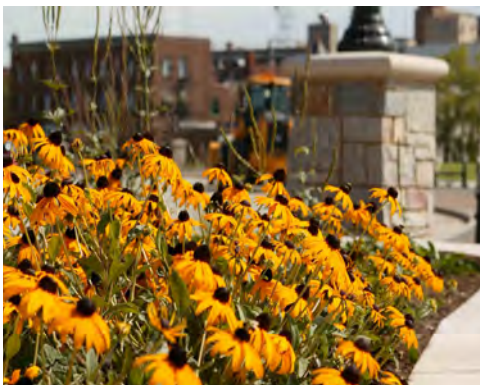




THE FINANCIAL RESOURCE GUIDE FOR CLEANUP & REDEVELOPMENT

Wisconsin Department of Natural Resources

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Wisconsin Department of Natural Resources

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Madison, WI 53707-7921



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What Are Brownfields?

Brownfields are abandoned, idled or underused industrial or commercial properties where redevelopment is hindered by known or suspected contamination. They vary in size, location, age and previous usage. A brownfield can be rural or urban, and can range from a closed corner gas station in a small village to a vacant industrial plant in a major urban area. The Wisconsin Department of Natural Resources (DNR) has prepared this guide to provide information on options to help finance brownfield cleanup and redevelopment.

Benefits of Brownfield Cleanup and Redevelopment

According to state estimates, there are approximately 6,000 brownfields in Wisconsin. These properties create many problems for communities, including:

- potential harm to human health and the environment;
- reduced tax revenue and economic growth;
- neighborhood deterioration and blight; and
- attraction of illegal activity, including vandalism and dumping.

Brownfield investigation, cleanup and redevelopment can reduce many of these problems. Communities gain by recycling land and infrastructure for new businesses and employment, housing, parks, athletic fields and other local needs.

Some contaminated properties are not brownfields. They may be viable businesses with a contamination problem. Several of the resources listed in this guide, especially the reimbursement programs, are also available for non-brownfield properties.

Other Sources of Help - Liability Exemptions for Cleanup and Redevelopment

Government and businesses have recognized that brownfield redevelopment is of prime importance in converting neglected properties into productive commercial, industrial and residential locations. In addition to financial programs, the Wisconsin State Legislature created liability exemptions enacted in the Land Recycling Law of 1994 and subsequent legislation. Some of these exemptions include:

- environmental liability exemptions for local governments;
- environmental liability exemptions for lenders and representatives;
- environmental liability exemptions for property affected by contamination migrating from other properties (also known as “off-site” contamination”); and
- voluntary party liability exemptions (VPLE) for owners, operators, purchasers, businesses, governments and others who voluntarily clean up contaminated property.

For more information, please see the liability section of DNR’s Remediation and Redevelopment (RR) Program internet pages at dnr.wi.gov/topic/brownfields.

How to Use this Guide

This publication is divided into sections on grants, reimbursements, loans, tax incentives and waterfront revitalization programs. The Quick Reference Chart on page 5 lists programs within each section and shows eligible expenses. Within each section are one-page summaries about each funding mechanism, containing detailed information about who may apply, eligibility criteria and more. Many of these financial tools may be used in conjunction with one another. Successful brownfield redevelopment often combines the programs in this guide with private funding from traditional sources.

Success Stories - Web Resources

Think you may be interested in applying for grants or using some of the programs listed in this guide? Want to see practical examples of successful cleanup and redevelopment projects that utilized many of the resources contained in this publication?

The following web links provide real-life brownfield success stories, relating how local governments and other interested parties took the crucial steps needed to clean up and redevelop contaminated properties.

- **Remediation and Redevelopment Success Stories** – This web page includes Wisconsin success stories involving the RR Program. Included in each story is a list of assistance received for each site (e.g. funding, liability, exemptions, etc.)
dnr.wi.gov/topic/brownfields/success.html
- **EPA Brownfield Success Stories** – This page highlights the accomplishments of EPA brownfields grantees across the country, including revolving loan funds, assessment grants and more. www.epa.gov/brownfields/success/
- **Recycling America's Land**- This page contains brownfield redevelopment success stories from across the nation. The reports are based on information provided by cities about the status of brownfields from 1993 until the present.
<http://www.usmayors.org/brownfields/>
- **City of Milwaukee Brownfields Success Stories** – This page includes multiple success stories from the Milwaukee area. city.milwaukee.gov/Successstories.htm

Author's Note

Please note that this publication is considered up-to-date only at the time of its publication. Web site links and contact information for the programs listed in this guide may change over time. The RR Program makes every attempt to provide updates to the Financial Resource Guide to alert readers of any changes.

Examples of redevelopment projects provided in this document include funding awards at the time of the project. Funding programs listed in the examples may currently not exist, have different names or structure, or may be housed at another state agency.

Quick Reference Chart: Financial Programs Organized by Eligible Expenses

GRANTS & GRANTING AGENCIES	Planning for Cleanup & Redevelopment	Acquisition of Property	Phase I & II Environmental Assessment	Underground Storage Tank Removal	Environmental Site Investigation	Demolition	Environmental Cleanup	Redevelopment of Property	Asbestos Abatement
Wisconsin Assessment Monies (WAM) <i>Wisconsin Dept. of Natural Resources (DNR)</i>	\$		\$	\$	\$				
Ready for Reuse Revolving Loan Fund Grants <i>Wisconsin Dept. of Natural Resources (DNR)</i>				\$		\$	\$		\$
Stewardship Grants <i>Wisconsin Dept. of Natural Resources (DNR)</i>		\$						\$	
Brownfield Site Assessment Grants (SAG) <i>Wisconsin Economic Development Corporation (WEDC)</i>			\$	\$	\$	\$			\$
Brownfield Grant Program <i>Wisconsin Economic Development Corporation (WEDC)</i>		\$		\$	\$	\$	\$	\$	\$
Federal Brownfield Assessment Grants <i>U.S. Environmental Protection Agency (EPA)</i>	\$		\$	\$	\$				\$
Federal Brownfield Site Cleanup Grants <i>U.S. Environmental Protection Agency (EPA)</i>				\$		\$	\$		\$
Federal Brownfield Revolving Loan Fund (RLF) Grants <i>U.S. Environmental Protection Agency (EPA)</i>				\$		\$	\$		\$
Federal Brownfields Area-Wide Planning Grant <i>U.S. Environmental Protection Agency (EPA)</i>									
Federal Targeted Brownfields Assessment <i>U.S. Environmental Protection Agency (EPA)</i>									
Brownfield Economic Development Initiative (BEDI) Grants <i>U.S. Housing & Urban Development (HUD)</i>	\$	\$	\$	\$	\$	\$	\$	\$	\$
Community Development Block Grants – Large Cities <i>U.S. Housing & Urban Development (HUD)</i>	\$	\$	\$	\$	\$	\$	\$	\$	\$
Community Development Block Grant- Small Cities <i>Wisconsin Department of Administration (DOA)</i>	\$	\$		\$		\$	\$	\$	
Coastal Management Grants <i>Wisconsin Department of Administration (DOA)</i>	\$	\$				\$	\$	\$	
Local Transportation Enhancement (TE) Grants <i>Wisconsin Department of Transportation (DOT)</i>		\$						\$	
Transportation Economic Assistance (TEA) Grants <i>Wisconsin Department of Transportation (DOT)</i>		\$	\$	\$	\$	\$	\$	\$	\$

	REIMBURSEMENT PROGRAMS	Planning for Cleanup & Redevelopment	Acquisition of Property	Phase I & II Environmental Assessment	Underground Storage Tank Removal	Environmental Site Investigation	Demolition	Environmental Cleanup	Redevelopment of Property	Asbestos Abatement
	Agricultural Chemical Cleanup Program (ACCP) <i>WI Dept. of Ag, Trade & Consumer Protection (DATCP)</i>					\$	\$	\$		
	Local Government Cost Recovery <i>Local Governmental Units</i>				\$	\$		\$		
	Local Governments Reimbursement Program <i>U.S. Environmental Protection Agency (EPA)</i>	Covers only costs that are associated with emergency response.								
	Petroleum Environmental Cleanup Fund Award (PECFA) <i>Wisconsin Dept. of Natural Resources (DNR)</i>					\$		\$		
	LOANS & LOAN GUARANTEES									
	Ready for Reuse Revolving Loan Fund <i>Wisconsin Dept. of Natural Resources (DNR)</i>				\$		\$	\$		\$
	State Trust Fund Loan Program <i>Wisconsin Board of Commissioners of Public Lands</i>	\$	\$	\$	\$	\$	\$	\$	\$	\$
	Section 108 Loan Guarantee <i>U.S. Housing & Urban Development (HUD)</i>	\$	\$	\$	\$	\$	\$	\$	\$	
	Small Business Administration Loans <i>U.S. Small Business Administration</i>		\$	\$	\$	\$		\$	\$	\$
	TAX CREDITS & INCENTIVES									
	Business Improvement Districts <i>University of Wisconsin Extension (advice)</i>	\$	\$	\$	\$	\$	\$	\$	\$	\$
	Cancellation of Delinquent Property Taxes <i>Local Governmental Units, Wisconsin DNR</i>		\$							
	Env. Remediation Tax Incremental Financing (ERTIF) <i>Wisconsin Department of Revenue</i>	\$	\$	\$	\$	\$	\$	\$		\$
	Historic Preservation Income Tax Credits <i>Wisconsin Historical Society</i>				\$				\$	\$
	New Market Tax Credits <i>WI Housing & Economic Development Assoc. (WHEDA)</i>	\$	\$	\$	\$	\$	\$	\$	\$	\$
	Reassignment of Tax Foreclosure Judgment <i>Local Governmental Units, Wisconsin DNR</i>		\$							
	Tax Incremental Financing <i>Wisconsin Department of Revenue</i>	\$	\$	\$		\$	\$	\$	\$	

