

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on:

November 18, 2010

Project / Area:

Blight/538 South 2nd Street

Aldermanic District:

12th

Resolution authorizing the blight designation of the property at 538 South 2nd Street; and authorizing up to a \$900,000 loan from the EPA Brownfield Revolving Loan Fund to Kaufmann LeSage LLC to be used on these properties and authorizing a preferred remedial option.

Whereas, the Environmental Protection Agency (EPA) has awarded \$7.95 million dollars in total Brownfield Revolving Loan Fund (BRLF) funding to the Authority for the purpose of making loans and subgrants in support of environmental cleanup on brownfield properties in Milwaukee; and

Whereas, For the Authority to utilize EPA revolving loan funds to finance environmental remediation for a property outside an urban renewal area, the property must be found to be blighted pursuant to Section 66.1333(5)(c), Wisconsin Statutes, which enables the Redevelopment Authority of a first class city to declare property blighted without designating a boundary or adopting a redevelopment plan; and

Whereas, The property at 538 South 2nd Street encompasses a vacant lot that was used as a scrap metal junk shop and was determined to have subsurface contamination including lead, PAHs and VOCs that exceed WDNR Residual Contaminant Levels (RCLs) and meets the statutory blight definition and is therefore eligible for remediation using EPA loan funds; and

Whereas, Kaufmann LeSage LLC is redeveloping the site by constructing a commercial development with a total estimated investment of \$7.229 million, and

Whereas, the EPA loan funds can be loaned at a lower interest rate than Kaufmann LeSage, LLC can secure through other financing and helps ensure project feasibility; and

Whereas, the Term Sheet attached hereto contemplates the Authority and Kaufmann LeSage, LLC are entering into a loan agreement for up to \$900,000 for environmental remediation; and

Whereas, To comply with federal National Environmental Protection Act (NEPA) requirements, loan recipients must consider the advantages and disadvantages of various remedial options, consider public comments, and choose a preferred remedial option; and

Whereas, the remedial option at this property includes a slab on grade building and pavement as engineered cap as the most time and cost efficient remedial action approach to protect human health, achieve case closure and support the proposed future use of the property; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the property at 538 South 2nd Street is found to be blighted pursuant to Section 66.1333(2m)(bm), Wisconsin Statutes by virtue of its environmental condition, for the purpose of using EPA revolving loan funds to finance the remediation; and, be it

Further Resolved, That the Authority will provide up to a \$900,000 loan from its EPA Revolving Loan Fund to Kaufmann LeSage LLC for site remediation; and be it

Further Resolved, That the preferred remedial option for the properties identified in the attached Analysis of Brownfield Cleanup Alternatives is authorized; and be it

Further Resolved, That the proper officers of the Redevelopment Authority are authorized and directed to take all necessary actions and provide necessary assistance needed to carry out the intent and purpose of this Resolution and Term Sheet.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

David P. Misky
Assistant Executive Director – Secretary
