EH Wolf & Sons regarding environmental concerns on property and possible use of EPA grant funds for assessment work (EDWC/Stantec/EH Wolf)
2	3/16/2016	Conf call re: potential site - EH Wolf & Sons Foundry in Slinger (Stantec/County/V. Slinger/EDWC/VA)

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North Bookend Site		
2	1/14/2016	Eligibility confirmed by USEPA for North Bookends Sites in City of Hartford
Saxony Village Development		
0	2/1/2016	Meeting with V. Germantown Board re: Saxony Village re: MOA w/Germantown
2	2/4/2016	Conf. Call re: Saxony Village - JBJ moving forward with Phase I and Phase II assessment work (County/JBJ/Himalayan Consult/Stantec)
2	2/10/2016	Stantec completion of Hazardous ED request for Saxony Village for review by County and Village
2	2/12/2016	Conference call - Saxony Village (County/Stantec/JBJ/Himalayan Consult)
2	2/12/2016	County approval of Saxony Hazardous ED request
0	2/17/2016	MOA between County & V. Germantown signed by all parties
2	2/17/2016	Village approves Saxony Hazardous ED request
2	2/17/2016	Eligibility confirmed by USEPA for Saxony Village
1	3/8/2016	Access agreement signed by all parties for V. Germantown - Saxony Village
2	3/8/2016	Onsite Investigation Saxony Village (County/Stantec)
2	3/21/2016	Stantec completes draft Phase I ESA for Saxony Village for review by County, Village & JBJ
2 and 3	3/22/2016	Conf. Call Re: Status update on Saxony Village (County/Stantec/JBJ/Himalayan Consult)
2	4/7/2016	Stantec finalized Phase I ESA for Saxony Village
Village of Jackson		
3	2/23/2016	Meeting with V. Jackson to discuss Redevelopment Opportunity Analysis (County, EDWC, Vandewalle, V. Jackson)
3	3/2/2016	V. Jackson approval of VA scope of work
Village of Richfield		
3	1/8/2016	Conference call - V. Richfield w/ WSOR (County, Vandewalle, V. Richfield)
3	1/21/2016	Meeting to discuss V. Richfield Northeast Corridor Plan (VA, V. Richfield)
3	1/26/2016	Meeting to discuss V. Richfield Northeast Corridor Plan (VA, V. Richfield)
3	2/15/2016	Conf. Call - Meeting to discuss V. Richfield Northeast Corridor Plan (VA, V. Richfield)
3	3/8/2016	Village of Richfield Public Outreach Meeting (Vandewalle/Richfield)
3	3/25/2016	VA completed draft plan for review by the PMT and Village of Richfield
3	3/30/2016	Conf. Call - Meeting to discuss V. Richfield Northeast Corridor Plan (Richfield/PMT)

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Task No.	Date	3rd Quarter FY 2016 Activity or Milestone Description
0	4/1/2016	Distributed updated Project Tracking Table to coalition members, SRC members and PMT
4	4/12/2016	Washington County Site Redevelopment Committee (SRC) meeting
4	4/15/2016	Vandewalle & Assoc. completed the 2nd Site Redevelopment Program (SRP) Fact Sheet for distribution
4	4/18/2016	County updated SRP website pages including adding Former Bermico SSAP
0	4/29/2016	Submittal of 6th Quarterly Report - 2nd Q FY 2016 to USEPA
FYI	4/20/2016-6/9/2016	The County received and completed an open records request for the former Bermico property located at 2100 Northwestern Ave in the City of West Bend. The matter is in litigation - Washington County Case No. 2016CV0361.
0	5/13/2016	Submitted reimbursement request to USEPA - ASAP system for \$167,436.56.
0	5/2/2016	Distributed updated Project Tracking Table to USEPA, coalition members, SRC members and PMT
4	5/26/2016	County updated SRP website pages including adding Former Niphos Coating Property SSAP
4	6/9/2016	County updated SRP website pages including adding April 12, 2016 SRC meeting handouts and presentation.
4	6/30/2016	Review SRP portion of EDWC Annual Report to County Board

Former Bermico/Line Material Co.		
3	4/5/2016 - 6/6/2016	Worked with Stantec and City of West Bend to determine funding structure leveraging USEPA grant funds in City application for Site Assessment Grant (SAG) to complete Phase II ESA work.
1	4/6/2016 - 4/29/2016	In response to questions from the property owner, the City Attorney and County Attorney concurred that the access agreement in place between the City of West Bend, Washington County and the owner of the Former Bermico property allows Stantec to enter the property to continue testing.
3	4/12/2016	SRC approved \$21,000 funding to fully leverage Site Assessment Grant (SAG) from the Wisconsin Economic Development Corporation (WEDC) dollars to complete assessment and investigation activities at the site.
3	5/2/2016	Final pre-demolition report sent to City of WB (incl discs)
3	5/2/2016	Final pre-demolition report sent to owner (incl discs)
3	5/2/2016	Final SSAP sent to owner and City of WB (incl discs)
3	5/2/2016	Final SSAP sent to USEPA (incl discs)

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West Bend Economic Development Corp. (WB EDC) Property		
2	4/4/2016	County reviewed and approved draft Phase I ESA
2	4/12/2016	WB EDC reviewed and approved draft Phase I ESA
2	5/2/2016	Final Phase I ESA Report sent to WB EDC and City of WB (incl discs)
2	5/2/2016	Final Phase I ESA Report and signed All Appropriate Inquiries sent to USEPA (incl discs)

Former Blaine Property		
2 & 3	4/12/2016	SRC approved \$24,000 funding for Phase I ESA and Phase II ESA
2	7/20/2016	Stantec resubmitted Petroleum ED to City of West Bend for review and approval

Former Gehl Co. Property		
3	4/22/2016	Conference call with Vandewalle and Associates to discuss Gehl scope of work

Former Niphos Coatings		
3	4/5/2016 - 4/11/2016	Work with USEPA to determine if WI DNR closure report is covered under USEPA Assessment Grant.
3	5/2/2016	Final SSAP sent to Village of Slinger (incl discs)
3 & 4	6/3/2016 - 6/24/2016	PMT discussions regarding potential reuse/redevelopment of site

Hwy 175 / Hwy 60 Intersection		
2	4/4/2016	County reviewed and approved Hazardous ED request
2	4/12/2016	Eligibility confirmed by USEPA for all 7 parcels of Hwy 175 /Hwy 60 Intersection

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E.H. Wolf & Sons Redevelopment Project		
2	4/1/2016	Stantec completed draft Hazardous ED for E.H. Wolf & Sons project for review
2	4/4/2016	Draft Hazardous ED reviewed by County and EH Wolf & Sons
2	4/7/2016	Final Hazardous ED submitted to USEPA for approval
2	4/12/2016	Eligibility confirmed by USEPA for both parcels for E.H. Wolf & Sons project
4	4/12/2016	SRC approved \$41,000 funding for EH Wolf & Sons Redevelopment project
1	4/12/2016	EH Wolf & Sons signed access agreements for both properties
1	4/13/2016	Access agreements signed by Village of Slinger
1	4/15/2016	Access agreements signed by Washington County
2	5/5/2016	Stantec completed draft of Phase I ESA report for review
3	5/6/2016	Stantec completed draft SSAP for review
3	5/9/2016	E.H. Wolf & Sons approves SSAP
3	5/10/2016	SSAP reviewed & approved by Village of Slinger & County
3	5/11/2016	Submitted SSAP to EPA for approval
2	5/11/2016	Sent Phase I ESA report to USEPA
3	5/11/2016	USEPA approved SSAP
3	5/26/2016 - 5/31/2016	On site testing by Stantec
4	5/26/2016	County presented overview of SRP to Co. Executive Committee as part of EDWC request for County Attraction Funds

North Bookend Site		
1	5/2/2016 - 7/22/2016	Working with City of Harford to obtain site access agreements
1	5/4/2016	Completed access agreement with Hartford Main & State, LLC

Former WB Place Property		
2	7/22/2016	Stantec resubmitted updated Hazardous ED to City of Hartford for approval.

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Saxony Village Development		
2	4/4/2016	County completed review of draft Phase I ESA
2	4/7/2016	Stantec finalized Phase I ESA for Saxony Village
3	4/20/2016	Draft SSAP completed by Stantec
3	4/25/2016	Final SSAP completed by Stantec for distribution to WDNR
3	4/26/2016	Final SSAP sent to USEPA for approval
3	5/3/2016	SSAP approved by USEPA
2	5/3/2016	Phase I ESA and signed All Appropriate Inquiries sent to USEPA (incl report disc)
2	5/3/2016	Phase I ESA sent to owners representative and Village of Germantown
3	5/27/2016	Received Phase II - Site Investigation Report from Stantec for review
3	6/6/2016	County completed review of Saxony Village Development Supplement Site Investigation Report
3	6/9/2016	Saxony Village Development Supplement Site Investigation Report sent to owner's representative and engineering consultant. Report was forwarded to the WDNR.
3	6/9/2016	Saxony Village Development Supplement Site Investigation Report sent to the USEPA
Village of Jackson		
3	4/22/2016	Conference call with Vandewalle & Assoc. to determine scope of work for Village of Jackson
Village of Richfield - Northeast Corridor Redevelopment Opportunities Analysis Report		
3	4/1/2016	Vandewalle & Assoc. completed a final draft of Northeast Corridor Report
3	4/1/2016	County sent Final Draft of Northeast Corridor Report to EPA
3	4/4/2016	County completed review of Final Draft of Northeast Corridor Report
3 & 4	4/7/2016	County and Vandewalle & Assoc presented Northeast Corridor Report to Village of Richfield Board
3	6/10/2016	Vandewalle & Assoc. completed the Northeast Corridor Redevelopment Opportunities Analysis Report

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Task No.	Date	4th Quarter FY 2016 Activity or Milestone Description
0	7/21/2016	Site visit by Fred Bartman, Project Officer for USEPA (County/Stantec)
0	7/29/2016	Submittal of 7th Quarterly Report - 3rd Q FY 2016 to US EPA and send to PMT and SRC members (County/Stantec/VA/EDWC)
4	7/29/2016	County updated SRP website pages including adding 3rd Quarter FY16 report
4	8/10/2016	County updated SRP website pages including Village of Slinger – E.H. Wolf & Sons Redevelopment – Phase I ESA Report and the Site Specific Sampling and Analysis Plan Report
4	8/10/2016	County updated SRP website pages including Village of Germantown – Saxony Village Development – Phase I ESA Report added to County website.
4	8/15/2016	PMT meeting - project status reports (County/Stantec/VA/EDWC)
0	8/15/2016	County Project Manager submits budget reallocation request No. 6 to USEPA
0	8/15/2016	Distributed updated Project Tracking Table to USEPA, coalition members, SRC members and PMT (County/Stantec)
0	8/25/2016	USEPA approves budget reallocation request No. 6
4	9/1/2016	PMT meeting - project status reports (County/Stantec/VA/EDWC)
FYI	9/9/2016	Washington County received a summons regarding the former Bermico property located at 2100 Northwestern Ave in the City of West Bend. It is Washington County Case No. 2016CV0550.
4	9/12/2016	PMT meeting - prep for SRC Meeting (County/Stantec/VA/EDWC)
4	9/12/2016	PMT meeting - Village of Jackson discussion (County/Stantec/VA/V. Jackson)
4	9/14/2016	County updated SRP website pages including the Village of Richfield Northeast Corridor Opportunity Analysis Report added to County website.
4	9/14/2016	County Project Manager prepared and distributed SRC agenda for review by PMT
4	9/15/2016	County Project Manager finalized and distributed SRC agenda sent to SRC, PMT, staff and CBOs
4	9/20/2016	Washington County Site Redevelopment Committee (SRC) meeting
0	9/23/2016	County Project Manager submits budget reallocation request No. 7 to US EPA
0	9/23/2016	US EPA approves budget reallocation request No. 7
4	10/3/2016	The EDWC Brownfield Redevelopment Web Tool was unveiled on October 3rd at the 2016 Business Ready Wisconsin Conference Workshop – Outfoxing the Competition – Discovering Hidden Opportunity in a Brownfield Site and Transforming it into Your Next Growth Success.

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Former Bermico/Line Material Co.		
2	7/20/2016	Stantec resubmitted Petroleum ED to City of West Bend for review and approval
0	9/27/2016	County sent letter to City of West Bend asking to confirm use of \$25,000 funding to fully leverage Site Assessment Grant (SAG) from the Wisconsin Economic Development Corporation (WEDC) dollars to complete assessment and investigation activities at the site.
0	10/10/2016	City of West Bend provides a response to County's letter confirming intent to use the \$25,000 in grant funds for the site.