BEFORE



AFTER



GRANTS

Glatfelter Redevelopment – Neenah

The closing of the Glatfelter Paper Mill in 2006 caused the loss of more than 200 jobs, and left a large swath of waterfront property vacant in the heart of downtown Neenah. The City of Neenah recognized the redevelopment opportunity and, with interest in the site expressed by Plexus Corporation, began working with DNR to assess and cleanup the site. In May 2008, the City purchased the property and began redevelopment of the site into a mixed-used commercial and retail center, which now includes the Plexus Corporation's \$16 million headquarters, a \$7 million medical center and several new parks and public amenities. In October 2012, the City of Neenah received the 2012 Brownfields Renewal Economic Impact Award from Brownfields Renewal Magazine for the project.

This successful redevelopment was made possible through public and private funding sources, including :

- \$430,000 Wisconsin Department of Natural Resources Ready for Reuse (ARRA) brownfields grants;
- \$97,000 Wisconsin Department of Natural Resources Site Assessment Grant;
- \$700,000 Wisconsin Economic Development Corporation Blight Elimination and Brownfield Grant;
- and
- Tax Incremental Financing.

See the full success story on the RR Program webpage at dnr.wi.gov/topic/Brownfields/Success.html

Wisconsin Assessment Monies (WAM)

Wisconsin Department of Natural Resources

The Department of Natural Resources administers this program, which is funded through EPA Assessment grants to the Wisconsin Brownfields Coalition. Wisconsin Assessment Monies (WAM) awards provide free environmental assessment services for local governments, private owners and other eligible entities. These services are provided by the DNR's contractor and can include Phase I and Phase II environmental site assessments, limited NR 716 site investigations and remedial planning. Please see the website for types of eligible sites.

WHO IS ELIGIBLE?

Eligible applicants include cities, villages, towns, counties, tribes, non-profit organizations, individuals and businesses.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Phase I and II environmental site assessments
- Limited NR 716 Site Investigation
- Remedial Action Planning (considered)
- Removal of some underground tanks (considered)
- Limited demolition (considered)

KEY INFORMATION

There is no deadline for grant applications; applications may be submitted at any time. The Department of Natural Resources encourages potential applicants to discuss their project with DNR staff prior to applying.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
WAM Program- RR/5
P.O. Box 7921
Madison, WI 53707-7921

WEB SITE: dnr.wi.gov/topic/brownfields/wam.html

Ready for Reuse Loan & Grant Program - Grants

Wisconsin Department of Natural Resources

The Department of Natural Resources administers this program, which is funded through EPA Revolving Loan Fund grants to the Wisconsin Brownfields Coalition. Visit the Ready for Reuse Program web site to find out information about amounts and types of funding available.

WHO IS ELIGIBLE?

These funds are available local governmental units, tribes and non-profits that own the site. The applicant must not have caused the contamination, and must demonstrate that they have no CERCLA (i.e. Superfund) liability at the site.

WHAT SITES ARE ELIGIBLE?

The site must meet the federal definition of an eligible brownfield, which is “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” For more information on sites that need property-specific determinations, or sites that are never eligible for brownfields funding, visit the Ready for Reuse web page.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

The following eligible costs can be paid for only during the DNR-approved grant period:

- Cleanup actions;
- Finalization of the Remedial Action Plan;
- Demolition or Site Preparation – Only if necessary to implement a remedial action plan (RAP), and only if the demolition is required to access contaminated soils beneath a structure. Demolition must be pre-approved by the DNR and EPA;
- Asbestos Abatement or Lead Mitigation Costs – Only if a necessary component of a pre-approved demolition;
- Short-term Site Monitoring;
- Environmental Consulting Fees;
- Public Participation Costs; and
- DNR Fees.

KEY INFORMATION

The average grant amount is \$200,000 per site, but can be up to \$500,000. Applicants will need to match 22% of their funds with other non-federal funds (Community Development Block Grant- CDBG- funds are eligible as match) or in-kind services.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Ready for Reuse Program- RR/5
P.O. Box 7921
Madison, WI 53707-7921

WEB SITE: dnr.wi.gov/topic/brownfields/rlf.html

Stewardship Grants

Wisconsin Department of Natural Resources

Stewardship Grants are intended for nature-based recreation, environmental protection, wildlife conservation, habitat restoration and water quality protection. Brownfield cleanups may fit into one of the Stewardship grant categories listed below. Brownfield projects receive greater weight than other Stewardship grant applications.

WHO IS ELIGIBLE?

Local governments and tribal governments are eligible if they have a WDNR-approved comprehensive outdoor recreation plan, a master plan that has been approved by the local governing unit or if they fall under a plan developed by a higher unit of government. Lake sanitary districts and public inland lake protection and rehabilitation districts are eligible for the Urban Green Space Program.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Acquisition of property
- Development/rehabilitation of nature-based, recreational areas

The following Stewardship grants may be used at brownfields:

- Urban Green Space - To buy land or easements in urban areas to preserve scenic and ecological values for nature-based recreation, including non-commercial gardening.
- Urban Rivers - To buy land on or adjacent to rivers flowing through urban or urbanizing areas to preserve or restore scenic and environmental values for nature-based recreation.
- Aid for Acquisition and Development of Local Parks (ADLP) - To buy land or easements and to develop or renovate local park and recreation facilities.
- Acquisition of Development Rights (ADR) - To buy development rights (easements) for protection of natural, agricultural, or forestry areas to enhance nature-based recreation.

HOW MUCH FUNDING IS AVAILABLE?

Grant awards cover up to 50% of eligible project costs.

KEY INFORMATION

To use Stewardship funding at a brownfield, the applicant must already have planned and funded investigation of the contamination as well as a remedial action. Stewardship funds may not be used at property that a local government acquired involuntarily, e.g. through condemnation, tax delinquency, etc. Land acquisition must be in accordance with procedures defined in Wisconsin Statutes. Grantees must continue to use the land for public outdoor recreation.

CONTACT INFORMATION

Please see the web site below for a list of Community Service Specialists.

WEB SITE: dnr.wi.gov/topic/Stewardship/Grants/

Brownfield Site Assessment Grants (SAG)

Wisconsin Economic Development Corporation

The Brownfield Site Assessment Grant (SAG) is a financial tool that helps local governments take preliminary steps to assess the conditions at a property, which leads to eventual cleanup and reuse of brownfields. These grants can clarify many environmental questions about a property and are simpler to administer than many other grants. These funds cannot be used for environmental cleanup activities.

WHO IS ELIGIBLE?

Eligible applicants must meet the requirements of s. 292.75(1)(a) which reads, “an eligible site or facility means one or more contiguous industrial or commercial facilities or sites with common or multiple ownership that are abandoned, idle, or underused, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.” They include cities, villages, towns, counties, tribes, redevelopment authorities, community development authorities and housing authorities. The applicant must not have caused the environmental contamination, and the person who caused the contamination must be unknown, unable to be located or financially unable to pay for grant eligible activities.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Environmental investigation
- Demolition, including associated asbestos abatement
- Removal of underground storage tanks
- Removal of abandoned containers

HOW MUCH FUNDING IS AVAILABLE?

Brownfields Site Assessment Grant awards vary. A match is required.

KEY INFORMATION

There can be no Viable Causer of the contamination for the site to be eligible. This means that the party who caused the contamination is unknown, cannot be located or does not have the resources to contribute to the environmental investigation. Project budgets must include bids or estimates from an independent third party that demonstrate how the request for funding was derived.

CONTACT INFORMATION

Wisconsin Economic Development Corporation (WEDC)
Brownfield Program

Contact your Community Account Manager (CAM) for more information:

inwisconsin.com/community-development/resources/community-account-managers/

WEB SITE: inwisconsin.com/community-development/programs/brownfield-site-assessment-grant-program/

For information on more WEDC programs, see page 47.

