

**U.S. EPA Brownfield Community-Wide Assessment Grant –  
Hazardous Materials and Petroleum Substances  
City of Janesville, Wisconsin**

Cooperative Agreement No. BF-00E00906-0

Quarterly Report No. 4  
July 1, 2012 through September 30, 2012

Submitted by:  
City of Janesville  
Al Hulick  
October 30, 2012

**U.S. EPA Brownfield Community-Wide Assessment Grant  
City of Janesville, Wisconsin**

- A. Project Title:  
City of Janesville – Brownfield Community-Wide Assessment Grant – Hazardous Materials & Petroleum Substances
- B. Name of Grantee:  
City of Janesville, Wisconsin
- C. Cooperative Agreement No.:  
BF-00E00906-0  
Date of Award: 9/9/2011  
Project Period: 9/1/2011 – 8/31/2014  
Grant Amount: \$400,000 (\$200,000 – Hazardous Materials, \$200,000 – Petroleum Substances)
- D. Project Contact(s):
- |   |   |
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**INTRODUCTION**

The City entered into a Cooperative Agreement with the USEPA on October 6, 2011 for two Brownfield Community-Wide Assessment Grants – Hazardous Materials & Petroleum Substances. Each grant was in the amount of \$200,000.

**TASK 1: SITE INVENTORY AND PRIORITIZATION**

*Status: The City and Environmental Consultant have completed the inventory and prioritization process for the four focus areas. The process returned 43 sites that have been ranked from 1 to 43. Under the guidance of our committees, the City completed a Brownfields inventory of 40 sites consisting of more than 200 parcels and nearly 400 acres in the four general areas of the community most impacted by Brownfields (Traxler Park area, Downtown, Five Points, and General Motors area). Using a total of 17 criteria for redevelopment potential, environmental conditions, and community development goals, we then scored and ranked the Brownfield sites. The Brownfields Advisory Committee is actively focusing on the top-15 sites and will begin to approach site owners to gauge their interest in participating in the process.*

Additional activities completed as a part of Task 1:

Meetings/Project Management

- Continued coordination of Brownfield Advisory Committee and Health Monitoring Committee meetings.

Brownfield Data Collection

- Prepared list of Data Needs, Responsibilities and Deadlines
- Tied state petroleum storage tank registry list to specific GIS parcels in Priority Areas and prepared a map of the sites
- Ongoing tying of BRRTS Sites from DNR to specific GIS parcels in Priority Areas
- Developed protocols for bringing Sanborn Maps into GIS and recording REC's as identified by Ayres
- Developed data recording template for review of business directories
- Prepared list of addresses within Priority Areas for use in reviewing business directories
- Ongoing review of code violation files for properties with Priority Areas

Site Analysis Criteria, Scoring and Ranking

- Assembled and distributed inventory and ranking examples from other communities
- Prepared Redevelopment Analysis criteria and one significant revision
- Conducted teleconference with Ayres to prepare Environmental Analysis criteria
- Prepared Environmental Analysis criteria and one significant revision
- Prepared list of example/draft Community Goals and Values criteria

- Prepared Redevelopment Analysis scoring matrix/spreadsheet
- Prepare Environmental Analysis scoring matrix/spreadsheet
- Prepared Total Site Score and Ranking summary matrix/spreadsheet

## **TASK 2: CONDUCT PHASE I ENVIRONMENTAL SITE ASSESSMENTS**

*Status: The City has conducted a Phase I Assessment on the property located at 55 S. River St. and 1114 Rockport Road. The City is in the process of acquiring the property located at 55 S. River St. through a general fund acquisition and acquiring the property located at 1114 Rockport Road through the County Tax Foreclosure Process. At this time, the City intends to conduct a Phase II Environmental Assessment on both sites.*

*55 S. River St. - Ayres Associates has performed an Environmental Site Assessment, in conformance with the Scope of Work developed in cooperation with the client and the provisions of ASTM Practice E 1527-05.*

*Within the scope of this investigation, Ayres Associates discovered evidence of recognized environmental conditions (REC) on the subject property or adjacent properties. The subject property was occupied by an auto dealership, between the 1930s and 1960s, with gas tanks and pump island located adjacent to River Street. A service garage was situated east of the pump island. The subject property was subsequently redeveloped with a portion of the current furniture store constructed over the location of the gas tanks and pump island. These tanks are not registered with the DSPS and their status is unknown. The existence of the gas tanks on the subject property is considered a REC.*