Former Gehl Co. Property		
3	7/20/2016	Conference call with City of West Bend/Vandewalle/Stantec/County re: Gehl site.
3	9/9/2016	Conference call with City of West Bend/Vandewalle/Stantec/County re: Gehl site.
2	9/26/2016	Stantec completes Hazardous ED for review by City of West Bend and County
2	9/28/2016	City of West Bend completes review /approval of ED
2	9/29/2016	County completes review/approval of ED
2	9/30/2016	Stantec finalizes Hazardous ED and submits to US EPA for eligibility determination
2	10/13/2016	US EPA determines site is not eligible through the hazardous grant program
2	10/14/2016	Conference call with City of West Bend/Vandewalle/Stantec/County re: Gehl site. City requests County to proceed with applying for Petroleum eligibility through the WI DNR

Former Niphos Coatings		
3	7/21/2016	County Administrative Services Committee meeting - Provided information on Site Redevelopment Program and Phase II ESA results. The Committee took action to move forward with filing a WI - DNR closure report for the site.
3	7/29/2016	Stantec completes draft of supplemental Phase II ESA report
3	9/7/2016	Stantec finalizes Niphos Phase II ESA report for County review
3	9/8/2016	County Project Manager reviews Phase II ESA report
3	9/12/2016	Conference call with regarding potential future uses of former Niphos site (County/Stantec/V. Slinger)

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Hwy 175 / Hwy 60 Intersection

1	9/7/2016	PMT meeting with Village of Slinger to discuss meeting with property owners to discuss access agreements (County/VA/Stantec/V. Slinger)
1	9/20/2016	Information on the grant program was sent to the property owners, and a meeting held with several owners (all were invited) to discuss the environmental due diligence plans and process and access agreements.

E.H. Wolf & Sons Redevelopment

3	7/14/2016	Stantec completed draft Phase II for review
3	7/21/2016	Review of Phase II ESA from EH Wolf & Sons
3	7/22/2016	County completed review of Phase II ESA
3	7/27/2016	Stantec finalized Phase II ESA report

North Bookend Site

1	July - Sept	County receives signed access agreements for North Bookend properties
3	8/31/2016	Stantec completed SSAP for review by City of Hartford and County
3	8/31/2016	County Project Manager reviews SSAP for North Bookend Site
3	8/31/2016	City Hartford reviews SSAP for North Bookend Site
3	8/31/2016	Stantec finalizes and submits SSAP to US EPA for approval
2	8/31/2016	Stantec completes Phase I ESA for review by City of Hartford and County
3	9/1/2016	USEPA Project Officer approves SSAP for non-city owned properties
2	9/6/2016	County Project Manager reviews Phase I ESA report for North Bookend Site
2	9/21/2016	Stantec completes Petroleum ED for North Bookends City owned properties - sites E and H for review by County and City of Hartford
2	9/23/2016	County Project Manager reviews Petroleum ED for North Bookends Sites E and H
2	9/23/2016	City of Hartford reviews Petroleum ED for North Bookends Sites E and H
2	9/23/2016	Stantec finalized Petroleum ED and sends to WI DNR for approval
2	9/29/2016	WI DNR determines North Bookends sites E and H are eligible under the Federal Petroleum Assessment Grant
2	10/19/2016	A corrected Phase I ESA report was issued (the parcel numbers were incorrectly referenced on several pages of the report).

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WB Place Site		
2	7/22/2016	Stantec resubmitted updated Hazardous ED to City of Hartford for approval
2	8/4/2016	City of Hartford reviews ED for WB Place
2	8/12/2016	Stantec submits Hazardous ED for WB Place to US EPA Project Officer for eligibility determination
2	8/12/2016	USEPA determines site is eligible through the hazardous grant program
1	8/15/2016	County Project Manager drafts access agreement for WB place and provides to City of Hartford

Saxony Village Development		
3	8/19/2016	Stantec completes additional soil sampling collected from 8 soil borings and analyzed for PVOCs
3	9/2/2016	Stantec completes draft report for supplemental site sampling investigation for review by County
3	9/2/2016	County reviewed supplemental site sampling investigation report

Village of Jackson		
0	8/25/2016	USEPA approves budget reallocation for reuse/redevelopment planning (Reallocation Request No. 6)
3	9/12/2016	Conference call with V. Jackson to discuss kick off redevelopment planning meeting (County/V. Jackson/Stantec/VA)
3	9/22/2016	Kick off meeting with V. Jackson to start redevelopment planning process (County/V. Jackson/Stantec/VA)

Village of Richfield - Former Amici's Site		
2	9/26/2016	Stantec completes Hazardous ED for review by County and Village
2	9/27/2016	County reviews Hazardous ED
2	9/27/2016	Stantec finalizes Hazardous ED for review by US EPA Project Officer
2	10/12/2016	US EPA determines site is eligible through the hazardous grant program

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Task No.	Date	1st Quarter FY 2017 Activity or Milestone Description
4	10/3/2016	The EDWC Brownfield Redevelopment Web Tool was unveiled on October 3rd at the 2016 Business Ready Wisconsin Conference Workshop – Outfoxing the Competition – Discovering Hidden Opportunity in a Brownfield Site and Transforming it into Your Next Growth Success.
0	10/17/2016	County requested 2nd grant reimbursement through USEPA ASAP system for \$192,357.81 for expenses paid out between Jan. 1, 2016 - August 30, 2016.
0	10/31/2016	County Project Manager submitted 4th Q FY16 report to USEPA.
4	10/31/2016	County Project Manager added 4th Q FY16 report to SRP website.
4	10/31/2016	Completion of services by Ady Advantage for EDWC Brownfield Redevelopment Web Tool.
3	11/11/2016	Conducted Project Management Team (PMT) meeting.
0	11/23/2016	Provided USEPA - ASAP with breakdown of reimbursement requests for hazardous and petroleum grants.

Former Bermico/Line Material Co.

0 & 3	10/10/2016	City of West Bend provided response to County's letter confirming intent to use the \$25,000 in grant funds for the site.
2	11/4/2016	Stantec finalized Petroleum ED for County and City review.
2	11/8/2016	County Project Manager reviewed Petroleum ED for Former Bermico site.

Former Gehl Co. Property

2	10/13/2016	USEPA determined site is not eligible through the hazardous grant program.
2	10/14/2016	Conference call with City of West Bend, Vandewalle, Stantec and County regarding the Gehl site. City requested County to proceed with applying for Petroleum grant eligibility through the WI DNR.
2	11/9/2016	Stantec completed Petroleum ED for review.
2	Nov-2016	County Project Manager reviewed Petroleum ED
2	11/22/2016	Stantec submitted Petroleum ED for main parcel to WI DNR to determine eligibility under petroleum grant.
2 & 3	12/2/2016	WI DNR determined the site is eligible under the 2014 Brownfield Petroleum Assessment Grant.

Former Niphos Coatings

3	11/4/2016	Stantec completed remedial action plan for County review.
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E.H. Wolf & Sons Redevelopment		
2	11/11/2016	Stantec completed Petroleum ED for review.
2	11/11/2016	County Project Manager reviewed Petroleum ED.
2	11/11/2016	Stantec submitted Petroleum ED for parcel to WI DNR to determine eligibility under petroleum grant.
2	11/22/2016	WI DNR determined the site is eligible under the 2014 Brownfield Petroleum Assessment Grant.
3	12/22/2016	County Project Manager distributes CDs of Phase I ESA, Phase II ESA and SSAP to US EPA Project Officer, property owner and Village of Slinger.

Northern Bookend Site		
3	10/10/2016	Conference call with Wisconsin Economic Development Corporation (WEDC), City of Hartford, County, Stantec and Vandewalle & Assoc. regarding potential redevelopment of site.
3	10/11/2016	Meeting with developer, WEDC, City of Hartford, County, Stantec and Vandewalle & Assoc. regarding potential redevelopment of site.
1	10/18/2016	Completed all access agreements with property owners.
2	10/19/2016	A corrected Phase I ESA report was issued (the parcel numbers were incorrectly referenced on several pages of the report).
3	10/20 - 21/2016	Stantec completed soil sampling at site.
3	11/29/2016	Meeting with City of Hartford staff & attorney, Stantec, Vandewalle & Assoc. and County staff & attorney to discuss plan of action for disseminating Phase II ESA contamination results with owners & developer.
3	12/12/2016	Stantec completed Phase II ESA report for review.
3	12/13/2016	Meeting at City of Hartford with owners, developer, City of Hartford, County and Stantec to review findings of Phase II ESA.
3	12/16/2016	City of Hartford and County Project Manager reviewed Phase II ESA.
3	1/4/2017	Release notifications were submitted by Stantec to the Wisconsin DNR in response to contamination documented on several of the parcels during the Phase II ESA.

Saxony Village Development		
2	11/9/2016	Stantec completed Petroleum ED for Jacobus and CMC parcels for review.
2	11/10/2016	Stantec completed Petroleum ED for Heritage parcel for review.
2	11/10/2016	County Project Manager reviewed Petroleum ED for Heritage, Jacobus and CMC parcels.
2	11/11/2016	Stantec submitted Petroleum ED for Heritage, Jacobus and CMC parcels to WI DNR to determine eligibility under petroleum grant.
2	11/18/2016	WI DNR determines the sites are eligible under the 2014 Brownfield Petroleum Assessment Grant.
3	12/22/2016	County Project Manager distributed CDs of Phase II ESA and SSAP to US EPA Project Officer, property owners and Village of Germantown.

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Village of Jackson		
4	10/7/2016	Vandewalle & Assoc. completed Community Workshop flyer for distribution.
4	10/14/2016	County Project Manager added Community Workshop flyer to SRP webpage.
4	10/27/2016	Meeting with Village of Jackson staff, County and Vandewalle & Assoc. to prepare for community workshop.
4	11/16/2016	Vandewalle & Assoc. and County held a Community Outreach Workshop as part of the Village of Jackson Brownfield Redevelopment Strategy Plan.

Village of Richfield - Former Amici's Restaurant Site		
2	10/11/2016	Stantec completed Hazardous ED for site for review.
2	10/11/2016	County Project Manager submitted Hazardous ED to USEPA Project Officer to determine eligibility under hazardous grant program.
2	10/12/2016	USEPA Project Officer determined site is eligible through the hazardous grant program.
1	11/3/2016	Owner access agreement is signed by all parties.
2	11/7/2016	County Project Manager completed user questionnaire.
2	11/9/2016	Stantec completed Phase I ESA for County review.
2	11/9/2016	County Project Manager completed review of Phase I ESA.
2	11/10/2016	Stantec finalized Phase I ESA.
2	11/14/2016	Stantec completed the reliance letter for property developer.

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Task No.	Date	2nd Quarter FY 2017 Activity or Milestone Description
4	1/11/2017	Project Management Team (PMT) meeting (County/Stantec/VA)
0	1/17/2017	County Project Manager submitted budget reallocation request No. 8 to USEPA Project Officer for approval
0	1/26/2017	USEPA Project Officer approved Budget Reallocation Request No. 8
0	1/31/2017	County Project Manager submitted 1st Q FY17 report to USEPA
4	1/31/2017	County Project Manager added 1st Q FY17 report to SRP website
0	2/22/2017	County Project Manager submitted budget reallocation request No. 9 to USEPA Project Officer for approval - regarding C. Hartford Northern Bookends site
0	2/28/2017	USEPA Project Officer approved Budget Reallocation Request No. 9
0	3/17/2017	County Project Manager distributed updated Project Tracking Table to coalition members, SRC members and PMT
4	3/20/2017	County and Vandewalle & Assoc. completed the 3rd Site Redevelopment Program (SRP) Fact Sheet for distribution
4	3/21/2017	Washington County Site Redevelopment Committee (SRC) meeting (approved 2 budget reallocation requests)
4	3/22/2017	County Project Manager updated SRP website pages - SRC agenda, handouts, minutes
0	3/27/2017	County Project Manager submitted budget reallocation request No. 10 to USEPA Project Officer for approval
0	4/6/2017	USEPA Project Officer approved Budget Reallocation Request No. 10

Former Blaine Site		
2	3/7/2017	Stantec conference call with City of West Bend
2	3/8/2017	Stantec submitted Petroleum ED request to the WI DNR
2	3/16/2017	WI DNR determined site is eligible for Petroleum funding
1	3/17/2017	County Project Manager submitted access agreement for City of West Bend approval

Former Gehl Co. Property		
3	1/11/2017	Conference call with PMT to discuss Gehl
3	3/7/2017	Stantec conference call with C. West Bend

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Northern Bookend Site		
3	1/4/2017	Release notifications were submitted by Stantec to the WI DNR in response to contamination documented on several of the parcels during the Phase II ESA.
3	1/18/2017	Received copies of responsible party letters from WI DNR to City of Hartford and land owners of Northern Bookends site.
3	2/15/2017	Green Team Meeting to discuss Northern Bookends site
0	2/22/2017	County Project Manager submitted budget reallocation request No. 9 to USEPA Project Officer for approval - regarding C. Hartford Northern Bookends site
0	2/28/2017	USEPA Project Officer approved Budget Reallocation Request No. 9
3	3/10/2017	Stantec completes Site Investigation Work Plan for County and City Hartford review
3	3/10/2017	City of Hartford and County Project Manager reviewed Site Investigation Work Plan
3	3/10/2017	Stantec submitted Site Investigation Work Plan to WI DNR

Village of Jackson		
3	3/1/2017	Vandewalle & Assoc. completed draft plan for review and comment
4	3/2/2017	Project PMT meeting at Village of Jackson
3	3/6/2017	County staff provided comments on draft plan to Vandewalle & Assoc.
3	3/9/2017	Vandewalle & Assoc. completed final draft of the Jackson Opportunities Analysis and Development Plan
4	3/14/2017	Open house and presentation to Village of Jackson Board & adoption of plan
3	3/29/2017	Vandewalle & Assoc. completed Final Jackson Opportunities Analysis and Development Plan

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Task No.	Date	3rd Quarter FY 2017 Activity or Milestone Description
0	4/6/2017	USEPA Project Officer approved Budget Reallocation Request No. 10
4	4/14/2017	County Project Manager updated SRP website pages - adding Village of Jackson Opportunities Analysis and Development Plan
0	4/28/2017	County Project Manager submitted 2nd Q FY17 report to USEPA
4	4/28/2017	County Project Manager added 2nd Q FY17 report to SRP website
4	5/3/2017	Washington County Site Redevelopment Committee (SRC) meeting (approved 3 budget reallocation requests)
4	6/6/2017	Washington County Site Redevelopment Committee (SRC) meeting

Former Bermico/Line Material Co.