Brownfields Grant Program

Wisconsin Economic Development Corporation

The Brownfields Grant Program administered by the Wisconsin Department of Economic Development (WEDC) provides grant funds for local governments, individuals and business for environmental investigation and remediation. These grants can be fairly large, cover a wide range of activities and are one of the few grants available to private parties.

WHO IS ELIGIBLE?

Eligible applicants include cities, villages, towns, counties, individuals and businesses.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Environmental investigation
- Environmental cleanup and monitoring
- Removal of hazardous waste containers
- Installation of engineering controls
- Demolition, including asbestos abatement

HOW MUCH FUNDING IS AVAILABLE?

Grant awards vary and a match is required.

KEY INFORMATION

There is no deadline for grant applications; applications may be submitted at any time. WEDC encourages potential applicants to discuss their project with staff prior to applying.

CONTACT INFORMATION

Wisconsin Economic Development Corporation (WEDC)
Brownfield Program

Contact your Community Account Manager (CAM) for more information:

inwisconsin.com/community-development/resources/community-account-managers/

WEB SITE: inwisconsin.com/community-development/programs/brownfields-program/

For information on more WEDC programs, see page 47.

Brownfield Economic Development Initiative (BEDI) Grants

U.S. Department of Housing and Urban Development

The Brownfield Economic Development Initiative (BEDI) provides eligible communities with grants to clean up and redevelop brownfields. The BEDI funds are used to support and enhance the financial viability of projects assisted with Section 108 Loan Guarantee funds.

WHO IS ELIGIBLE?

Local governments that are federal entitlement communities (receive Community Development Block Grants (CDBG) funds directly from the federal government) may apply for BEDI grants. Non-entitlement communities may also be able to receive BEDI grants if the Wisconsin Department of Administration pledges CDBG funds as a partial security for the Section 108 Loan Guarantee.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Activities funded with BEDI grants must meet one of the three national objectives:

- benefit low-to-moderate income people
- prevent or eliminate slum or blight
- address imminent threats and urgent needs

These grants may be used for:

- planning
- property acquisition
- Phase I and II environmental site assessments
- environmental investigation
- removal of underground storage tanks and abandoned containers
- environmental cleanup
- demolition, including asbestos abatement
- rehabilitation of buildings, including asbestos abatement
- redevelopment and marketing
- public facility and infrastructure improvements

HOW MUCH FUNDING IS AVAILABLE?

The maximum grant award is \$2 million.

KEY INFORMATION

Each BEDI application must be accompanied by a new application for a Section 108 Loan Guarantee. The BEDI grant must be at least as large as the Section 108 loan. Officials at U.S. Housing and Urban Development (HUD) like to see a specific redevelopment plan associated with a BEDI grant application.

CONTACT INFORMATION

Wisconsin HUD Office
310 West Wisconsin Ave, Suite 1380
Milwaukee, WI 53203-2289
Phone: (414) 297-3214

WEB SITE: portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/BEDI

Community Development Block Grants (CDBG) - Large Cities

U.S. Department of Housing and Urban Development

Community Development Block Grants (CDBG) are distributed directly from the U.S. Department of Housing and Urban Development (HUD) to entitlement communities. Funding is for economic development that prevents or eliminates slums and blight, or provides jobs for homeless, low-to-moderate income or unemployed populations.

WHO IS ELIGIBLE?

Federal entitlement communities (receive CDBG funds directly from the federal government) are eligible to apply.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning
- Property acquisition
- Phase I and II environmental site assessments
- Environmental investigation and cleanup
- Redevelopment, including rehabilitation of residential and non-residential structures
- Demolition and relocation
- Construction of public facilities and improvements such as water, sewers and streets
- Construction of neighborhood centers and conversion of school buildings
- Energy conservation and development of renewable energy
- Assistance to for-profit businesses for economic development and job creation/retention

KEY INFORMATION

Environmental cleanups are eligible activities under the definition of slum and blight cleanup. Project selection is based on public benefit, reasonable costs, committed financing and financial feasibility.

HOW MUCH FUNDING IS AVAILABLE?

Funding depends on annual congressional appropriations. Up to 20% of funds can be used for administration and planning, which includes Phase I and Phase II environmental site assessments; up to 15% for public services and up to 30% for cleaning up slums or blight. At least 70% of funding must benefit low-to-moderate income individuals.

CONTACT INFORMATION

Wisconsin HUD Office
310 West Wisconsin Ave, Suite 1380
Milwaukee, WI 53203-2289
Phone: (414) 297-3214

Contact local or county development offices in communities with population over 50,000, or in designated urban counties. Please call the number listed above for more information about local contacts.

WEB SITE:

portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs

CDBG Community Development Program

Wisconsin Department of Administration

The Community Development Block Grant (CDBG) Community Development Program is administered by the Wisconsin Department of Administration (DOA) Division of Housing. Funding is administered through six programs; CDBG Planning Funds, CDBG Economic Development Funds, CDBG Public Facility Funds, CDBG Public Facility - Economic Development Funds, CDBG Affordable Housing Funds, and CDBG Emergency Assistance Funds. These funds are provided to local governments to support their economic development and public facilities.

WHO IS ELIGIBLE?

This program is open to federally defined, non-entitlement communities; these are usually local governments with populations less than 50,000 and counties with less than 200,000. For the CDBG Affordable Housing Funds, priority will be given to regions with a lead county agency. For the CDBG Emergency Assistance Funds, the area must have experienced a natural or man-made disaster and applications must be received within 60 days.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning
- Property acquisition
- Demolition
- Removal of environmental contamination

KEY INFORMATION

Environmental cleanups are eligible activities under the definition of slum and blight cleanup. Project selection is based on public benefit, reasonable costs, committed financing and financial feasibility.

HOW MUCH FUNDING IS AVAILABLE?

Funding depends on a federal allocation formula and total funding available. Grant deadlines and amounts vary. Please check the website for specific information.

- CDBG Planning Funds, CDBG Public Facility Funds, and CDBG Affordable Housing Funds are annual competitive grants.
- CDBG Economic Development Funds and CDBG Public Facility Economic Development Funds application are accepted year-round
- CDBG Emergency Assistance Funds applications are accepted within 60 days of disaster

CONTACT INFORMATION

Wisconsin Department of Administration- Division of Housing
101 E. Wilson St- 5th Floor
Madison, WI 53703
Phone: (608) 261-7538

WEB SITE: doa.wi.gov/section.asp?linkid=242&locid=173

Coastal Management Grants

Wisconsin Department of Administration

Wisconsin Coastal Management Grants help restore, preserve, protect and enhance areas in Wisconsin's coastal zone. This includes locations within the counties adjacent to Lakes Superior and Michigan. Coastal management grants may be applied toward some environmental and redevelopment expenses.

WHO IS ELIGIBLE?

Eligible parties include tribes, local governments, non-profit organizations, state agencies, regional planning commissions, universities and other educational centers.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Funds may be used for projects that meet one of the following priorities:

- coastal wetland protection and habitat restoration
- nonpoint source pollution control
- coastal resource and community planning
- Great Lakes education
- public access and historic preservation

HOW MUCH FUNDING IS AVAILABLE?

Coastal Management Grants typically receive about \$1.5 million per year in state-administered federal funding. Recipients must match 50% of the grant for projects of \$60,000 or less, and 60% for projects over \$60,000.

KEY INFORMATION

Applicants are encouraged to contact Coastal Management staff early to discuss project proposals and application requirements. Please check the web link below for training information.

CONTACT INFORMATION

Department of Administration
Wisconsin Coastal Management Program
P.O. Box 7868
Madison, WI 53707-7868
(608) 267-7982

WEB SITE: www.coastal.wisconsin.gov

Federal Brownfields Assessment Grants

U.S. Environmental Protection Agency

These grants are administered by the U.S. Environmental Protection Agency (EPA) and are for assessment of brownfield sites. There are three types of Assessment Grants: Community-Wide, Site-Specific, and Coalition.

WHO IS ELIGIBLE?

Eligible applicants include local governments, land clearance authorities, state agencies, regional councils, redevelopment agencies, school districts and tribes. Coalition Assessment Grants must include three or more eligible entities. Non-profits are not eligible.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning (e.g. inventorying brownfields)
- Phase I and Phase II environmental site assessment
- Environmental investigation
- Removal of some petroleum tanks (for petroleum assessment grants)
- Remediation planning and design
- Environmental insurance
- Community involvement

Local governments may use 10% toward health monitoring, enforcement of institutional controls, and other related program development activities.

Assessment grants cannot be used for demolition or for environmental cleanup.

HOW MUCH FUNDING IS AVAILABLE?