*Adjacent property south of the subject property was occupied by a gas station in the 1930s and 1940s with gas tanks and pump island located adjacent to River Street. This property is currently a parking lot. The tanks on this property are not registered with the DSPS and their status is unknown. The existence of these tanks on this adjacent property is considered a REC.*

*Other environmental concerns include a junkyard, auto repair shop, and used car dealership located across River Street in the early to mid 1900s. The REC and other environmental concerns discovered during this Phase 1 ESA are summarized in the following table.*

*1114 Rockport Road – Ayres Associates has performed an Environmental Site Assessment in conformance with the Scope of Work developed in cooperation with the client and provision of ASTM Practice E 1527-05, including the provisions of All Appropriate Inquiry.*

*Within the Scope of this investigation, Ayres Associates discovered evidence of recognized environmental conditions or significant environmental concerns in connection with the subject property.*

*Recognized Environmental Condition No. 1.: The confirmed former existence of at least three underground petroleum storage tanks, reported to have been located on the eastern property perimeter, constitute a recognized environmental condition to the property. At least one of the tanks has a reported release associated with it but no documentation as to the amount, type, or extent of the contamination could be located.*

*Recognized Environmental Condition No. 2.: The confirmed former existence of at least three above ground petroleum storage tanks were reported to have been located near the center of the subject parcel. The tanks reported contained heating fuel for retail sales. No physical evidence of the tanks were observed during the site reconnaissance, however, piles of broken*

*concrete located near where the tanks existed may represent the pad on which they sat. These tanks are visible on historical aerial photographs and Sanborn Maps of the property.*

*Recognized Environmental Condition No. 3.: The site reconnaissance discovered a pipe and another circularly shaped metal collars/pipe inside the footprint of the former building. Although no petroleum odor was observed, the pipe look like it could be a vestige of a hydraulic hoist which may have existed during the service station operation or when the property operated as a motorcycle repair facility.*

*Recognized Environmental Condition No. 4.: Former use of the facility as a motorcycle engine repair facility may have allowed solid and petroleum contaminants to have been discharged onto the property.*

Subject to USEPA approval of Eligibility Determination Forms and , we anticipate funding Phase I ESAs that satisfy the requirements of EPA's All Appropriate Inquiry and ASTM Practice 1527-05 ("Standard Practice for Environmental Site Assessments) at approximately 12-16 sites, including at least 4 sites where petroleum contamination is suspected and at least 8 sites where hazardous substances contamination is suspected. Sites assessed will be those identified as the highest-ranking petroleum sites and the highest-ranking hazardous substances sites through the Site Inventory and Prioritization process.

### **TASK 3: CONDUCT PHASE II ENVIRONMENTAL SITE ASSESSMENTS, CLEANUP PLANNING, and WISCONSIN DNR VOLUNTARY CLEANUP PROGRAM**

*Status: At this time, the City intends to conduct a Phase II Environmental Assessment on the properties located at 1114 Rockport Road and 55 S. River Street.*

Phase II ESAs will be conducted as needed following completion of Phase I ESAs. Depending on the results of Phase I ESAs, we anticipate funding 4-6 Phase II ESAs with this grant (final number of assessments conducted with grant funds will depend on site complexity). We will develop Remedial Action Planning (RAPs) for two priority sites with identified remediation needs assessed under this grant. We will use any remaining funds to conduct this level of assessment and detailed remedial planning at additional priority properties deemed eligible.

All properties evaluated using these grant funds will be enrolled in the Wisconsin Department of Natural Resource's (DNR) Voluntary Party Liability Exemption (VPLE) Cleanup Program.

### **TASK 4: ON-GOING COMMUNITY INVOLVEMENT**

*Status: The City Administration is in the process of formally establishing the BAC and HMC Committee's. Each committee has met several times. The BAC has began to focus on the top 15 sites and the HMC was recently awarded a grant for \$150,000 through the ATSDR. As part of that grant, the HMC held a Community Health Open House with the assistance of ATSDR and Rock County Health Department Staff on October 9, 2012.*

The City has developed a Brownfields Advisory Committee, which would consist of appointed representatives from each of the engaged entities—including community development partners, neighborhood groups, redevelopment partners, and public health service providers. The Brownfields Advisory Committee will provide direction to the work performed under the grant and through the Brownfields Program more broadly, including guiding the work of City Staff, partners, and consultants. Community engagement procedures employed will be modeled on the successful process used during *Comprehensive Plan* development, and the Committee will provide guidance and a consistent public face and contact point for the Brownfields Program.