3	4/27/2017	Conference call with City West Bend/Stantec/County to discuss status of project
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Former Blaine Site

2	4/27/2017	Conference call with City West Bend/Stantec/County to discuss status of project
1	5/3/2017	Completed signed Access Agreement

Former Gehl Co. Property

3	4/27/2017	Conference call with City West Bend/Stantec/County to discuss status of project
3	5/5/2017	Stantec completes request for eligibility determination on activities proposed for site and submits to US EPA Project Officer for approval
3	5/5/2017	US EPA Project Officer does not approve use of grant funds for this project

Town of West Bend - 4991 Hron Road Property

3	5/4/2017	Stantec Completes ED for review by County
3	5/10/2017	County reviews ED
3	5/10/2017	Stantec sends ED to USEPA Project Officer for review/approval
3	5/11/2017	Conference call with owner re: access agreement
3	5/16/2017	USEPA Project Officer determines project is eligible under grant funding
3	5/23/2017	Stantec completes draft of Site Sampling and Analysis Plan
3	5/25/2017	County reviews SSAP
3	5/26/2017	Stantec submits SSAP to USEPA Project Officer for approval
3	6/1/2017	USEPA Project Officer approves SSAP
3	6/7-8/2017	Soil Sampling completed on site
1	6/2/2017	Executed access agreement
3	6/12/2017	Groundwater sampling completed onsite
3	6/29/2017	Conference call - EDWC/Stantec/County re: test results

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Task No.	Date	4th Quarter FY 2017 Activity or Milestone Description
4	7/12/2017	Project Management Team (PMT) meeting
4	7/13/2017	County Project Manager updated SRP website pages - adding Village of Richfield - Former Amici Phase I ESA report
0	7/21/2017	County Project Manager submitted 3rd Q FY17 report to USEPA
4	7/21/2017	County Project Manager added 3rd Q FY17 report to SRP website
4	9/15/2017	Project Management Team (PMT) presentation to WI DNR Brownfields Study Group
4	9/19/2017	Washington County Site Redevelopment Committee (SRC) meeting
0	9/29/2017	US EPA Approves Four Month Extension of Grant
0	10/24/2017	USEPA Project Officer approved Budget Reallocation Request No. 11

Village of Richfield - Laubenheimers Garage Property		
3	7/17/2017	Conference call meeting regarding potential Laubenheimers Garage Property project
3	7/21/2017	Stantec completes request to USEPA Project Officer for Phase II ESA
3	7/28/2017	V. Richfield reviews Phase II ESA request
3	8/1/2017	County reviews Phase II ESA request
3	8/14/2017	Stantec completes Haz ED form for review by Richfield and County
3	8/15/2017	Richfield reviews Haz ED
3	8/15/2017	Stantec sends Haz ED request to USEPA Project Officer
3	8/15/2017	USEPA Project Officer determines site is eligible for assessment work
4	9/17/2017	Site Redevelopment Committee approved allocating \$29,000 in USEPA funding for environmental site investigation testing

Town of West Bend - 4991 Hron Road Property - Former Prism Barton Products Site		
3	7/7/2017	Hron Meeting with property owners, real estate broker and prospective buyer
3	7/10/2017	Stantec completes Form 4400-225 - Notification of Haz Substance Discharge - non-emergency to Wisconsin Department of Natural Resources on behalf of the property owner
3	7/12/2017	Stantec completes Phase II ESA for review
3	7/13/2017	County review of Phase II ESA
3	7/13/2017	Stantec completes and distributes Phase II ESA
3	7/31/2017	DNR Green Team meeting to discuss response actions necessary to address the contamination
3	8/10/2017	Stantec completes and sends request for SI and remedial action planning to EPA project Officer
3	8/25/2017	EPA PO confirms eligibility of sampling activities on property
4	9/17/2017	Site Redevelopment Committee approved allocating \$16,000 in additional USEPA funding to help pay for up to \$14,580 of the costs as well as additional coordination activities associated with use of USEPA funding

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Task No.	Date	1st Quarter FY 2018 Activity or Milestone Description
0	10/11/2017	USEPA Project Officer awarded an Assistance Amendment to the Cooperative Agreement for a 4 mo. extension of the grant for project period 10/1/2014 - 1/31/2018
4	10/21/2017	County Project Manager updated SRP website - adding Hron Phase II ESA
0	10/24/2017	USEPA Project Officer approved Budget Reallocation Request No. 11
0	10/31/2017	County Project Manager submitted 4th Q FY2017 report to USEPA
4	10/31/2017	County Project Manager updated SRP website - adding 4th Q FY2017 report
4	12/15/2017	Washington County Site Redevelopment Committee (SRC) meeting
4	12/20/2017	Project Management Team (PMT) meeting
4	1/5/2018	PMT meeting with City of West Bend
4	1/9/2018	Washington County Site Redevelopment Committee (SRC) meeting
4	1/17/18	PMT Meeting
4	1/18/2018	Washington County Site Redevelopment Committee (SRC) meeting
0	1/23/2018	USEPA Project Officer approved Budget Reallocation Request No. 12
0	1/23/2018	County Project Manager requested ASAP reimbursement of \$149,974.25

Village of Richfield - Laubenheimers Garage Property

3	11/9/2017	Stantec completed draft of Site - Specific Sampling and Analysis Plan (SSSAP)/Site Investigation (SI) Work plan for review by County, Village & owner
1	11/22/2017	County completed access agreements for review by V. Richfield and land owner
3	11/22/2017	Owner provided comments on draft of SSSAP Work plan
3	11/29/2017	Village of Richfield reviews SSSAP
3	12/4/2017	Stantec completed final SSSAP and submitted to USEPA for review/approval
3	12/4/2017	USEPA Project Officer conditionally approved SSSAP Work plan
1	12/19/2017	Access agreements executed
3	12/20/2017	Completion a ground penetrating radar survey by Ground Penetrating Radar Services
3	12/20/2017 - 12/21/2017	Drilling, collection of soil samples, installation of groundwater monitoring wells and collection of groundwater samples
3	1/9/2018	Meeting with Village of Richfield
3	1/19/2018	Stantec completed Petro ED for review by County and V. Richfield

Town of West Bend - 4991 Hron Road Property - Former Prism Barton Products Site

3	11/6/2017	Meeting regarding Site Investigation work to be completed
3	11/29/2017	Stantec completed final SSSAP and submitted to County for review/approval
3	11/30/2017	County reviewed SSSAP for Hron
3	11/30/2017	Stantec completed final SSSAP and submitted SSSAP to WDNR
3	11/30/2017	Stantec submitted SSSAP to USEPA for review & approval
3	12/4/2017	USEPA Project Officer approved Hron SSSAP
3	12/6/2017 - 12/19/2017	Installing and sampling vapor monitoring points, drilling and collection of soil samples and groundwater samples

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Task No.	Date	2nd Quarter FY 2018 Activity or Milestone Description
4	1/5/2018	PMT meeting with City of West Bend
4	1/9/2018	Washington County Site Redevelopment Committee (SRC) meeting
4	1/11/2018	PMT Meeting
4	1/17/2018	PMT Meeting
4	1/18/2018	Washington County Site Redevelopment Committee (SRC) meeting
0	1/19/2018	County Project Manager submitted Budget Reallocation Request No. 12 to USEPA
0	1/23/2018	USEPA Project Officer approved Budget Reallocation Request No. 12
0	1/23/2018	County Project Manager requested ASAP reimbursement of \$149,974.25
1	1/25/2018	Purchase of geo-referenced Historic Sanborn Fire Maps and Plat Books
0	1/30/2018	County Project Manager submitted 1st Q FY2018 report to USEPA
4	3/20/2018	County Project Manager updated SRP website - adding Fact Sheet No.4
0	4/12/2018	County Project Manager requested ASAP reimbursement of \$89,919.59

Village of Richfield - Laubenheimers Garage Property		
3	1/9/2018	Meeting with Village of Richfield
3	1/19/2018	Stantec completed Petro ED for review by County and V. Richfield
3	1/22/2018	County Project Manager reviewed Petro ED
3	1/22/2018	Stantec finalized Petro ED
3	1/25/2018	Stantec submitted Petro ED to Michael Prager at WDNR for review & approval
3	1/31/2018	WDNR determined that site is eligible under petroleum grant
3	2/28/2018	Stantec completed the supplemental environmental site investigation report for review by County and Village of Richfield
3	3/6/2018	County Project Manager and Village of Richfield reviewed investigation report
3	3/14/2018	Village completed a public information memorandum on the investigation and distributed to residents in the neighborhood surrounding the property
3	3/12/2018	Supplemental environmental site investigation report forwarded to owners attorney

Town of West Bend - 4991 Hron Road Property - Former Prism Barton Products Site		
3	3/8/2018	Meeting with the property owner, prospective purchasers of the property, and other stakeholders
3	3/8/2018	Stantec completed the Site Investigation and RAP Report for review by the County and landowner
3	3/12/2018	County Project Manager reviewed Site Investigation and RAP Report

City of West Bend - Former Blaine Property		
2	2/16/2018	Stantec completed a Phase I ESA report for review by County and City of West Bend
2	3/6/2018	County Project Manager reviewed Phase I ESA report

Additional milestones for the project will be added to this table as part of the next Quarterly Report.

VIII. BUDGET SUMMARY

Summary of Grant Expenses by Category for the Reporting Period 2nd Quarter of FY 2018

A summary of grant expenses based on invoices paid by the County by category is provided below, including the current budget, amounts previously expended, amounts expended for work completed during the 2nd Quarter of FY 2018 (Jan. 1, 2018 – Jan. 31, 2018), total amounts expended for work completed through Jan. 31, 2018, and the budget remaining as of Jan. 31, 2018.

Categories	Approved Budget as of 1/23/18 (with Budget Reallocation No. 12)	Previously Expended	Expenses this Quarter	Total Cumulative Expenses for grant period	Amount Remaining
Personnel	\$ -	\$ -	\$ -	\$ -	
Travel	\$ 3,311.85	\$ 3,308.19		\$ 3,308.19	\$ 3.66
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ 5,188.15	\$ 2,021.55	\$ 2,861.60	\$ 4,883.15	\$ 305.00
Contractual	\$ 591,500.00	\$ 521,747.93	\$ 69,748.94	\$ 591,496.87	\$ 3.13
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 600,000.00	\$ 527,077.67	\$ 72,610.54	\$ 599,688.21	\$ 311.79

Summary of Budget Status by Task as of Jan. 31, 2018

The following is a summary of the current budget status by task as of Jan. 31, 2018 including budget reallocation No. 12.