Community-Wide applicants may apply for \$200,000 for hazardous and/or \$200,000 for petroleum funding (for a combined maximum of \$400,000). Site-Specific applicants may apply for a maximum of \$200,000 for hazardous or petroleum funding, but can request a waiver for up to \$350,000. Coalition applicants may apply for up to \$600,000 in combined hazardous and petroleum funding.

KEY INFORMATION

Applications must also include a letter of support and a petroleum eligibility letter (if applicable) from the DNR. The applicant does not need to own the property. Successful applicants must comply with federal reporting requirements.

CONTACT INFORMATION

EPA Brownfields Program
U.S. EPA Region V
77 West Jackson Boulevard
Chicago, IL 60604

Contact the Regional Brownfields Coordinator: www.epa.gov/swerosps/bf/corcntct.htm

WEB SITES: www.epa.gov/brownfields/assessment_grants.htm
dnr.wi.gov/topic/Brownfields/epaGrants.html

Federal Brownfields Site Cleanup Grants

U.S. Environmental Protection Agency

These grants are administered by the U.S. Environmental Protection Agency (EPA) for the cleanup of a specific brownfield site that is identified in the application.

WHO IS ELIGIBLE?

Eligible applicants include local governments, land clearance authorities, state agencies, regional councils, redevelopment agencies, school districts, tribes and non-profits. Applicants must own the site.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Environmental cleanup
- Demolition, including asbestos abatement, if demolition is essential to the environmental cleanup
- Removal of some abandoned containers and underground petroleum tanks

HOW MUCH FUNDING IS AVAILABLE?

These grants provide up to \$200,000 per site for cleanup. A 20% cost share is required in the form of money or in kind services (may be waived in the case of hardship). Applicants may submit up to three proposals. Removal of tanks and asbestos may not be major components of the grant expenses.

KEY INFORMATION

Contamination may include petroleum. An applicant may receive several site-specific federal cleanup grants per year. There are specific requirements for community involvement: the applicant must provide public notice of the grant application and consider input from the public. Applications must also include a letter of support and a petroleum eligibility letter (if applicable) from the DNR. Check current EPA guidelines. Successful applicants must comply with federal reporting requirements.

CONTACT INFORMATION

EPA Brownfields Program

U.S. EPA Region V

77 West Jackson Boulevard

Chicago, IL 60604

Contact the Regional Brownfields Coordinator: www.epa.gov/swerosps/bf/corentct.htm

WEB SITES: www.epa.gov/brownfields/cleanup_grants.htm
dnr.wi.gov/topic/Brownfields/epaGrants.html

Federal Brownfields Revolving Loan Fund (RLF) Grants

U.S. Environmental Protection Agency

These grants are administered by the U.S. Environmental Protection Agency (EPA) to establish revolving loan fund and grant programs to address brownfield areas. There are two types of RLF grants: Individual and Coalition. A Revolving Loan Fund (RLF) may provide funds through both grants and low or no-interest loans - up to 50% of a RLF grant may be sub-granted in amounts of up to \$200,000 per site. The rest of the RLF grant award must be loaned.

WHO IS ELIGIBLE?

Eligible applicants include local governments, land clearance authorities, state agencies, regional councils, redevelopment agencies, school districts and tribes that have completed investigation and are ready to clean up contaminated property. Coalition RLF Grants must include two or more eligible entities. Non-profits are not eligible.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Environmental cleanup
- Remedial Action Planning
- Short-term monitoring
- Public participation costs
- Removal of underground tanks and abandoned containers
- Demolition, including asbestos and lead abatement, if essential to complete the cleanup

This program does not fund site assessment or site investigation.

HOW MUCH FUNDING IS AVAILABLE?

The maximum size of a RLF grant to an individual grantee is \$1 million. Coalitions may apply for \$1 million for each eligible governmental entity. One-quarter of the grant amount must be applied toward cleanup of petroleum contamination. The grant recipient sets the interest rate on the loans, which may be no-interest loans. A 20% cost share is required in the form of money or in-kind services (excluding administrative costs), however cost share can be waived in some instances.

KEY INFORMATION

Revolving loan funds are complex to administer. Applicants should be prepared to spend a fair amount of time on development and administration of their program. The application must include a letter of support from the DNR, a statement of legal authority to manage a revolving loan fund and a statement of legal authority to obtain access to contaminated properties. Check current EPA guidelines.

CONTACT INFORMATION

EPA Brownfields Program
U.S. EPA Region V
77 West Jackson Boulevard
Chicago, IL 60604

Contact the Regional Brownfields Coordinator: www.epa.gov/swerosps/bf/corcntct.htm

WEB SITES: www.epa.gov/brownfields/rlflst.htm
dnr.wi.gov/topic/Brownfields/epaGrants.html

Federal Brownfields Area-Wide Planning Grants

U.S. Environmental Protection Agency

These grants are part of the HUD-DOT-EPA Partnership for Sustainable Communities and provide funding to recipients to conduct research, technical assistance and training that will result in an area-wide plan and implementation strategy for key brownfields sites in the their community. Funding is directed to specific areas, such as a neighborhood or downtown district.

WHO IS ELIGIBLE?

Eligible applicants include local governments, land clearance authorities, regional councils, redevelopment agencies, school districts, tribes and nonprofit organizations. States are eligible only if serving in a fiscal or administrative capacity on behalf of a community.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Project area definition
- Community engagement
- Formation of partnerships
- Brownfields site prioritization
- Reuse planning
- Developing an implementation strategy

This program does not fund site assessment or site investigation.

HOW MUCH FUNDING IS AVAILABLE?

The maximum size of an Area-Wide Planning Grant is \$200,000. Approximately 20 grants are awarded when the grant program is available.

KEY INFORMATION

The project period for these grants is two years. Each project must result in a finalized brownfield area-wide plan for the project area, which must include identification of next steps and resources available/needed for plan implementation.

CONTACT INFORMATION

EPA Brownfields Program

U.S. EPA Region V

77 West Jackson Boulevard

Chicago, IL 60604

Contact the Regional Brownfields Coordinator: www.epa.gov/swerosps/bf/corcntct.htm

WEB SITE: www.epa.gov/brownfields/areawide_grants.htm

Federal Targeted Brownfields Assessment Assistance

U.S. Environmental Protection Agency

The Technical Brownfields Assessment (TBA) Assistance program is designed to help minimize the uncertainties of contamination through free assessment services. This is not a grant program, but a service provided through an EPA contract in which EPA directs a contractor to conduct environmental assessment.

WHO IS ELIGIBLE?

Eligible applicants include state, local and tribal governments; general purpose units of local government, land clearance authorities or other quasi-governmental entities; regional council or redevelopment agencies; or nonprofit organizations. Those interested in TBA Assistance should contact their regional EPA office.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Phase I & II environmental site assessments
- Additional investigation
- Remedial action planning

HOW MUCH FUNDING IS AVAILABLE?

The value of services is dependent on the environmental assessment work needed at the site.

KEY INFORMATION

There is no application process. Those interested in utilizing TBA Assistance should contact their regional EPA office. While the selection process varies, Regions typically prefer to target properties that are abandoned or publicly owned; have low to moderate contamination; include environmental justice issues; suffer from the stigma of liability; or have a prospective purchaser willing to buy and pay for cleanup of the property.

CONTACT INFORMATION

EPA Brownfields Program
U.S. EPA Region V
77 West Jackson Boulevard
Chicago, IL 60604

Contact the Regional Brownfields Coordinator: www.epa.gov/swerosps/bf/corcntct.htm

WEB SITE: www.epa.gov/swerosps/bf/grant_info/tba.htm

Local Transportation Enhancement (TE) Program

Wisconsin Department of Transportation

The Wisconsin Department of Transportation receives federal funding that may be used for transportation enhancement projects that go “above and beyond” what is normally done on a highway project. These grants may be applicable to some brownfield redevelopment projects.

WHO IS ELIGIBLE?

Local and state governments, tribes and agencies with taxing authority are eligible to apply.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Acquisition of scenic sites and easements, and acquisition of historic sites, if total costs exceed \$200,000
- Mitigation of water pollution from highway runoff if beyond required environmental standards
- Preservation of historic sites, including rehabilitating and operating historic transportation buildings and structures
- Providing facilities for pedestrians and bicycles and preserving abandoned rail corridors
- Creation of transportation museums and welcome centers
- Transportation area landscaping

HOW MUCH FUNDING IS AVAILABLE?

Applicants may receive up to 80% of project costs, with a local sponsor paying at least 20%. Construction projects should total at least \$200,000 and non-construction projects at least \$50,000, in order to be eligible.