**TASK 5: HEALTH MONITORING PROGRAM**

*Status: Throughout July, the Health Monitoring Committee assisted the Rock County Health Department with a grant application under the Agency for Toxic Substances and Disease Registry (ATSDR) grant, “Community Health Projects Related to Contamination at Land Reuse and Brownfield Sites”. On July 16<sup>th</sup>, the Health Monitoring Committee met with staff from ATSDR and the City’s EPA Project Manager in order to discuss the Health Monitoring Program. The group discussed the general scope of work and ideas for engaging the community, based on EPA funding allocated to health monitoring. Beginning in August, the Health Monitoring Committee established a monthly meeting for the second Wednesday of the month. Rock County Health Department was informed of its grant award from ATSDR in late August. From late August through September, the Health Monitoring Committee prepared for its October 9, 2012 kick off open house meeting.*

The City has partnered with Rock County Health Department, EPA, the Agency for Toxic Substances and Disease Registry (ATSDR), the Wisconsin Department of Health Services, Mercy Health System, and others in the healthcare industry, to assist in establishing baseline measures to assess the impact of redevelopment on public health.

Janesville is using the ATSDR Brownfields/Land Revitalization Action Model, a grassroots, community-level model designed to foster dialogue, communication, and vision among the diverse members of the community. The Action Model framework encourages the community to focus on broad public health topics connected to community health, such as physical and mental health; environment; education and economy; planning; safety and security; and communication and risk communication.

**TASK 6: ELIGIBLE PROGRAMMATIC ACTIVITES**

*Status: The City and Environmental Consultant continue to work through the Work Plan as approved by the USEPA. At this time, no amendments or changes are being requested.*

The City’s Project Manager will work with project consultants to prepare and submit quarterly reports to U.S. EPA. The reports will describe progress on each defined Task in this Work Plan and additional information as required in the Terms & Conditions of the Cooperative Agreement. The reports will be submitted electronically, unless another arrangement is discussed and approved by U.S. EPA. Property profile forms, submitted via ACRES, will be completed for each property where grant funds are expended and submitted and updated on a quarterly basis. The City will also prepare annual financial reports on the program for U.S. EPA. This task also includes general communication with U.S. EPA about the grant.

**BUDGET**

The total Assessment Grant award is for \$400,000. The budget for each component to date is provided in detail below:

Hazardous Substances Grant	Task 1:	Task 2:	Task 3:	Task 4:	Task 5:	Task 6:	Total Costs
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Budget Categories (Programmatic costs only)	Site Inventory and Prioritization	Phase I ESAs & QAPP	Phase II ESAs	Community Involvement & Reuse Planning	Health Monitoring Program	Eligible Programmatic Activities	
Personnel							\$0.00
Equipment							\$0.00
Travel							\$0.00
Contractual	\$12,544.24	\$16,070.64		\$752.75			\$29,367.62
Other							\$0.00
<b>Hazardous Total</b>	<b>\$12,544.24</b>	<b>\$16,070.64</b>	<b>\$0.00</b>	<b>\$752.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$29,367.62</b>
City In-kind Match							\$0.00

Petroleum Substances Grant	Task 1:	Task 2:	Task 3:	Task 4:	Task 5:	Task 6:	Total Costs
Budget Categories (Programmatic costs only)	Site Inventory and Prioritization	Phase I ESAs & QAPP	Phase II ESAs /	Community Involvement & Reuse Planning	Health Monitoring Program	Eligible Programmatic Activities	
Personell							\$0.00
Equipment							\$0.00
Travel							\$0.00
Contractual	\$37,632.71	\$16,070.64	\$24,774.96	\$752.75			\$79,231.05
Other							\$0.00
<b>Petroleum Total</b>	<b>\$37,632.71</b>	<b>\$16,070.64</b>	<b>\$24,774.96</b>	<b>\$752.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$79,231.05</b>
City In-kind Match							