Task No.	Task Description	Approved Budget as of 1/23/18 (with Budget Reallocation No. 12)	Cumulative Amount Expended for grant period	Budget Remaining as of 1/31/18	Percent of Budget Expended
0	Programmatic Activities	\$ 31,491.27	\$ 31,487.61	\$ 3.66	100.0%
1	Brownfields Inventory and Site Prioritization	\$ 62,312.17	\$ 62,007.17	\$ 305.00	99.9%
2	Phase I ESAs	\$ 80,935.81	\$ 80,935.83	\$ (0.02)	100.0%
3	Phase II ESAs, Site Investigations, and Remedial/Reuse Planning	\$ 340,859.33	\$ 340,856.18	\$ 3.15	100.0%
4	Community Outreach and Involvement	\$ 84,401.42	\$ 84,401.42	\$ -	100.0%
	Total USEPA Grant	\$ 600,000.00	\$ 599,688.21	\$ 311.79	99.9%

Summary of Grant Reimbursements through the USEPA Automated Standard Application for Payment System (ASAP) for the Reporting Period

A summary of grant reimbursements through the EPA Automated Standard Application for Payment (ASAP) System is based on reimbursements requested by the County for invoices already paid. The summary table includes the current grant amount, amounts previously reimbursed, amounts reimbursed during the reporting period, total amounts reimbursed through Jan. 31, 2018, and the budget remaining as of Jan. 31, 2018 for both the hazardous substance and petroleum grants.

The County Project Manager requested an ASAP reimbursement of \$89,919.59 on April 12, 2018.

Grants	Budgeted Amount	Previously Reimbursed	Reimbursed this Quarter	Total Cumulative Reimbursement	Amount Remaining
Hazardous	\$ 300,000.00	\$ 248,207.51	\$ 51,636.57	\$ 299,844.08	\$ 155.92
Petroleum	\$ 300,000.00	\$ 261,561.11	\$ 38,283.02	\$ 299,844.13	\$ 155.87
Totals	\$ 600,000.00	\$ 509,768.62	\$ 89,919.59	\$ 599,688.21	\$ 311.79

IX. PERFORMANCE OUTPUTS AND OUTCOMES

This section summarizes performance outputs and outcomes for the Washington County Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields. Proposed outputs and outcomes include:

- Completion of a community-wide inventory and prioritization of brownfields sites within the County.
- Performing Phase I and Phase II environmental site assessments (ESAs) on priority brownfields sites.
- Completion of additional site investigation and remedial action plan development for select sites for which Phase II ESAs are completed.
- Performing community outreach and education related to brownfields.
- Connecting potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

1st Quarter of FY 2016

Several performance outputs and outcomes were accomplished in the 1st Quarter of FY 2016 including:

- ***Countywide Inventory and Prioritization*** - One significant output for this quarter was the completion of the countywide inventory and prioritization of brownfield sites. A performance outcome of this completed inventory was demonstrated at the December SRC meeting as the committee utilized the inventory scoring and ranking to determine which brownfield sites would obtain funding as part of the \$600,000 US EPA Brownfield Coalition Assessment Grant. The action taken by the SRC to fund specific sites was not done arbitrarily, but instead the action was based on:
 1. A rigorous three tiered scoring and ranking process where each tier was composed of criteria based on industry standards for gauging the level of effort and likelihood that a brownfield site would be and/or should be redeveloped.
 2. Discussion from local representatives considering each site in terms of six factors including the potential to obtain site access, site eligibility, owner cooperation, project complexity and local government capacity to oversee the project.

This decision process will be followed by the SRC when determining which sites will obtain grant funding in the future. Also part of this work included the community outreach and education related to brownfields as part of the October 15, 2015 countywide outreach event.

- **Phase I ESAs** - Completion of the Phase I ESA for the former Bermico Site in the City of West Bend. Submitted to the EPA on January 19, 2016.
- **Connecting Businesses to End Users** – The Research completed by Ady Advantage is the first step in the development of a marketing plan to connect potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

Several performance outputs and outcomes were accomplished in the 2nd Quarter of FY 2016 including:

- **Phase I ESAs** – Stantec completed and submitted Phase I ESA for the former Bermico Site in the City of West Bend to the EPA on January 19, 2016. The Phase I ESA for the WBEDC Site in the City of West Bend was completed and will be distributed in May. The Phase I ESA for Saxony Village Development in the Village of Germantown was completed and will be distributed in May.
- **Performing Community Outreach and Education** - Substantial community outreach was completed by Vandewalle & Assoc. as part the Northeast Corridor Redevelopment Opportunities Analysis. A public charrette was conducted on March 8, 2016 which began with an overview of the SRC program. Participants rotated through four stations based on specific geographic sub-areas and provided input on particular topics to each area. Participants were also provided a questionnaire in which they could further provide feedback on the plan process.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

Several performance outputs and outcomes were accomplished in the 3rd Quarter of FY 2016 including:

- **Phase I ESAs** – Stantec completed and submitted Phase I ESAs for the following sites:
 - WBEDC Site in the City of West Bend
 - Saxony Village Development in the Village of Germantown
 - E.H. Wolf & Sons in the Village of Slinger
- **Phase II ESAs** – Stantec completed and submitted Phase II ESAs for the following sites:
 - E.H. Wolf & Sons in the Village of Slinger
 - Saxony Village Development in the Village of Germantown
- **Performing Community Outreach and Education** - Vandewalle & Assoc. and Washington County presented the Northeast Corridor Redevelopment Opportunities Analysis to the Village of Richfield Board on April 7, 2016. The report was well received.

Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet on April 15, 2016 that includes a summary of the inventory process, the first round of site selection for planning and environmental assessment and project budget allocation. The fact sheet was widely distributed through the County social media outlets.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

Several performance outputs and outcomes were accomplished in the 4th Quarter of FY 2016 including:

- ***Phase I ESAs*** – Stantec completed and submitted Phase I ESAs for the following site:
 - North Bookends in the City of Hartford
- ***Phase II ESAs*** – Stantec completed and submitted Phase II ESAs for the following sites:
 - Former Niphos Coatings in the Village of Slinger
 - E.H. Wolf & Sons in the Village of Slinger
- ***Completion of Additional Site Investigation*** - Stantec completed additional site investigation for the following site:
 - Saxony Village Development in the Village of Germantown
- ***Performing Community Outreach and Education*** - Vandewalle & Assoc., the Village of Slinger, Stantec and Washington County conducted an outreach meeting with property owners related to the Village of Slinger redevelopment site at highways 175 and 60 on September 20, 2016.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

Several performance outputs and outcomes were accomplished in the 1st Quarter of FY 2017 including:

- ***Phase I ESAs*** – Stantec completed and submitted Phase I ESAs for the following sites:
 - Former Amici's Restaurant Site in the Village of Richfield
 - North Bookends site in the City of Hartford was corrected and resubmitted

- **Phase II ESAs** – Stantec completed and submitted Phase II ESAs for the following sites:
 - North Bookends Site in the City of Hartford
- **Completion of Additional Site Investigation or Remedial Action Planning-** Stantec completed additional site investigation for the following site:
 - Former Niphos Coating in the Village of Slinger
- **Performing Community Outreach and Education** - The City of Hartford, Stantec and Washington County conducted outreach meetings with property owners related to the Phase II ESA results for the North Bookends site in the City of Hartford on December 13, 2016.

Vandewalle & Assoc. and Washington County conducted a Community Outreach Workshop on November 16, 2016 as part of the Village of Jackson Brownfield Redevelopment Strategy Plan.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

- **Connecting Businesses to End Users** – The EDWC Brownfield Redevelopment Web Tool was unveiled on October 3rd at the 2016 Business Ready Wisconsin Conference Workshop – Outfoxing the Competition – Discovering Hidden Opportunity in a Brownfield Site and Transforming it into Your Next Growth Success. Participants learned how to integrate the resources of the Brownfield Redevelopment Web Tool for immediate, on-the-job application.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

Several performance outputs and outcomes were accomplished in the 2nd Quarter of FY 2017 including:

- **Task 3 - Conduct Phase II ESAs, Site Investigations, and Remedial/Reuse Planning Activities** - Area-wide reuse planning was completed for the Village of Jackson's downtown core. The results of the planning were summarized in an *Opportunity Analysis & Redevelopment Plan* for the Village of Jackson that was formally adopted by the Village on 3/14/2017.
- **Completion of Additional Site Investigation or Remedial Action Planning-** Stantec completed a Site Investigation Work Plan for the Northern Bookends Site in the City of Hartford and submitted to the WDNR on 3/10/2017.
- **Performing Community Outreach and Education** - Vandewalle & Associates conducted a public open house in the Village of Jackson on March 14, 2017 to present the Final Draft *Opportunities Analysis and Development Plan* and gain feedback on the draft plan.

Washington County and Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet on March 20, 2017 that describes recent redevelopment successes and project budget allocation. The fact sheet was widely distributed through the County social media outlets.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

- ***Connecting Businesses to End Users –***
EDWC Site Redevelopment Project Tool - In 2017, Economic Development Washington County (EDWC) developed and launched the Site Redevelopment Project Tool. This powerful map based application is specifically designed to advance brownfield redevelopment projects by providing developer's information on redevelopment properties that are positioned for near term redevelopment as a direct result of the work of the Site Redevelopment Program and its partners.

Any sites that show up on the Project Tool must meet several criteria including: being listed and available; having clear ownership; having environmental due diligence completed; having the commitment of experienced public partners, and; willing public participation through incentives. EDWC regularly reviews properties from Washington County's 2016 inventory of potential brownfield sites using the criteria and updates the tool accordingly. Visit <http://businessreadywi.com/business-intelligence/redevelopment-tool/> to explore the Site Redevelopment Project Tool for yourself.

- ***Success stories –***
E. H. Wolf and Sons Redevelopment - E.H. Wolf and Sons is a long standing and well known stakeholder in the Village of Slinger. In 2016, company leadership approached the Village of Slinger with a request to access SRP funds to help bridge a funding gap for phase I and phase II environmental site assessments – critical steps before environmental cleanup or redevelopment can occur. As of January 2017, \$41,000 of program money has been used to provide phase I and phase II ESAs and have positioned the site for clean-up and redevelopment.

What was once a vacant and underutilized facility adjacent to E.H. Wolf and Sons depot will once again be a productive asset. A conservative estimate puts the new property value generated from redevelopment at approximately \$3.3 million or \$80 of new property value for every \$1 of assessment money used.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

Several performance outputs and outcomes were accomplished in the 3rd Quarter of FY 2017 including:

- ***Performing Community Outreach and Education -***
Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.
- ***Connecting Businesses to End Users Success stories – Saxony Village*** – Village of Germantown - The Saxony Village apartment's project is under construction in the Village of Germantown. The project has an estimated value of \$28 million, and will result in 172 one- to two-bedroom apartments in six buildings.

The development agreement included payment to the Village of impact fees totaling \$6,147 per residential unit (or >\$1,050,000 total). USEPA funding was used to support assessment activities at a critical phase of project development, during which a key concerns being expressed by members of the public related to environmental conditions. Two phases of testing were completed which enabled these issues to be resolved promptly helping the proposed project to remain on track and to secure final approvals necessary to begin construction. USEPA funded activities were a factor in helping to leverage \$375,000 in State of Wisconsin brownfields cleanup funding, and \$25 million in private financing. The estimated total project value of \$28 million includes the value of the land as well as project development costs. The project is transforming three vacant parcels totaling 23.8 acres in area.

Industrial use of two of the parcels dates back at least 125 years, with one parcel use as a bulk fuel storage and distribution facility from 1892 through the 1980s, and the



other used as a lumberyard and ag-chem facility. More than \$1 million in cleanup was performed previously at the bulk fuel storage facility. Environmental investigation and remedial activities at the sites date back nearly 30 years. Attempts to redevelop the property date

back to 1988, but were derailed by environmental and other concerns until the current project that received support from the USEPA grant.

4th Quarter of FY 2017 (July 1, 2017 – Sept. 30, 2017)

Several performance outputs and outcomes were accomplished in the 4th Quarter of FY 2017 including:

- ***Performing Community Outreach and Education -***
Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

On September 15, 2017, the Washington County Site Redevelopment Program Project Management Team presented to the Wisconsin DNR Brownfields Study Group.

1st Quarter of FY 2018 (October 1, 2017 – Dec. 31, 2017)

Several performance outputs and outcomes were accomplished in the 1st Quarter of FY 2018 including:

- ***Performing Community Outreach and Education -***
Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

On October 27, 2017, the Washington County Site Redevelopment Program Management Team received the 2017 Planning Excellence Award from the American Planning Association - Wisconsin Chapter for Plan Implementation (See attached).

On December 15, 2017, Dr. Liz Yogerst (MPH candidate) presented at the Washington County Site Redevelopment Committee meeting. The presentation *Health Impact Consideration: Brownfield Redevelopment* focused on making a public health case for reclaiming brownfields based on three sites funded as part of the FY2014 grant including the Northern Bookends in the City of Hartford, Saxony Village in the Village of Germantown and EH Wolf & Sons in the Village of Slinger (See attached).

2nd Quarter of FY 2018 (January 1, 2018 – January 31, 2018)

Several performance outputs and outcomes were accomplished in the 2nd Quarter of FY 2018 including:

- ***Performing Community Outreach and Education -***
Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.
- ***Task 3 - Conduct Phase II ESAs, Site Investigations, and Remedial/Reuse Planning Activities*** - Stantec completed a supplemental environmental site investigation report for Laubenheimer's Garage and the Village of Richfield determining that there was no contamination of PCE in the groundwater. Also,

Stantec completed the Site Investigation and RAP Report for Hron Property in the
Town of West Bend.