CONTACT INFORMATION

Wisconsin Department of Transportation
Division of Transportation Investment Management
4802 Sheboygan Avenue
Madison, WI 53707

WEB SITE: www.dot.wisconsin.gov/localgov/aid/te.htm

Transportation Economic Assistance (TEA) Grants

Wisconsin Department of Transportation

The Transportation Economic Assistance (TEA) Program is a rapid response grants program designed to create new employment and to retain existing employment and to encourage private investment in Wisconsin. Communities can apply for TEA funds to encourage new businesses or business expansions in their regions by building such transportation improvements as access roads, highway improvements, or rail spurs. The program covers up to 50% of the total cost of eligible projects. These funds can be applied to addressing environmental contamination problems within the transportation right-of-way.

WHO IS ELIGIBLE?

A business, consortium or governing body may apply. The applicant must have the sponsorship of the local unit of government.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Property acquisition (the portion under the right-of-way)
- Design engineering
- Phase I and Phase II environmental site assessment in the right-of-way
- Environmental investigation in the right-of-way
- Removal of underground tanks and abandoned containers in the right-of-way
- Environmental cleanup in the right-of-way
- Demolition of unsalvageable structures, including asbestos abatement, if they are obstacles to business redevelopment
- Relocation of residences and businesses needed for business redevelopment
- Construction, reconstruction and utility relocation to enhance business redevelopment

HOW MUCH FUNDING IS AVAILABLE?

The maximum grant award is \$1 million per project. The TEA grants may fund up to 50% of project costs, and the local match may come from any combination of local, federal or private funds or in-kind services. Grant awards depend on the level of private investment, the number and type of jobs created, the financial soundness of the business and whether the project is complementary to other transportation facilities.

KEY INFORMATION

The TEA projects must create or retain jobs within three years of the date of the project agreement, and those jobs must remain after another four years. The projects must have local government endorsement and must benefit the public.

CONTACT INFORMATION

Wisconsin Department of Transportation
Division of Transportation Investment Management
4802 Sheboygan Avenue
Madison, WI 53707

WEB SITE: www.dot.wisconsin.gov/localgov/aid/tea.htm

BEFORE



AFTER



Photo courtesy of Humboldt MEDC

Colectivo Coffee Headquarters – Milwaukee

In 2003, Colectivo Coffee (formerly Alterra Coffee) chose a cluster of brownfields properties in Milwaukee's Riverwest neighborhood, owned by the Redevelopment Authority of the City of Milwaukee (RACM), to locate their new headquarters. The DNR and RACM had been working on the properties since 1996 to ready the site for redevelopment, including the removal of underground storage tanks, soil excavation, and groundwater monitoring. Colectivo, extending its commitment to environmentally responsible business practices, built the new headquarters with recycled materials, winning several awards for its efforts, including the 2008 Mayor's Urban Design Award (City of Milwaukee).

Public financing for this redevelopment project included a:

- \$76,000 Wisconsin Department of Natural Resources Site Assessment Grant;
- \$200,000 EPA Cleanup Funding (Redevelopment Authority of the City of Milwaukee);
- and
- \$55,000 Wisconsin Petroleum Environmental Cleanup Fund Award.

Read the full success story on the RR Program webpage at dnr.wi.gov/topic/Brownfields/Success.html

REIMBURSEMENT PROGRAMS

Agricultural Chemical Cleanup Program (ACCP)

Wisconsin Department of Agriculture, Trade and Consumer Protection

The Agricultural Chemical Cleanup Program (ACCP) reimburses eligible costs related to investigation and cleanup of pesticide and fertilizer contamination in order to prevent these products from reaching the groundwater.

WHO IS ELIGIBLE?

Eligible persons include those who own or control spilled agricultural chemicals, those who caused the spill, or those who own property where the spill occurred. Municipalities are not eligible, even if they caused the spill. Additional details about the ACCP can be found on the DATCP web site (below) and in ch. 94.73 Wis. Stats. and ch. ATCP 35, Wis. Admin. Code.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

DATCP will reimburse reasonable and necessary costs associated with the spill, including:

- environmental investigation
- environmental cleanup
- demolition when necessary to access contaminated soil

HOW MUCH FUNDING IS AVAILABLE?

The amount of reimbursement provided by the ACCP depends on who is conducting the cleanup and the circumstances of the spill. For licensed applicators and commercial facilities, DATCP reimburses 75% of approved costs between \$7,500 and \$400,000. For private applicators, including farmers, DATCP reimburses 75% of approved costs between \$3,000 and \$400,000.

CONTACT INFORMATION

Agricultural Chemical Cleanup Program
Wisconsin Department of Agriculture, Trade and Consumer Protection
2811 Agriculture Drive
PO Box 8911
Madison, WI 53708-8911
(608) 224-5012

WEB SITE: datcp.wi.gov/Environment/Water_Quality/ACCP/index.aspx

Local Government Cost Recovery

State of Wisconsin

This statutory tool (s. 292.33, Wis. Statutes) allows local governmental units (LGUs) to recover costs of their environmental investigation and cleanup on properties that they acquire in accordance with methods described in s.292.11, Wis. Stats.

WHO IS ELIGIBLE?

Cities, towns, villages and counties are eligible. In order for the property to be eligible for recovery of environmental costs, it must have been acquired through tax delinquency, bankruptcy proceedings, condemnation, eminent domain (Ch. 32, Wis. Stats.), escheat (reversion to the government in the absence of heirs and claimants), slum clearance or blight elimination, use of Stewardship funds, or acquisition from another LGU that is eligible to use this authority.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

LGUs may recover the following reasonable and necessary costs:

- environmental investigation
- remedial action planning
- environmental cleanup, including removal of underground tanks and abandoned containers
- necessary administrative expenses
- recovery action, including disbursement and engineering expenses, but excluding attorney fees

HOW MUCH FUNDING IS AVAILABLE?

There is no cap on the value of eligible expenses that may be recovered.

KEY INFORMATION

Cost recovery actions may be initiated against one or more of the following persons:

- a person who caused the discharge of a hazardous substance
- a person who possesses or controls the hazardous substance at the time the property is acquired by the LGU (e.g. owns a container that spilled a solvent)
- the person from whom the LGU acquired the property, if the person that caused the discharge is not known or able to pay

A cost recovery must be started within six years of completion of cleanup actions. Recoverable expenses are reduced by the fair market value of the property after completion of the cleanup.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau of Remediation and Redevelopment, RR/5
P.O. Box 7921
Madison, WI 53707
(608) 267-7500
Email: Dan.Kolberg@wisconsin.gov

WEB SITE: dnr.wi.gov/topic/Brownfields/lgu.html
dnr.wi.gov/files/PDF/pubs/rr/RR579.pdf

Local Governments Reimbursement Program

U.S. Environmental Protection Agency

The Local Governments Reimbursement Program helps local governmental units (LGUs) with the costs of emergency responses to discharges, or threatened discharges of hazardous substances. This may include transportation accidents, illegally dumped wastes, tire fires and contamination from illegal drug labs.

WHO IS ELIGIBLE?

Local governments, including counties, municipalities, cities, towns, villages and tribes are eligible if:

- they are not responsible for the spill or incident;
- they do not have funds budgeted for the cleanup;
- the spilled substance is not composed entirely of petroleum;
- they request funds only for temporary emergency measures; and
- they are unable to recover costs from the responsible party.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

LGUs may recover the following reasonable and necessary costs:

- environmental investigation
- remedial action planning
- environmental cleanup, including removal of underground tanks and abandoned containers
- necessary administrative expenses
- bringing the cost recovery action, including disbursement and engineering expenses, but excluding attorney fees

HOW MUCH FUNDING IS AVAILABLE?

LGUs may be reimbursed up to \$25,000 per incident.

KEY INFORMATION

The applicant must have jurisdiction over the location and submit an application within one year of the end of the emergency response. Only one request per incident may be submitted, but if more than one LGU has responded, the LGU with jurisdiction may request reimbursement for all participating LGUs.

CONTACT INFORMATION

Local Government Reimbursement Program
EPA Region V Contact
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-2000

WEB SITE: www.epa.gov/oem/content/lgr/

Petroleum Environmental Cleanup Fund Award (PECFA)

Wisconsin Department of Natural Resources

Petroleum Environmental Cleanup Fund Awards (PECFA) provide reimbursement of eligible expenses for investigation and cleanup of petroleum contamination from product storage systems. Petroleum products include gasoline, gasoline/alcohol blends, kerosene, fuel oil, diesel fuel and used motor oil. Storage systems include underground and above-ground tanks and associated piping and dispensers.

WHO IS ELIGIBLE?

Eligible entities include local governments and private parties responsible for discharges from:

- registered commercial underground and aboveground tanks of 110 gallons or more
- certain farm and residential vehicle fuel tanks
- certain home heating oil systems
- public school district and technical college district heating oil tanks
- certain tanks located on tribal trust land

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Site investigation and remedial action planning
- Environmental cleanup
- Purchase or rental of temporary buildings to house remedial equipment
- Restoration or replacement of private or public water supplies
- Compensation for third party damages

Reimbursement cannot be provided for costs incurred before August 1, 1987 or for tank removals after November 1, 1991.