X. LESSONS LEARNED AND BEST MANAGEMENT PRACTICES

This section summarizes lessons learned and best management practices compiled by the Project Management Team (PMT) including the County Project Manager, Economic Development Washington County (EDWC), Stantec Consulting Services, Inc and Vandewalle & Assoc. Lessons learned and best management practices from the FY2014 grant period can be used to help build upon experiences to improve the Washington County Site Redevelopment Program (SRP) as the FY2017 grant period begins.

Coalition Partnerships and the Site Redevelopment Committee

- Experience has shown that with advancing and implementing brownfield redevelopment, single communities tend to view redevelopment from a singular lens informed by various biases and inherent limitations of their own experiences. This means the breadth and depth of how brownfield assessment dollars can address the most difficult aspects of various sunk costs during the due diligence phases of a deal tend to get lost at the community level. Having a coalition broke BOTH participating and non-participating communities free of those thought constraints. Not only did communities in the coalition rise up to collaborate under shared interests to maximize the scarce resources given to them; they cross-pollinated ideas, tested new ways to leverage limited grant resources, took informed risks and paved the way for each other. Horizons expanded and program adoption and enthusiasm spread countywide as a result. Coalitions are thus not a grant strategy...they are a success strategy.
- The Site Redevelopment Committee (SRC) has been established as a strong, functional project steering committee and team. The SRC also has responded well to the leadership of the staff level Project Management Team (PMT). With strong leadership, the SRP and SRC have set a solid foundation as the team seeks to develop program sustainability strategies and measures in this next grant cycle.

Aim for Making Redevelopment Deals – Not Environmental Clean Up

- Prior to participating in this grant program, the PMT viewed public outreach as an important responsibility informing grant activities on the front end and celebrating successes on the back end. Experiences with Germantown, lenders and other “front line” stakeholders taught, however, that having an education strategy focused on helping key stakeholders realize program value as a deal structuring tool reaps huge dividends in outcomes. It was amazing how so many front line deal makers still view brownfield funding and programming as focused on mitigating abandoned industrial sites. As the PMT spent time educating these stakeholders on deal structuring at the EDWC brownfield workshop, in presentations, SRC meetings and one-on-one...it became clear that the PMT and SRC was shifting their thinking from one where these funds were seen as having limited application for “scary projects” to one where the grant program can

help key stakeholders put together the most difficult to fund aspects of their deals. This focus resonated far more than “selling” the end outcome of a repurposed site. The stakeholders became ardent advocates and referral partners.

- Past experience of the EDWC with brownfield redevelopment emphasized clean-up as the ultimate goal. While these efforts proved ultimately successful, the length of time it took to drive wins and new uses required a far longer runway than the work performed through this grant project. For example, one community began redevelopment efforts in 2005 and are just now in 2017 reaping the redevelopment fruits of clean-up and grant work. In contrast, the Washington County SRP redeveloped many sites in a matter of less than a couple of years. What made the difference? The PMT observed every strategy, tactic and outreach effort through the lens of identifying, prioritizing and executing on those brownfield opportunities best positioned for getting deals done. By leveraging the grant funds as an instrument of deal-making, we were able to quickly separate the wheat from the chaff, hone projects and move scarce resources to where they could make the largest difference to advancing a deal. Ultimately, getting the site cleaned up became the outcome, not the driver.

Project and Grant Management

- Project and grant management are time-intensive, yet critical, elements of a successful program. Over the life of the grant, budget modifications were necessary to ensure funding was available to achieve the desired outreach and team coordination levels, as well as the required grant administration efforts that are required by the USEPA.

Public Engagement

- A public outreach effort was attempted with much effort, yet did not achieve attendance in numbers that were desired or expected. To achieve a more successful outreach program, a direct input solicitation for community redevelopment planning and area-specific reuse planning should be pursued.
- Attendance and buy-in from leadership across the county over the time-period of the grant was impressive and important to achieving sustainability goals.

Inventory and Site Prioritization

- Much effort was put into the original site inventory and prioritization process—including scoring criteria—which required a lot of time of the PMT. This effort paid off already in the establishment of a clear methodology and criteria by which the SRC can use to decide which sites are most qualified for funding/and PMT effort. This effort was tremendous yet very important as many communities do not reach this level of measured prioritization and can struggle to use the funds on sites that may see redevelopment in the near future. While there is always room for improvement and next stage criteria development, the SRP has a solid foundation that can now be built upon with the FY2017 efforts. Goals for the update of the site inventory and prioritization include integration as feasible of this process into the County and EDWC systems with the goal of advancing

site redevelopment and having relevant information available to property owners and potential developers of the sites.

Environmental Assessment and Site Investigation - Stantec

- The County and its consultant (Stantec) worked together to develop a well designed access agreement, which was signed by not only the County and property owner, but by representatives of the coalition member. All agreements included a 3-page attachment that explained what activities were included in various potential assessment activities as well as the purpose for each activity. The purpose for including this attachment was so that land owners would not only be providing consent for testing of their property, but “fully informed” consent (which is important given the technical nature of the assessment process, and the frequent misunderstanding by non-environmental professionals on the scope and use for each type of assessment activity). Access agreements were used on every site on which assessment activities were performed (including sites where the scope was limited to Phase I ESAs only, and sites owned by coalition members). This added time to the scheduling of work, but in retrospect, seems like a well-designed best practice.
- One surprising finding from investigation of the 8-parcel N. Bookend was the presence of multiple feet of contaminated fill and the widespread occurrence of elevated concentrations of arsenic, lead, and PAHs not only on the parcels subject to long-term commercial and residential use, but also three parcels that had been subject only to residential use for at least the past 130 years. The source for the impacts on these parcels is still uncertain, but could include industrial use or filling the pre-dates the earliest historic land use records, or significant levels of impact from the neighboring industrial parcels. The EPA brownfield program does not exclude use of funding on residential parcels. This is not the case for State of Wisconsin brownfield cleanup grant programs, which treat costs associated with contamination on the residential properties as ineligible (in spite of similar levels of contamination and potential shared sources). There needs to be greater understanding and research conducted regarding the prevalence in older urban centers of significant levels of contamination of “residential” parcels, and the Phase I and II ESA standard practices updated to reflect these widespread liabilities.
- The project team and the SRC did a good job of allocating funding to projects where the availability of EPA funding made a potential difference in the sites advancing to redevelopment. This is true for the 3-parcel Saxony Village redevelopment site in Germantown, the 8-parcel N. Bookend redevelopment site in Hartford, and the 2-parcel E.H. Wolf site in Slinger.

Reuse and Redevelopment Planning

- The plans created for communities as part of their site identification and redevelopment priorities process presented more than specific sites for EPA grant Phase I and Phase II assessment. For the communities of Richfield and Jackson, these plans contained a public

input process, greater area opportunity analysis, and recommendations to advance redevelopment as the community chooses to pursue at their own pace. This type of effort would likely benefit all of the Coalition communities as it may help to shine a light on areas and sites that have greater redevelopment potential but are not otherwise considered until developers bring attention to them. This type of effort could be part of the EPA FY2017 project or could be individually funded by communities that could then be ready to pursue Phase I and Phase II assessment grant funding to advance a project.

XI. FUNDS LEVERAGED

Table 1 (attached) provides a summary of funding leveraged for the Site Redevelopment Program as a whole, or individual sites, through January 31, 2018. Please note that the report does not include several sources of leveraged funds that are still in the process of being secured, in particular a \$500,000 WEDC cleanup grant for the N. Bookend Redevelopment Site in Hartford, and a \$150,000 WEDC site assessment grant for the former Bermico site in West Bend. The formal awarding of both of these grants are waiting for the start of pending the start of WEDC's next fiscal year (which begins on 7/1/2018).

XII. IN – KIND CONTRIBUTION

Summary of In-Kind Contribution reported for the 2nd Quarter of FY 2018 (Jan. 1 – 31, 2018).

Final Technical Report
Washington County, Wisconsin – FY2014 USEPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

Name	Title	Budgeted In-kind Contribution	Previous In-kind Contribution	Total In-kind 2nd Q FY2018	Total Cumulative In-kind
Washington County					
Deb Sielski	Deputy Administrator	\$ 22,131.20	\$ 104,161.90	\$ 5,863.80	\$ 110,025.70
Karen Blanco	Planning Intern	\$ 5,267.60	\$ 727.10		\$ 727.10
Joanne Wagner	Office Manager	\$ 1,887.50	\$ 3,635.57		\$ 3,635.57
Tyler Betry	Planning Analyst		\$ 705.46	\$ 84.99	\$ 790.45
Eric Damkot	IS Manager	\$ 1,408.80	\$ -		\$ -
Karen Long	GIS Analyst/Technician	\$ 2,431.20	\$ 3,469.27		\$ 3,469.27
Scott Schmidt	Highway Commissioner	\$ 1,447.44	\$ -		\$ -
Brad Stern	County Attorney	\$ 5,610.00	\$ -		\$ -
Kelly Cisar	Accounting Supervisor	\$ -	\$ 15.10		\$ 15.10
Brian Braithwaite	Real Property Lister	\$ -	\$ 30.53		\$ 30.53
Chris Ohlis	Deputy Attorney	\$ -	\$ 238.05	\$ -	\$ 238.05
Fay Fitts	Administrative Secretary	\$ -	\$ 598.58		\$ 598.58
City of Hartford					
Justin Drew	Dir. of Comm. Devel.	\$ 2,964.50	\$ 566.10	\$ -	\$ 566.10
Village of Slinger					
Jessi Balcom	Village Administrator	\$ 1,405.50	\$ 1,663.09	114.86	\$ 1,777.95
Jim Haggerty	DPW Dir./V. Engineer	\$ 118.30	\$ 559.91	\$ -	\$ 559.91
Village of Richfield					
James Healy	Village Administrator	\$ 571.20	\$ 1,990.02	\$ 99.50	\$ 2,089.52
Village of Jackson					
John Walther	Village Administrator		\$ 1,820.00	\$ 65.00	\$ 1,885.00
Brian Kober	DPW Dir./V. Engineer		\$ 540.00		\$ 540.00
City of West Bend					
Jay Shambeau	City Administrator	\$ 1,717.98	\$ 1,114.48		\$ 1,114.48
Mark Piotrowicz	Dir. Of Development	\$ 778.32	\$ 270.41		\$ 270.41
Adam Gitter	Econ. Devel Mgr.		\$ 79.11		\$ 79.11
Jim Reinke	City Planner		\$ 73.50		\$ 73.50
EDWC					
Christian Tscheschlok	Exec. Director	\$ 9,096.63	\$ 24,040.27	\$ -	\$ 24,040.27
Deborah Reinbold	Bus. Solutions Specialist	\$ 5,626.92	\$ 542.33		\$ 542.33
		\$ 62,463.09	\$ 146,840.77	\$ 6,228.15	\$ 153,068.92

Attachments

- A. January 9, 2018 Site Redevelopment Committee meeting agenda
- B. January 9, 2018 Site Redevelopment Committee meeting minutes
- C. January 18, 2018 Site Redevelopment Committee meeting agenda
- D. January 18, 2018 DRAFT Site Redevelopment Committee meeting minutes
- E. Letter to Neighbors of Laubenheimer's Garage
- F. Fact Sheet No. 4 – January 2018
- G. Success Story – EH Wolf & Sons, Slinger, WI
- H. Success Story – Former Amici's, Richfield, WI
- I. Success Story – Laubenheimer's, Richfield, WI
- J. Success Story – Saxony Village, Germantown, WI
- K. Table 1 – Summary of Leveraged Funding (through 1/31/2018)



AGENDA
Site Redevelopment Steering Committee Meeting
Tuesday, January 9, 2018 - 1:30 PM
Public Agency Building, Room 3005
333 E. Washington St West Bend, WI 53095

The following business will be brought before the Committee for initiation, discussion, deliberation, and possible formal action subject to the rules of the Board, which may be inspected in the office of the County Clerk.

- 1. Call to Order and Affidavit of Posting**
- 2. Consent Agenda**
 - a. Minutes of December 15, 2017
- 3. Action Items**
 - a. Consideration of Grant Budget Rellocation Requests
- 4. Adjournment**

It is possible that individual members of other governing bodies of the County government may attend the above meeting. It is possible that such attendance may constitute a meeting of any such other governing body pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993). This notice is given solely to comply with the notice requirements of the open meeting law. No action will be taken by any other governmental body except by the governing body noticed in the caption above.

AFFIDAVIT OF POSTING

This agenda was posted in the office of the County Clerk on the 5th day of January, 2018. Notice was sent to the West Bend Daily News, Express News, WIBD/WMBZ Radio, WTKM Radio, My Community NOW, Hartford Times Press, Kewaskum Statesman, Milwaukee Journal-Sentinel. Individuals with disabilities requiring special accommodations for attendance at the meeting should contact the County Clerk at (262) 335-4301 at least 48 hours prior to the meeting.

1 **WASHINGTON COUNTY**
2 **SITE REDEVELOPMENT STEERING COMMITTEE**

3 Washington County Public Agency Center – Room 3005
4 333 E. Washington St., West Bend, WI

Jan 9th, 2018
1:30 p.m.

5 Present: Jessi Balcom, Jim Healy, Ray Heidtke, Lisa Maylen, Mike Miller, Mark Piotrowicz, Christian
6 Tscheschlok, John Walther

7
8 Excused: Justin Drew, Curt Pitzen

9
10 Absent: None

11
12 Also Present: David Holmes – Stantec Consulting, Jolena Presti – Vandewalle & Associates, Deputy Planning
13 & Parks Dept. Administrator – Deb Sielski, Planning & Parks Dept. Planning Intern – Karen Blanco, Planning
14 & Parks Dept.

15
16 Chairperson Heidtke called the meeting to order and read the Affidavit of Posting at 1:30 p.m.

17
18 **MINUTES OF DECEMBER 15, 2017**

19 Mr. Heidtke presented the minutes from the last meeting.

20
21 **Moved by Mr. Walther, seconded by Mr. Tscheschlok, to approve the minutes of December 15, 2017 as**
22 **presented with a correction to remove the words “the approved” on line 38 of the first page. Mr. Healy**
23 **abstained. Motion carried.**

24
25 **CONSIDERATION OF GRANT BUDGET REALLOCATION REQUEST – HRON &**
26 **LAUBENHEIMER’S GARAGE SITES**

27 Ms. Sielski passed out the Consideration of EPA Budget Reallocation Request – Hron & Laubenheimer’s
28 Garage Sites handout and the Current Summary Budget handout. She requested the reallocation of \$1,500 in
29 projected excess budget funds from Task 3.18 – Laubenheimer’s Garage – Supplemental Environmental
30 Investigation to Task 3.17 – Hron – Site Investigation. This reallocation will cover additional coordination costs
31 during October and November 2017, including a series of emails and phone calls during October, a conference
32 call with the owners and their representatives on November 6, 2017, and completion of revisions to the site
33 investigation work plan. Mr. Tscheschlok noted that the communication with the owners of the site was integral
34 to this project.

35
36 **Moved by Mr. Tscheschlok, seconded by Mr. Healy to approve the reallocation of funds from Task 3.18**
37 **to Task 3.17.**

38
39 **CONSIDERATION OF GRANT BUDGET REALLOCATION REQUEST – PHASE I ESA BLAINE**

40 Ms. Sielski passed out the Consideration of EPA Budget Reallocation Request – Phase I ESA Blaine handout.
41 She stated that the reallocation of funds from Phase I ESA for the Blaine project in the City of West Bend in the
42 amount of \$629.75 was an oversight. She requested the reallocation of \$3,400 from Task 3 to Task 2 to

complete the Phase I ESA for the Blaine project. This covers \$1,151 in charges incurred during 8/26/2017 (the most recent project invoice) through 1/5/2018, and an estimated \$2,249 to cover charges incurred during 1/6-1/9/2018 and to complete and issue the final report.

Moved by Mr. Miller, seconded by Ms. Maylen to approve the reallocation of funds for the Blaine Project Phase I ESA.

DISCUSSION OF UPCOMING SRC MEETING IN JANUARY

Ms. Sielski requested a short SRC meeting for Thursday, January 18th at 10:00 a.m. Mr. Tscheschlok noted that he will not be able to attend but that the meeting should proceed at that time without him.

PUBLIC COMMENT

No Comment.

ADJOURNMENT

Mr. Heidtke adjourned the meeting at 1:45 p.m.

Ray Heidtke, Chairperson



AGENDA
Site Redevelopment Steering Committee Meeting
Thursday, January 18, 2018 - 10:00 AM
Government Center, Room 1014
432 E Washington St, West Bend, WI 53095

The following business will be brought before the Committee for initiation, discussion, deliberation, and possible formal action subject to the rules of the Board, which may be inspected in the office of the County Clerk.

- 1. Call to Order and Affidavit of Posting**
- 2. Consent Agenda**
 - a. Minutes of January 9, 2018
- 3. Action Items**
 - a. Consideration of Grant Budget Reallocation Requests
- 4. Adjournment**

It is possible that individual members of other governing bodies of the County government may attend the above meeting. It is possible that such attendance may constitute a meeting of any such other governing body pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993). This notice is given solely to comply with the notice requirements of the open meeting law. No action will be taken by any other governmental body except by the governing body noticed in the caption above.

AFFIDAVIT OF POSTING

This agenda was posted in the office of the County Clerk on the 12th of January, 2018. Notice was sent to the West Bend Daily News, Express News, WIBD/WMBZ Radio, WTKM Radio, My Community NOW, Hartford Times Press, Kewaskum Statesman, Milwaukee Journal-Sentinel. Individuals with disabilities requiring special accommodations for attendance at the meeting should contact the County Clerk at (262) 335-4301 at least 48 hours prior to the meeting.

WASHINGTON COUNTY SITE REDEVELOPMENT STEERING COMMITTEE

Government Center – Room 1014
333 E. Washington St., West Bend, WI

Jan 18th, 2018
10:00 p.m.

Present: Ray Heidtke, Mike Miller, Mark Piotrowicz, Justin Drew, Jessi Balcom, Curt Pitzen, John Walther

Excused: Jim Healy, Lisa Maylen, Christian Tscheschlok

Absent: None

Also Present: David Holmes – Stantec Consulting, Jolena Presti – Vandewalle & Associates, Deputy Planning & Parks Dept. Administrator – Deb Sielski, Planning & Parks Dept. Planning & Parks Analyst – Tyler Betry, Planning & Parks Dept. Planning Intern – Karen Blanco, Planning & Parks Dept.

Chairperson Heidtke called the meeting to order and read the Affidavit of Posting at 10:03

MINUTES OF January 9, 2018

Mr. Heidtke presented the minutes from the last meeting.

Moved by Mr. Walther, seconded by Mr. Piotrowicz, to approve the minutes of January 9, 2018 as presented. Motion carried.

CONSIDERATION OF GRANT BUDGET REALLOCATION REQUEST

Ms. Sielski handed out the current Budget Reallocation Summary spreadsheet and the Consideration of Final FY2014 EPA Budget Reallocation Request handout. She went on to discuss the budget and the first reallocation request. The PMT is requesting the reallocation of \$127.19 from the remaining \$13,377.50 Phase II ESA Blanie Project which would leave a balance of \$13,250.31. Of the remaining balance of \$13,250.31, \$10,099.04 will be reallocated to Task 4 – Community Outreach and \$3, 151.27 will be reallocated to Task 5 – Programmatic Expenses.

The \$10,099.04 that would be reallocated to Task 4 will be utilized by Stantec and Vandewalle & Associates to attend January SRC and PMT Meetings, Assistance with Quarterly Reports, and for Vandewalle & Associates to complete a final SRP Fact sheet and draft best practices/lessons learned which we be used for the final grant report.

The \$3,151.27 that would be reallocated to Task 5 will be utilized for Stantec to assist with Quarterly reports, adding projects to ACRES and draft best practices/lessons learned for the final grant report. Ms. Sielski also noted that there are tasks that will be completed after the close of the grant that Stantec will be volunteering their time on to complete.

Funds that are being shifted to Tasks 4 & 5 are also covering additional costs incurred in November and December 2017 for coordination, meetings, and reporting beyond what was anticipated at the time of the SRC

meeting on 9/19/17 where additional funding was previously reallocated. Ms. Sielski also mentioned that the intent for this reallocation is for the City of West Bend to receive \$16,800 for the Phase II ESA for the former Blaine Site to be completed as part of the FY2017 grant as well as approximately \$18,000 of FY2017 funds set aside for reuse/redevelopment planning to be complete or the Gehl site. These funds will be in addition to the \$40,000 allocated to the City as a coalition partner. Ms. Sielski will be submitting a formal reallocation request to the USEPA provided the reallocation is approved by the SRC.

Moved by Mr. Pitzen, seconded by Mr. Drew to approve the reallocation of funds. Motion carried.

CONSIDERATION OF GRANT BUDGET REALLOCATION REQUEST

Ms. Sielski handed out the Consideration of FY2104 EPA Budget Reallocation Request for Plat Maps. Ms. Sielski went on to discuss that they have an opportunity to purchase plat maps that the County currently doesn't have. The plat maps would be purchased by County (non-contracted) grant funds for the years 1900, 1940, 1953, 1958 at an estimated cost of \$1,600. The County is requesting a budget reallocation of \$600 from Task 4 to Task 1 and \$1,000 from Task 0 to Task 1. Ms. Sielski stated that she would submit a formal reallocation request to the USEPA provided the reallocation is approved by the SRC.

Mr. Piotrowicz mentioned that the City of West Bend might have hard copies of some of these plat maps. He would double check to make sure.

Moved by Mr. Piotrowicz, seconded by Mr. Walther to approve the reallocation of funds. Motion carried.

DISCUSSION OF UPCOMING SRC MEETING

Ms. Sielski believed that the next scheduled SRC meeting will likely be held in March. Ms. Sielski mentioned that the SRC can't spend any money from the FY2017 Grant until all of the Memorandums of Agreement (MOAs) are signed by the local governments. She will be sending out the MOAs within the next few weeks.

PUBLIC COMMENT

No Comment.

ADJOURNMENT

Mr. Heidtke adjourned the meeting at 10:29

Ray Heidtke, Chairperson

VILLAGE OF RICHFIELD MEMO

DATE: 03/14/2018
TO: NEIGHBORS OF LAUBENHEIMER'S GARAGE
CC: JOHN JEFFORDS, VILLAGE PRESIDENT; BOARD OF TRUSTEES
FROM: JIM HEALY, VILLAGE ADMINISTRATOR
RE: ENVIRONMENTAL TESTING OF SOILS IN YOUR AREA

During the STH 175 reconstruction efforts, levels of petroleum contamination were found in the soils and groundwater near Laubenheimer's Garage which is located at 1860 STH 175. The source of the contamination was old underground storage tanks previously associated with a fuel station which operated from the same site several decades ago. The storage tanks were removed between 1988 and 1994. *A determination was made by the Wisconsin DNR that any residual levels of petroleum in the soil and groundwater do not rise to the level where the groundwater would be considered "unsafe" for human consumption.*

While doing the "closure investigation" for the petroleum contamination, a consultant working for the Wisconsin DOT discovered the presence of tetrachloroethylene (PCE) at two (2) locations on or adjacent to the Laubenheimer's Garage property. Groundwater samples were taken from seven (7) other locations as a part of the investigations performed on behalf of the Wisconsin DOT. *Again, none of these samples exceeded the enforcement standard or were at levels where groundwater would be considered "unsafe" for human consumption.*

The Wisconsin DNR issued a letter to the current owner of Laubenheimer's Garage requiring them to retain an environmental consultant to further investigate the PCE contamination. To assist with the costs related to testing and analyzing the sample materials, the Village secured U.S. EPA funding through the Washington County Site Redevelopment Program for the owners of Laubenheimer's Garage in the amount of \$27,500. Because of the presence of numerous private water supply wells in the surrounding neighborhood and the unknown status of the source of the contamination, the Village determined there was a public interest in helping the owner to identify the source, further evaluate groundwater flow directions, and determine the extent of PCE impacts in groundwater. The testing included soil samples from two (2) locations inside Laubenheimer's Garage and seven (7) locations on adjoining properties to the east, north and south. The scope of the work included installation of four (4) additional monitoring wells and the analysis of 16 soil samples and five (5) groundwater samples for a list of 60 volatile organic compounds, including PCE. *The testing documented low levels of PCE in soil samples collected from the two (2) borings inside of Laubenheimer's, but there were no levels of PCE in the soil or groundwater at any of the other locations sampled. The absence of PCE in groundwater at all other locations suggests that the extent of PCE impacts in water is limited, and that the low concentrations measured do not represent a threat to neighboring water supply wells.*

The purpose of this memo is to advise you of the testing that occurred and that your water is safe to drink. But the Village of Richfield takes any potential for groundwater contamination seriously, which is why

we took such swift action in working with the property owners of Laubenheimer's Garage. Please call Village Hall with any questions, comments, or concerns at (262)-628-2260, Ext. 115.

***Washington County's Site Redevelopment Program Awarded
2nd Countywide Coalition Brownfield Assessment Grant,
Continues Site Assessment and Reuse Planning for Another 3-year period!***

In 2017, the USEPA announced that Washington County was successful in securing a second USEPA Countywide Coalition Brownfield Assessment Grant totaling \$600,000 to fund an update of the community-wide inventory and site prioritization, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans for select sites, and perform community outreach and education!