HOW MUCH FUNDING IS AVAILABLE?

Reimbursement depends on several factors, including whether a tank system is owned by a marketer or non-marketer of petroleum products, whether the tank is under or above ground and when the costs have been incurred. Maximum reimbursement amounts per occurrence vary based on tank type and are lower for sites that entered the PECFA program after December 22, 2001. Please see the PECFA overview at the web address below for more information on coverage and deductibles.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
PECFA Program, RR/5
P.O. Box 8044
Madison, WI 53708-8044
(608) 261-7715

WEB SITE: dnr.wi.gov/topic/Brownfields/PECFA.html

BEFORE



AFTER



Rendering courtesy of Ruedebusch Development & Construction

Royster-Clark – Madison

Royster-Clark, an expansive industrial facility that produced and mixed fertilizer on Madison's southeast side, closed in 2006. Assessment and cleanup work began in 1990 when three leaking underground storage tanks were removed. Remediation efforts began in 1994, and in 2007, the site was entered into the VPLE Program. The redevelopment plan proposes six commercial buildings, a library, four apartment buildings, 25 condos, and 50 single family homes.

Public financing for this redevelopment project included:

- \$1.5 million Wisconsin Department of Natural Resources Ready for Reuse Hazardous Substance Loan;
- \$400,000 Wisconsin Economic Development Corporation Brownfields Grant;
- \$452,422 Petroleum Environmental Cleanup Fund (PECFA);
- \$400,000 Agricultural Chemical Cleanup Program (ACCP); and
- \$425,000 City of Madison Brownfields Remediation/Elimination & Workforce Development (BREWD).

Read the full success story on the RR Program webpage at dnr.wi.gov/topic/Brownfields/Success.html

LOAN AND LOAN GUARANTEES

Ready for Reuse Loan & Grant Program - Loans

Wisconsin Department of Natural Resources

The Department of Natural Resources administers this program, which is funded through EPA Revolving Loan Fund grants to the Wisconsin Brownfields Coalition. Visit the Ready for Reuse Program web site to find out information about amounts and types of funding available.

WHO IS ELIGIBLE?

Only a municipality, as defined in s. 67.01(5), Wis. Stats., may apply for a Ready for Reuse loan. The applicant must not have caused the contamination, and must demonstrate that they have no CERCLA (i.e. Superfund) liability at the site.

WHAT SITES ARE ELIGIBLE?

The municipality does not need to own the site. The site must meet the federal definition of an eligible brownfield, which is “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” For more information on sites that need property-specific determinations, or sites that are never eligible for brownfields funding, visit the Ready for Reuse web page.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

The following eligible costs can be paid for only during the DNR-approved five-year loan period:

- Cleanup actions
- Finalization of the Remedial Action Plan
- Demolition or site preparation, only if necessary to implement a remedial action plan, and only if the demolition is required to access contaminated soils beneath a structure (demolition must be pre-approved by the DNR and EPA)
- Asbestos abatement or lead mitigation costs – only if a necessary component of a pre-approved demolition
- Short-term site monitoring
- Environmental consulting fees
- Public participation costs
- WDNR fees

KEY INFORMATION

Loans are available at 0% interest. Loan amounts are determined by the amount of available funding. For the traditional Ready for Reuse Program, applicants will need to match 22% of their funds with other non-federal funds or in-kind services.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Ready for Reuse Program- RR/5
P.O. Box 7921
Madison, WI 53707-7921

WEB SITE: dnr.wi.gov/topic/brownfields/rlf.html

State Trust Fund Loan Program

Wisconsin Board of Commissioners of Public Lands

The Board of Commissioners of Public Lands administers the State Trust Fund Loan Program to help local governments fund projects that include cleanup and redevelopment of contaminated properties.

WHO IS ELIGIBLE?

Cities, counties, towns, villages, lake districts, metropolitan sewerage districts, school districts, technical college districts and town sanitary districts are eligible.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning and design
- Property acquisition
- Phase I and Phase II environmental site assessments
- Site investigation
- Removal of underground storage tanks and abandoned containers
- Environmental cleanup
- Demolition, including asbestos abatement
- Redevelopment and marketing
- Local match for state or federal grants

The State Trust Fund Loan Program will lend for any reason that may be deemed a “public purpose.” A notable exception is municipal operating expenses.

HOW MUCH FUNDING IS AVAILABLE?

The current loan limits and interest rates can be found at bcpl.wisconsin.gov/category.asp?linkcatid=2817&linkid=1438&locid=145.

Once a loan application is approved the interest rate is guaranteed for all disbursements on that application. Funds loaned are considered a general obligation debt.

CONTACT INFORMATION

Wisconsin Board of Commissioners of Public Lands
P.O. Box 8943
Madison, WI 53708-8943
(608) 266-0034

WEB SITE: bcpl.wisconsin.gov/section.asp?linkid=1438&locid=145

Section 108 Loan Guarantee

U.S. Department of Housing and Urban Development

Section 108 loan guarantees enable eligible communities to transform a portion of their CDBG funds into a federally guaranteed loan that is big enough to pursue large revitalization projects. Local governments that borrow funds guaranteed by Section 108 must pledge their current and future CDBG allocations to cover the loan amount as security for the loan. Loans are often paired with [Economic Development Initiative](#) or [Brownfield Economic Development Initiative \(BEDI\)](#) grants, which may be used to pay predevelopment costs of a Section 108-funded project. These grants may also be used as a loan loss reserve, to write down interest rates, or to establish a debt service reserve.

WHO IS ELIGIBLE?

Metropolitan cities and urban counties (CDBG entitlement recipients) and nonentitlement communities that are assisted in the submission of applications by the agency at the State that administers the CDBG program.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning
- Property acquisition
- Phase I and Phase II environmental site assessments
- Environmental investigation
- Removal of underground storage tanks and abandoned containers
- Environmental cleanup
- Demolition, including asbestos abatement
- Redevelopment, including asbestos abatement

HOW MUCH FUNDING IS AVAILABLE?

An entitlement entity may apply for up to five times the public entity's latest approved CDBG entitlement amount, minus any outstanding Section 108 commitments and/or principal balances on Section 108 loans. The maximum repayment period is 20 years. Local governments can pay back the loans using Tax Increment Financing, proceeds from the sale of a property, or other mechanisms.

CONTACT INFORMATION

Wisconsin HUD Office
310 West Wisconsin Ave, Suite 1380
Milwaukee, WI 53203-2289
Phone: (414) 297-3214

WEB SITE:

portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/108

Small Business Administration Loans

U.S. Small Business Administration

The Small Business Administration (SBA) has multiple loan programs that may be used to finance small business expansion at brownfields. The SBA loan programs are intended to encourage long-term financing by guaranteeing loans made by other institutions.

WHO IS ELIGIBLE?

Applicants must be for-profit businesses that meet SBA size standards.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

There are several types of SBA loans that may fund:

- acquisition of real estate, a business or business equipment
- business working capital, including working capital for environmental needs such as:
 - Phase I and Phase II environmental site assessments
 - environmental investigation
 - removal of underground storage tanks and abandoned containers
 - environmental cleanup
 - environmental fees
- rehabilitation and renovation, including asbestos abatement
- redevelopment and construction
- refinancing debt

HOW MUCH FINDING IS AVAILABLE?

Most SBA loan programs cover loans of up to \$2 million. Loan maturities are based on the ability to repay, the purpose of the loan, and the useful life of the assets that were financed.

KEY INFORMATION

SBA loans may be used for environmental investigation and cleanup, but may not be used to acquire contaminated property. A loan application for contaminant cleanup must include a bid for the cleanup costs. Types of SBA loans include:

1. Basic 7(a) Loan Guaranty, in which a business owner applies to a bank or other SBA approved lender, which in turn applies to SBA for a loan guarantee
2. Certified Development Company (CDC) Loan (or 504 Loan), in which a loan is secured with a junior or senior lien or an equity contribution from the business. Projects must meet job creation criteria or community development goals

CONTACT INFORMATION

Small Business Administration
750 Regent Street
Madison, WI 53715
(608) 441-5263

Small Business Administration
310 W. Wisconsin Ave
Milwaukee, WI 53203
(414) 297-3941

WEB SITE: www.sba.gov/loanprograms

BEFORE



AFTER



TAX CREDITS AND INCENTIVES

Cannery Square – Sun Prairie

The new Cannery Square redevelopment is the result of a successful collaboration among several partners. For nearly 100 years, this downtown Sun Prairie site was home to a canning factory. In 2001, Chiquita Brands International filed for bankruptcy and closed the factory, causing the loss of 170 jobs. The City of Sun Prairie purchased the property shortly after and began working with the DNR on readying the site for redevelopment. The area is now a vibrant, mixed-use development with green space.