This next Washington County Site Redevelopment Program (SRP) USEPA grant will continue its award-winning work in the inventory, prioritization, and assessment of redevelopment sites in communities across the county. This grant award is validation of the result-driven work the SRP has already accomplished and will drive more forward progress in site remediation and redevelopment over the next three years.

Further, the SRP submitted a USEPA Brownfield Revolving Loan Fund grant application for \$1 million in November 2017. The addition of a Revolving Loan Fund will enable the SRP, in partnership with Washington County and Economic Development Washington County (EDWC), to expand services to Washington County communities and businesses looking to redevelop sites. If awarded (pending USEPA award decision in spring 2018), the SRP will be able to add essential gap financing to support the return of contaminated sites to productive use.

***Germantown Saxony
Village Development***

In 2016, the Village of Germantown approached the SRP with interest in the redevelopment of the former Jacobus Oil and CMC Heartland site. The Village

and the SRP collaborated to advance remediation of the site and achieve the development of the new Saxony Village apartments.

The 3-parcel, 23-acre property has had industrial uses for 125 years, including bulk fuel storage and distribution, a railyard, a lumberyard, and an agricultural-chemical facility. Previous attempts to assess and remediate environmental concerns at the site had been stalled in the past, until involvement of the SRP and the use of SRP grant funds.

As is typical with brownfield redevelopment efforts, a collaborative approach was necessary and funding resources needed to be leveraged. For this project, \$38,000 in SRP USEPA grant funds were used to complete



environmental assessment activities at a critical point in project development. Two phases of testing were completed, which enabled petroleum-based contamination and remediation needs to be resolved promptly, keeping

the project on track and securing the final approvals necessary to begin construction.

In addition, Economic Development Washington County and the Wisconsin Economic Development Corporation, leveraged an additional \$375,000 in state brownfield cleanup funding and \$25 million in private investment. Construction on Saxony Village began in the fall of 2016 and is nearing completion. The project is valued at an estimated \$28 million, which includes the value of the land as well as project development costs. Saxony Village will feature 172 new apartment units and will contribute to a renewed energy and economic vitality in the Village's historic downtown.



Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



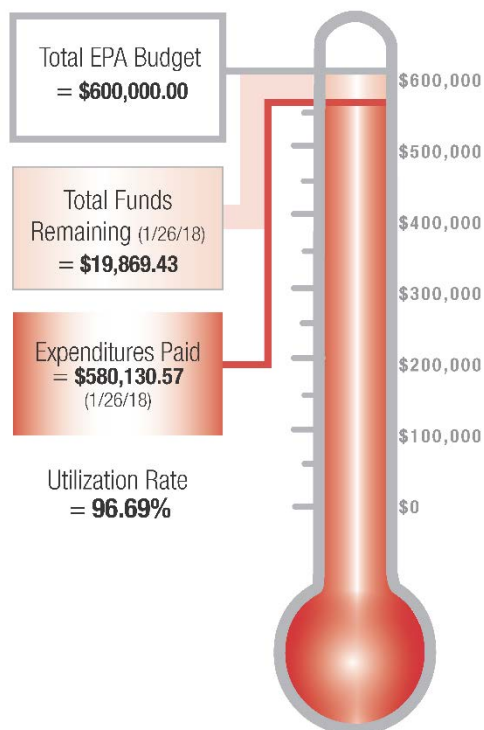
Stay Up-to-Date with the Site Redevelopment Program:

- ✓ **Attend** SRP meetings – they are open to the public. The next SRP meeting will occur in spring 2018. A meeting agenda will be posted on the program website at: <http://www.co.washington.wi.us/srp>
- ✓ **Try out** the EDWC Site Redevelopment Project Tool at: <https://businessreadywi.com/business-intelligence/redevelopment-tool/>
- ✓ **Contact** Debora Sielski, Washington County Planning and Parks Dept., at (262) 335-4445 or deb.sielski@co.washington.wi.us

Washington County Site Redevelopment Program Goals:

The following Site Redevelopment Program goals were developed and established in consideration of the FY2017 EPA grant award and will make the SRP more sustainable as well as maintain ongoing measurable success:

1. **Obtain Maximum Leverage:** Work with County, local governments, EDWC and WEDC to maximize leveraging projects, using grant to leverage at least \$2 million in additional grants and funding.
2. **Connecting Sites to Investors:** Continue EDWC efforts to have a working system for promoting brownfield sites on their website, including the Site Redevelopment Project Tool.
3. **Integrate Inventory with GIS:** Integrate redevelopment inventory with County GIS and other web-based mapping applications, while maintaining, expanding, and updating site inventory and the EDWC Site Redevelopment Project Tool.
4. **Integrate Partnerships into Project Development:** Develop meaningful partnerships with non-profit organizations on a site-by-site basis.
5. **Improve Efficiencies of Grant Administration:** Improve the program's administrative approach with reporting requirements and program implementation.
6. **Market Successes of the Site Redevelopment Program:** Following SRP projects, provide return on investment and impact analysis that informs success stories and case studies highlights the SRP and partner communities' achievements as one of the most successful Redevelopment Programs in USEPA Region V.
7. **Sustainability of Site Redevelopment Program:** Achieve program sustainability with a permanent funding source in place in 3 years through county and local investments while also pursuing additional grant opportunities.



Projects Funded by the Washington County Site Redevelopment Program

Coalition Member/Projects	Tasks	# of Parcels	Funds Allocated	Status
City of West Bend				
Former Bermico Site	Phase I ESA	1	\$ 10,898.00	Completed
Former Bermico Site	Phase II ESA	1	\$ 25,285.00	Completed to Date *
Former Blaine Site	Phase I ESA	2	\$ 8,770.00	In-progress
Former Blaine Site	Phase II ESA	2	\$ 1,222.00	Completed to Date *
West Bend Economic Development Site	Phase I ESA	1	\$ 7,354.00	Completed
Former Gehl Site - Cluster H	Redev/ Reuse Plan	1	\$ 3,414.00	Completed to Date *
City of Hartford				
Northern Bookends Site	Phase I ESA	8	\$ 10,649.00	Completed
Northern Bookends Site	Phase II ESA	8	\$ 33,227.00	Completed
Northern Bookends Site	Site Investigation	8	\$ 7,919.00	Completed
Village of Slinger				
Former Nippos Coating Site	Phase II ESA	1	\$ 34,080.00	Completed
Former Nippos Coating Site	Remedial Action Plan	1	\$ 2,040.00	Completed
E.H. Wolf & Sons Site	Phase I ESA	2	\$ 7,026.00	Completed
E.H. Wolf & Sons Site	Phase II ESA	2	\$ 36,969.00	Completed
Cluster B - Intersection of Hwys 175 & 60	Phase I ESA	7	\$ 1,972.00	Completed to Date *
Village of Richfield				
Northeast Corridor	Redev/ Reuse Plan	N/A	\$ 34,972.00	Completed
Former Amici's Restaurant	Phase I ESA	2	\$ 7,129.00	Completed
Laubenheimer's Garage	Site Investigation	1	\$ 27,500.00	In-progress
Village of Jackson				
Main & Center Streets	Redev/ Reuse Plan	N/A	\$ 32,070.00	Completed
Village of Germantown				
Saxony Village Development	Phase I ESA	3	\$ 11,801.00	Completed
Saxony Village Development	Phase II ESA	3	\$ 26,429.00	Completed
Town of West Bend				
4991 Hron Rd. Site	Phase II ESA	1	\$ 17,956.00	Completed
4991 Hron Rd. Site	Site Investigation	1	\$ 17,500.00	Completed

* Work completed to date, additional work is anticipated on this project as part of the FY2017 Brownfields Grant



Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



Washington County's Site Redevelopment Program Success Story

E.H. Wolf & Sons Site Redevelopment Profile

Site Redevelopment Program (SRP) Overview

Since 2012, Washington County has been proactively working to evaluate and assess sites in need of redevelopment—commonly referred to as “brownfield” sites. Assessment, cleanup, and redevelopment of brownfields is critical for eliminating threats to human health and the environment and revitalizing Washington County's communities.

In 2013, Washington County formed the Site Redevelopment Coalition (SRC) with the City of Hartford, the City of West Bend, the Village of Jackson, the Village of Richfield and the Village of Slinger to apply for a U.S. Environmental Protection Agency (USEPA) Brownfield Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields.

Site Redevelopment Collaboration Partners

Vandewalle & Assoc. Redevelopment Planning	Village of Slinger	Washington County Planning Division
Economic Development Washington County	Wisconsin Economic Development Corp.	E.H. Wolf & Sons (Property Owner)
KRPG, Inc. (owner's consultant)	Husch Blackwell LLP (owner's attorney)	Stantec Consulting Services

Washington County Secures \$600,000 U.S. EPA Brownfield Site Assessment Grant

In 2017, the USEPA announced that Washington County was successful in securing a second USEPA Countywide Coalition Brownfield Assessment Grant totaling \$600,000 to fund an update of the community-wide inventory and site prioritization, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans for select sites, and perform community outreach and education.

E.H. Wolf & Sons – Site History

E.H. Wolf & Sons, a fuel and petroleum distributor, is a long standing and well known stakeholder located in the Village of Slinger since the 1980s. The company sought to develop two unused parcels along an active railway totaling 0.86 acres. Historic uses of the parcels includes a foundry operation, bulk oil storage and distribution, and a gravel parking lot.

Due to the risk of environmental contamination from the historic uses, the property needed environmental site assessments (ESAs) prior to any redevelopment.

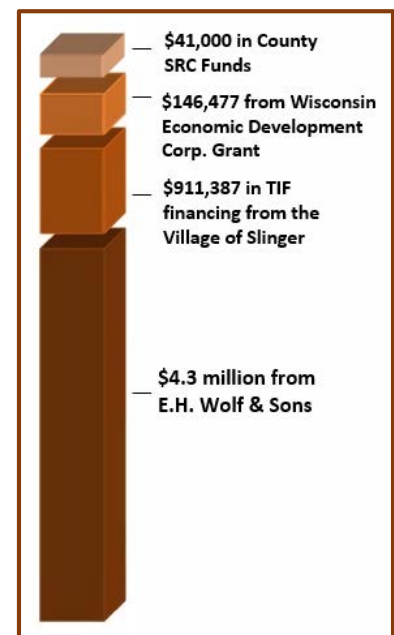


Site Redevelopment Funding Sources

Funding for the ESAs and redevelopment work derived from the USEPA grant as well as funds from the WEDC and E.H. Wolf & Sons.

E. H. Wolf & Sons contributed \$316,681 to abatement and cleanup.

Furthermore, the company invested \$4.1 million in a new warehouse and office facility. The Village of Slinger supported the project with \$911,387 in TIF financing as well as utilizing \$41,000 in SRP funds for Phase I and II Environmental Site Assessments, positioning the site for clean-up and redevelopment.



Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



E.H. Wolf & Sons Site Redevelopment Profile

Phase I and Phase II Environmental Assessments (ESAs)

A **Phase I ESA** report identifies a site's potential for environmental contamination liabilities. If the risk for contamination is determined to be likely, a **Phase II ESA** tests the site for the presence of the contaminants. Stantec Consulting Services completed a Phase I ESA report on the E.H. Wolf & Sons site on May 11, 2016, indicating that the site's historic uses likely presented a contamination risk. Shortly after, Stantec conducted a Phase II ESA on the site, reporting the presence the following contaminants:

- ❖ Lead – *Neurotoxin (affects cognitive development of babies & children)*
- ❖ Arsenic – *Carcinogen (known cancer-causing agent)*
- ❖ Petroleum Hydrocarbons – *Hormone Disruptors (interferes with hormonal processes in our bodies)*



These toxins can seep into groundwater and be dispersed into the air, making their removal a public health imperative. Following the Phase II ESA was completed, these toxins and other contaminants were safely removed so that redevelopment could begin.

Site Redevelopment Benefits: Successful Redevelopment at E.H. Wolf & Sons



Site redevelopment presents an enormous benefit to the Village of Slinger's economic prosperity and public health. Here are just a few of the economic benefits from the E.H. Wolf & Sons site redevelopment:

- ❖ **19 new jobs created**
- ❖ **\$1.2 million increased annual local wages**
- ❖ **\$59,000 increased annual property tax revenue**
- ❖ **\$194,000 increased sales tax revenue**
- ❖ **\$3.3 million in post-redevelopment property value**

Clean-up and remediation of the site has numerous health benefits, as both neurotoxins and carcinogens were present at the site. Village of Slinger and Washington County residents will no longer be exposed to the lead, arsenic, and petroleum hydrocarbons which were removed from this site. Now a formerly contaminated and unused industrial site has been transformed into an economically thriving part of the community, and is another success story of the Washington County Site Redevelopment Program.