Along with the developer's investment, public funding included:

- \$300,000 Wisconsin Department of Natural Resources Site Assessment Grant;
- \$750,000 Wisconsin Brownfield Grant;
- \$84,000 Wisconsin Petroleum Environmental Cleanup Fund Award; and
- Tax Incremental Financing.

Read the full success story on the RR Program webpage at dnr.wi.gov/topic/Brownfields/Success.html

Business Improvement Districts

State of Wisconsin

Wisconsin communities have the authority to create one or more Business Improvement Districts (BIDs) and assess properties within those districts (Section 66.1109, Wis. Stats). BIDs are formed at the request of one or more affected property owners. A BID includes only properties that are used for commercial and industrial purposes that are subject to real estate taxes. A BID is administered by a board of directors and many BIDs also employ a manager. Levies are usually based on the assessed value of properties within the BID, but many BIDs also raise funds from sources other than these levies.

WHO IS ELIGIBLE?

Cities, towns and villages may form BIDs after receiving a petition from one or more affected property owners.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

BID revenues are used to support activities that promote, manage, maintain and develop the district. This may include environmental services including:

- planning
- Phase I and Phase II environmental site assessment
- environmental investigation
- removal of underground storage tanks and abandoned containers
- environmental cleanup
- demolition, including asbestos abatement
- redevelopment and marketing

BIDs may also fund accounting, legal and administrative services, job training, physical improvements, street work and other activities articulated in the BID operating plan.

HOW MUCH FUNDING IS AVAILABLE?

BID budgets are limited only by their own operating plans. There is no state cap on the amount of funds that can be raised or spent by a BID.

KEY INFORMATION

The University of Wisconsin-Extension (UWEX) provides basic education to Wisconsin communities about BIDs, their creation, administration and operation. The UWEX web site identified below includes a map of BID communities, relevant contact information for all operating BIDs, a step-by-step guide for creating a BID and other relevant information.

CONTACT INFORMATION

University of Wisconsin Extension's Local Government Center
229 Lowell Hall
610 Langdon St.
Madison, WI 53703
(608) 262-9961

WEB SITE: lgc.uwex.edu/cpd/bidpage/bid.html

Cancellation of Delinquent Property Taxes

Counties, City of Milwaukee, Wisconsin Department of Natural Resources

Under Section 75.105 of Wisconsin Statutes, counties and the City of Milwaukee may cancel all or part of delinquent property taxes, interest and penalties on a contaminated property in order to encourage purchase, cleanup and redevelopment.

WHO IS ELIGIBLE?

A property owner or potential purchaser is eligible. After a Phase II environmental site assessment demonstrates that the property is contaminated, the owner or purchaser must first enter into an agreement with the Department of Natural Resources (DNR) to investigate and clean up the property. This agreement may then be submitted to the taxing authority (county or the City of Milwaukee), which will determine whether all or a portion of the delinquent taxes will be canceled.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

The delinquent property taxes on a property may be canceled and this financial incentive may be used for any benefit that the owner or purchaser desires.

HOW MUCH FUNDING IS AVAILABLE?

Counties and the City of Milwaukee can forgive all or a portion of delinquent property taxes. There is no state cap on the amount.

KEY INFORMATION

Counties that have canceled delinquent property taxes may be found using “BRRTS on the Web” the DNR database of contaminated properties at dnr.wi.gov/botw.

CONTACT INFORMATION

Contact the City of Milwaukee or your county treasurer for local tax information, or for a DNR contact visit the Bureau of Remediation and Redevelopment webpage at dnr.wi.gov/topic/Brownfields/lgu.html#tax_tools

Environmental Remediation Tax Incremental Financing (ERTIF)

Wisconsin Departments of Revenue and Natural Resources

Environmental Remediation Tax Incremental Financing (ERTIF) differs from other tax incremental financing districts in several important ways (see the chart on the following page). They are created specifically to address brownfields and environmental expenses may be recovered through the increase in property values. Also, ERTIFs are not included in the 12% limit on a local governmental unit's (LGU) equalized value, and unlike other TIFs, the base value of an ERTIF may be \$0.

WHO IS ELIGIBLE?

In addition to cities and villages, counties and towns may establish an ERTIF.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning
- Property acquisition
- Phase I and Phase II environmental site assessments
- Environmental investigation
- Removal of underground storage tanks and abandoned containers
- Environmental cleanup
- Demolition, including asbestos abatement

Please see the chart on the following page for more information.

HOW MUCH FUNDING IS AVAILABLE?

There is no limit on the value accrued in the ERTIF, as long as the costs incurred are eligible.

KEY INFORMATION

The Department of Natural Resources (DNR) must approve the site investigation report and the remedial action plan before the Department of Revenue (DOR) certifies the base value of the property in the ERTIF. The local government can incur some eligible expenses before the DOR certifies the base value and those costs can be paid back by the ERTIF.

CONTACT INFORMATION

Wisconsin Department of Revenue
Bureau of Property Tax
P.O. Box 8971
Madison, WI 53708-8971
www.dor.state.wi.us/forms/govtif/erbase.html

Wisconsin Department of Natural Resources
Bureau of Remediation and Redevelopment-RR/5
P.O. Box 7921
Madison, WI 53707-7921
dnr.wi.gov/topic/Brownfields/Financial.html

Comparison of Regular and Environmental Remediation TIF Districts

Features	Regular TID (s.66.1105)#	E.R. TID (s.66.1106)#
Who may create a TID?	Cities, villages, towns (town's authority is limited) and two counties (only Florence and Menomonie).	All cities, villages, towns and counties.
What are eligible project costs?	Numerous categories including: Admin. costs, construction/demolition, financing, land assembly, relocation, professional services, etc. for public improvements, environmental expenses and other development incentives.	Admin. costs, environmental expenses, including professional services and underground tank removal; remediation, property acquisition, demolition costs including asbestos removal; capital costs and financing and cancellation of delinquent taxes, not already recovered.
Length of project expenditure period?	Up to 5 years prior to the unextended termination date.	Up to 15 years after the base is certified.
Date used to determine the base year?	Date legislative body adopts the resolution.	
What type of land may be included in the district?	Blighted areas; areas in need of rehabilitation or conservation work; areas suitable for industrial sites and have been zoned for industrial use; or areas suitable for mixed-use development. Usually includes multiple parcels that are contiguous.	Property with environmental contamination (must not be part of an existing TID). Single or contiguous parcels only.
Are there value limitations?	Total value of all increments plus the equalized value of the new district cannot exceed 12% of the total equalized value of taxable property within the municipality.	No limit
Is municipal owned real property value included in the base?	Yes, if real property owned by the city isn't city used, (such as for police, fire, admin., or library buildings), est. fair market value must be used to determine the base.	No, if real property is owned by the city, none of the value is included in the base.
What is the maximum life?	20, 23, or 27 years after district is created*.	23 years after base is certified.
Are territory amendments allowed?	Up to 4	None
Are maximum life extensions allowed?	None, 3- or 4-year extension, depending on type and year created.	None
Is a public hearing required?	Yes, at least 14 days before creation resolution is adopted	No
Is Joint Review Board approval required?	Yes	
When is the deadline to apply to DOR for a base value?	December 31st of the creation year	
Who certifies the value increment and how is it generated?	The Department of Revenue certifies the value increment. To generate the increment, the city, village or town that created the TID, calculates levies and collects the tax increment; or does it on behalf of the county that created it.	
Is there a fee?	\$1,000 for each creation or territory amendment submission.	
What reports are required?	Periodic accounting reports - CPA Audits, Annual Reports and Final Termination Report, Annual certification report, Value change information form and final termination accounting to DOR.	Annual accounting reports - CPA Audits, Annual Reports and Final Termination Report, Annual certification report, Value change information form, and final termination accounting report due within 180 days to DOR.

* TIDs created before 10/1/95 have a 27 year maximum life; after 9/30/95 they have either a 20, 23 or 27 maximum life depending upon type.

Updated per Wis. 2005 Acts 6, 13, 46, 246, 328, 330, 331, 357, 385 and 418; 2007 Acts 2, 10, 21, 41, 57 and 173.

[Wisconsin Department of Revenue Chart, 9/2008, JAG]

Historic Preservation Income Tax Credits

Wisconsin Historical Society

Historic preservation income tax credits are available on both state and federal income taxes for rehabilitation expenses at qualifying properties. Those who qualify for the federal credit at income-producing property automatically qualify for the state credit for income-producing property. A tax credit is a dollar-for-dollar reduction in what is owed in taxes, rather than a tax deduction.

WHO IS ELIGIBLE?