Stay Up-to-Date with the Site Redevelopment Program

- ✓ **Attend** SRP meetings – they are open to the public. The next SRP meeting will occur in spring 2018. A meeting agenda will be posted on the program website at: <http://www.co.washington.wi.us/srp>
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Washington County's Site Redevelopment Program Success Story

Former Amici's Restaurant Site Redevelopment Profile

Site Redevelopment Program (SRP) Overview

Since 2012, Washington County has been proactively working to evaluate and assess sites in need of redevelopment—commonly referred to as “brownfield” sites. Assessment, cleanup, and redevelopment of brownfields is critical for eliminating threats to human health and the environment and revitalizing Washington County's communities.

In order to accomplish this work, Washington County formed a coalition with the City of Hartford, City of West Bend, Village of Jackson, Village of Richfield and Village of Slinger to apply for a U.S. Environmental Protection Agency (USEPA) Brownfield Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields. In 2014, the USEPA announced that Washington County was successful in securing a Countywide Coalition Brownfield Assessment Grant totaling \$600,000 to fund a community-wide inventory and prioritization of sites, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action and redevelopment plans for select sites, and perform community outreach and education.

In 2017, the USEPA announced that Washington County was successful in securing a second Coalition Brownfields Assessment Grant totaling \$600,000.

Site Redevelopment Collaboration Partners

Vandewalle &
Assoc.
Redevelopment
Planning

Village of Richfield

Washington
County Planning
Division

Economic
Development
Washington
County

Wisconsin
Economic
Development
Corp.

Sobelmans
(Property Owner)

Stantec Consulting
Services

Northeast Corridor Opportunity Analysis and Redevelopment Funding Sources



As a partner in the Washington County Site Redevelopment Coalition, the Village of Richfield was allocated funds to study the long term potential of its highest priority redevelopment area—the “Northeast Corridor”. The results of this study, the “Northeast Corridor Opportunity Analysis”, completed by Vandewalle & Assoc. highlighted the potential for commercial and industrial development opportunities in the northeast portion of the Village.

The former Amici's property was identified as a catalytic redevelopment project in the “Northeast Corridor Opportunity Analysis”, due to its historical significance and its prime location as the gateway to the downtown commercial district. In order to remove an economic barrier to redevelopment, the Village of Richfield utilized \$5,000 in funds from the U.S. EPA Brownfield Coalition Assessment Grant to complete the necessary environmental site assessment.



Former Amici's Restaurant Site Redevelopment Profile

Site History

The 0.4 acre parcel making up the site includes a 3-story, 3,600 sq. ft. historic structure, arguably the most important and recognized building in downtown Richfield, and paved parking. Built in 1882, the site was most notably the first location for Laubenheimer & Pfeiffer's General Store. Later, various restaurants would occupy the building. Prior to redevelopment, the site sat vacant and unused. Though downtown Richfield, including this site, is not known to have any past industry, the presence of contaminants was not likely but still needed to be assessed prior to any redevelopment.



Phase I Environmental Site Assessment (ESAs)



A **Phase I ESA** report identifies a site's potential for environmental contamination liabilities. If the risk for contamination is determined to be likely, a **Phase II ESA** tests the site for the presence of the contaminants. Stantec Consulting Services completed a Phase I ESA at the former Amici's site on November 9, 2016. Fortunately, the results of the Phase I ESA did not indicate any significant risk of contamination, making environmental remediation unnecessary and paving the way for redevelopment.

Site Redevelopment Benefits: Successful Redevelopment into Sobelman's Restaurant

Site redevelopment presents an enormous benefit to the Village of Richfield's economic prosperity and public health. Now, this former general store has been returned to productive use as an outpost of the popular regional restaurant Sobelmans, delightfully serving Richfield residents and visitors alike. By leveraging funds from the U.S. EPA Brownfields grant, the Village was able to remove a redevelopment barrier, helping to transform it into an economically thriving parcel, and another success story of the Site Redevelopment Program.



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Laubenheimer's Garage & Village of Richfield Site Profile

Washington County Site Redevelopment Program (SRP)

- In 2013, Washington County formed the Site Redevelopment Coalition (SRC) with the City of Hartford, City of West Bend, Village of Jackson, Village of Richfield and Village of Slinger to apply for a U.S. Environmental Protection Agency (USEPA) Brownfield Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields.
- The County-managed SRP proactively evaluates and assesses sites in need of redevelopment—commonly referred to as “brownfield” sites. Assessment, cleanup, and redevelopment of brownfields is critical for eliminating threats to human health and the environment and revitalizing Washington County’s communities.
- In 2017, the USEPA announced that Washington County was successful in securing a second USEPA Countywide Coalition Brownfield Assessment Grant totaling \$600,000 to fund an update of the community-wide inventory and site prioritization, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans for select sites, and perform community outreach and education.

SRP Supported Success at Laubenheimer's Garage & the Village of Richfield

- Environmental Assessment activity from the previous two decades identified possible PCE contamination in a portion of downtown Richfield.
- In 2017, the Wisconsin Dept. of Natural Resources (DNR) issued a letter of responsibility to the property owner of Laubenheimer's Garage, requiring further PCE contamination investigation.
- Due to the presence of nearby water supply wells, the Village of Richfield determined it was in the public's interest to help the owner identify the source and extent of PCE impacts in groundwater.
- As a SRC coalition partner, The Village of Richfield utilized \$27,500 USEPA funds to support an Environmental Assessment for PCE ground water contamination, the results of which were negative for any contamination.
- The water is safe to drink and the SRC was able to help a local business overcome a major financial obstacle.

This is another example of how the Washington County-managed SRP is positively impacting local government and businesses by solving problems and removing barriers to success.

Site Redevelopment Collaboration Partners



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Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



Washington County's Site Redevelopment Program Success Story

Saxony Village Apartments Site Redevelopment Profile

Site Redevelopment Program (SRP) Overview

Since 2012, Washington County has been proactively working to evaluate and assess sites in need of redevelopment—commonly referred to as “brownfield” sites. Assessment, cleanup, and redevelopment of brownfields is critical for eliminating threats to human health and the environment and revitalizing Washington County’s communities. In 2013, Washington County formed a coalition with the City of Hartford, City of West Bend, Village of Jackson, Village of Richfield and Village of Slinger to apply for a U.S. Environmental Protection Agency (USEPA) Brownfield Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields.

In 2017, the USEPA announced that Washington County was successful in securing a second USEPA Countywide Coalition Brownfield Assessment Grant totaling \$600,000 to fund an update of the community-wide inventory and site prioritization, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans for select sites, and perform community outreach and education.

Saxony Village Apartments – Project Overview

With an estimated value of \$28 million, the Saxony Village Site Redevelopment project will transform three vacant parcels totaling 23.8 acres into 172 one, two, and three bedroom apartments spread over six buildings in the Village of Germantown. Before this project could begin, the land needed to be assessed and remediated for any potential contamination from previous industrial uses.



Site History

Industrial use of two of the parcels dates back at least 125 years, with one parcel used as a bulk fuel storage and distribution facility from 1892 through the 1980s, and the other used as a lumberyard and agricultural chemical facility. More than \$1 million in cleanup was previously performed at the bulk fuel storage facility. However, all the parcels were still not ready for remediation and redevelopment until Phase I and II Environmental Site Assessments were performed. The USEPA grant, secured by Washington County, provided the necessary funds to perform the assessments, making remediation redevelopment possible.

Saxony Village Site Redevelopment Partners and Funding Sources

Funding for the ESAs and redevelopment was comprised of \$38,000 from the USEPA grant as well as funding provided by the County. The development agreement included payment of over \$1 million in impact fees to the Village (\$6,147 per residential unit). USEPA funded activities were a critical factor in helping to leverage \$375,000 in State of Wisconsin Brownfields cleanup funding and \$25 million in private financing.

Site Redevelopment Collaboration Partners

Washington
County Planning
Division

Village of
Germantown

JB
Development
(Property
Owner)

Economic
Development
Washington
County

Vandewalle &
Assoc.
Redevelopment
Planning

Stantec
Consulting
Services



Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



Saxony Village Apartments Site Redevelopment Profile

Phase I and Phase II Environmental Site Assessments (ESAs)

A **Phase I ESA** report identifies a site's potential for environmental contamination liabilities. If the risk for contamination is determined to be likely, a **Phase II ESA** tests the site for the presence of the contaminants. Stantec Consulting Services completed a Phase I ESA at the Saxony Village site on April 7, 2016 which indicated the site's historic uses presented a contamination risk. Stantec then conducted a Phase II ESA on the site, reporting the presence the following contaminants:

- ❖ Lead – *Neurotoxin (affects cognitive development of babies & children)*
- ❖ Arsenic – *Carcinogen (known cancer-causing agent)*
- ❖ Petroleum Hydrocarbons – *Hormone Disrupters (interferes with hormonal processes in our bodies)*



These toxins can seep into groundwater and be dispersed into our air, making their removal a public health imperative. After the Phase II ESA was completed, these toxins and other contaminants were safely removed so that redevelopment could begin and the project could stay on track for construction.

Site Redevelopment Benefits: Successful Redevelopment at Saxony Village



Development began in the fall of 2016 and is nearing completion for an anticipated May occupancy. Site redevelopment presents an enormous benefit to the Village of Germantown's economic prosperity and public health. Here are just a few of the economic benefits anticipated from the Saxony Village site redevelopment:

- ✓ **\$28 million Total Project Value**
- ✓ **Over \$1 million in Village Impact Fees**
- ✓ **Significantly Increasing Village Property Tax Base**
- ✓ **Economic Reinvestment in Historic Downtown Germantown**

Clean-up and remediation of the site has numerous health benefits, as both neurotoxins and carcinogens were present at the site. Village of Germantown and Washington County residents will no longer be exposed to the lead, arsenic, and petroleum hydrocarbons which were removed. Now a formerly contaminated and unused industrial site has been transformed into an economically thriving part of the community, and is another success story of the Washington County Site Redevelopment Program.

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TABLE 1
SUMMARY OF LEVERAGED FUNDING (THROUGH 1/31/2018)
FY2014 COMMUNITY WIDE ASSESSMENT GRANT IMPLEMENTATION PROJECT, WASHINGTON COUNTY, WI COALITION

Site/Project Name	Location	Project Description	Program Support Funding	Assessment Funding	Abatement, Demolition, or Cleanup Funding	Infrastructure Funding	Construction Funding	Other Funding	Funding Status	Work Status	Source	Description
Washington County Site Redevelopment Program	Washington County	Implementation of EPA FY14 Brownfields CWA Grant	\$ 119,530						Secured	Complete	Washington Co	In hours of in-kind services provided by Washington Co staff (through 1/31/18)
			\$ 24,583						Secured	Complete	EDWC	In hours of in-kind services provided by other coalition member staff (through 1/31/18)
			\$ 8,956						Secured	Complete	Coalition members	In hours of in-kind services provided by EDWC staff (through 1/31/18)
Former Barton Products/Prism Mfg. Property	Town of West Bend	Proposed Sale/Reuse (30,652-ft2 former machine shop)		\$ 8,000					Secured	Complete	R.J. Wood Industries	50% match provided by prospective buyer for Phase II ESA costs
				\$ 14,579					Secured	Complete	Avon II, LLC	50% match provided by site owner for environmental site investigation costs
N. Bookend Redevelopment (8 parcels)	City of Hartford	Multi-Family Apartment Building (57 units)		\$ 50,000	\$ 100,000				Secured	In progress	WEDC	
				\$ 18,000	\$ 57,000				Secured	In progress	City of Hartford	
Saxony Village Development (3 parcels)	Village of German-town	Multi-Family Apartment Complex (172 units)		\$ 1,000					Secured	Complete	JBJ Companies	Matching funds provided by developer
					\$ 375,000				Secured	Complete	WEDC	
							\$ 28,000,000		Secured	In progress	JBJ Companies	Private developer equity and bank loan
E.H. Wolf Expansion (Former Slinger Foundry)	Village of Slinger	Warehouse and Office Development			\$ 146,477				Secured	Complete	WEDC	
					\$ 911,387				Secured	Complete	Village of Slinger	Tax Increment Financing
					\$ 316,681		\$ 4,100,000		Secured	Complete	E.H. Wolf & Sons	Private equity, bank loan
Former Niphos Coatings Property	Village of Slinger	Cleanup and Site Closure in Preparation for Sale/Reuse			\$ 8,233				Secured	In progress	Washington Co	Contract awarded by County for cleanup oversight and closure services
					\$ 11,919				Secured	In progress	Washington Co	Contract awarded by County for environmental cleanup
		Secured Funding Total	\$ 153,069	\$ 91,579	\$ 1,926,697	\$ -	\$ 32,100,000	\$ -				