Owners of income-producing historic property are eligible following approval from the National Park Service, based on a recommendation from the Historical Society's Division of Historic Preservation. A separate program provides tax credit for owners of historic homes.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Qualifying expenses include rehabilitation of a building in accordance with program standards.

- Federal income tax credit includes:
 - removal of underground storage tanks contained within the footprint of the historic building
 - asbestos abatement contained within the footprint of the historic building
- State historic home owner income tax credit includes:
 - removal of underground storage tanks that are part of the home's heating system
 - asbestos abatement if the asbestos is part of the home heating system

Exterior work such as landscaping and paving is not eligible, nor is work on non-historic additions.

HOW MUCH FUNDING IS AVAILABLE?

An owner may receive a 20% credit for eligible expenses on federal income taxes and an additional 5% on state income taxes. To qualify, the owner must spend an amount equal to the building's depreciated value, or \$5,000, whichever is more. Consult a tax attorney or accountant for more information. For the historic home program, there is a 25% state income tax credit for rehabilitation. Please see the web site below for more information.

KEY INFORMATION

Income-producing property must be on the National Register of Historic Places, in a historic district, or receive a preliminary determination of eligibility for the National Register. Owners must retain possession of the building for five years and maintain its historic character, or return all, or a portion of, the tax credit.

CONTACT INFORMATION

Rehabilitation Tax Credit for Historic Buildings
Wisconsin State Historical Society
816 State St.
Madison, WI 53706
(608) 264-6493
www.wisconsinhistory.org/hp/buildings/

New Market Tax Credits

U.S. Department of Treasury, Community Development Financial Institutions Fund

New Markets Tax Credits (NMTC) attract private capital investment in rural and urban low-income areas to help finance community development and create jobs. The credits reduce federal income taxes for qualified investments in census tracts with median household income of 80% or less of state or federal (MSA) median income (see the website below for targeted populations). A tax credit is a dollar-for-dollar reduction in what is owed in taxes, rather than a tax deduction.

WHO IS ELIGIBLE?

NMTCs are competitively allocated each year to Community Development Entities (CDEs), which are usually formed for each project. The CDE offers the credits to taxable investors in exchange for an equity investment in the CDE. This equity investment is then provided to a qualifying project in the form of loan partially convertible to equity, with a below-market interest rate or both. The borrower can be a nonprofit entity.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

NMTCs may be applied toward environmental cleanup and property redevelopment expenses, including:

- planning
- property acquisition
- Phase I and II environmental site assessment
- site investigation
- removal of underground storage tanks and abandoned containers
- environmental cleanup
- demolition, including asbestos abatement
- rehabilitation of buildings
- redevelopment of the property

HOW MUCH FUNDING IS AVAILABLE?

The credit provided to the investor totals 39% of the original investment and is claimed over a period of seven years (5% each of the first three years and 6% for each of the remaining four years). About 10% or more of the project cost can be covered with tax credit equity gained from selling the tax credits. So if a project requires \$10 million in financing, and receives a \$10 million allocation of New Markets, there would be a net equity infusion of \$1 million.

CONTACT INFORMATION

WHEDA

201 West Washington Ave

Suite 700

Madison, WI 53703

(608) 266-7884

www.wheda.com/root/WhedaProducts/NewMarketsTaxCredits/

Community Dev. Financial Institutions Fund

NMTC Support Line: 202-622-6355

www.cdfifund.gov/what_we_do/programs_id.asp?programID=5

Reassignment of Tax Foreclosure Judgment

Counties, City of Milwaukee, Wisconsin Department of Natural Resources

This procedure allows local governments to pass the title of a tax-delinquent contaminated property directly to someone who has agreed to clean up the property. Reassignment of foreclosure, also known as “assignment of foreclosure judgment,” means that counties or the City of Milwaukee can assign property tax foreclosure judgments directly to someone other than themselves when taking title using foreclosure through the courts (also called an *in rem* process). The party requesting the assignment of the tax foreclosure judgment must have a written agreement that has been approved by the Department of Natural Resources (DNR) regarding cleanup of the contamination.

WHO IS ELIGIBLE?

Any county that uses the “in rem” process, or the City of Milwaukee, may use this tool. Anyone who signs a written agreement with DNR to clean up the contamination may request reassignment of foreclosure.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Reassignment of foreclosure is a mechanism to acquire the title to a contaminated property. It does not provide other funding.

KEY INFORMATION

Sometimes an agreement between the taxing authority and the person acquiring title is also required, in addition to the agreement with DNR. Properties where tax foreclosure judgments have been reassigned may be found using “BRRTS on the Web”, the DNR database of contaminated properties at dnr.wi.gov/botw.

CONTACT INFORMATION

Contact the City of Milwaukee or your county treasurer for local tax information, or visit the Bureau of Remediation and Redevelopment webpage at dnr.wi.gov/topic/Brownfields/lgu.html#tax_tools

Tax Incremental Financing

Wisconsin Department of Revenue

Tax incremental financing (TIF) is a tool for local governments to increase their property tax base, address blighted areas and promote development, redevelopment and job creation. After creating a TIF district (sometimes referred to as “TIDs”), the municipality may borrow to fund infrastructure improvements and land acquisition within the TIF district. The base (original) value of property in the TIF district continues to fund county, school and municipal needs. Revenues generated by the *increase* in property values in the TIF district are applied toward development expenses and debt service on the loan during the TIF period, up to 27 years, depending on type of TID.

WHO IS ELIGIBLE?

Cities, villages and towns (town authority is limited) are eligible to create a TIF district. They must develop a project plan that is approved by local government units such as planning commissions and county boards.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

The increased valued generated within a TIF district may be applied toward:

- planning
- land acquisition
- Phase I and Phase II environmental site assessment
- environmental investigation
- environmental cleanup
- demolition
- redevelopment, including business relocation and other improvements
- marketing

Unlike Environmental Remediation Tax Incremental Financing (ERTIF) Districts, TIF districts do not cover costs for the removal of underground storage tanks and abandoned containers, nor the costs of asbestos abatement.

HOW MUCH FUNDING IS AVAILABLE?

There is no cap on the increased values that may be generated in a TIF district. There are limits on the number of years a tax increment can be used and on the number of TIF districts that can be created in a municipality.

KEY INFORMATION

Increases in equalized property values within Wisconsin TIF districts have averaged 5% per year. Applications to the Department of Revenue for establishment of base values are due by December 31 of each year.

CONTACT INFORMATION

Wisconsin Department of Revenue
Division of State and Local Finance
P.O. Box 8971
Madison, WI 53708-8971
(608) 266-5708
www.revenue.wi.gov/slf/tif.html

BEFORE



AFTER



WATERFRONT REVITALIZATION PROGRAMS

South Pier District – Sheboygan

The City of Sheboygan, along with several public partners, undertook a collaborative effort to revitalize the waterfront site of the former C. Reiss Coal Company. This site had served as a distribution facility for coal, coke, and petroleum since the 1880s, but is now the site of a hotel-water park, riverfront promenade, multi-purpose educational center restaurants, shops, condominiums, and waterfront recreational facilities.

Funding for this redevelopment project included :

- \$262,000 Wisconsin Department of Administration Coastal Management Program grant;
- \$1.1 million Wisconsin Brownfields Grant;
- \$67,500 Rotary Grant;
- \$136,000 Wisconsin Department of Natural Resources Stewardship and Recreation Trail Grant;
- \$21,000 County Stewardship Grant;
- \$2.6 million Wisconsin Department of Natural Resources Land Recycling Loan; and
- Tax Incremental Financing.

Read the full success story on the RR Program webpage at dnr.wi.gov/topic/Brownfields/Success.html

AQUATIC ECOSYSTEM RESTORATION AND PROTECTION PROJECTS

U.S. Army Corps of Engineers

The Aquatic Ecosystem Restoration and Protection Projects (Section 206 of Water Resources Development Act (WRDA) 1996, as amended) can be used for the purpose of improving the environment. Eligible entities include local governments and non-profits. Projects must improve the quality of the environment, be in the public interest, demonstrate cost effectiveness and be no more than \$5.0 million in total costs. Total project cost is shared 65% federal; 35% non-federal. Non-federal cost share can consist of credit for real estate contribution, and in-kind services. Please visit www.usace.army.mil/locations.aspx and click on your location to find contact information.

BEACH ACT GRANTS

U.S. Environmental Protection Agency

Beach Act Grants are used to develop and implement programs for monitoring coastal recreation waters and notifying the public of the potential exposure to disease-causing microorganisms in these waters. Eligible applicants include states, territories, tribes (local governments may be eligible under special circumstances) that have coastal and Great Lakes recreational waters adjacent to beaches or similar points of access used by the public. Beach Grants range from \$86,000 to \$531,000 and depend on an allocation formula that considers beach season length, shoreline miles, and coastal population. There is no required match. For more information visit the U.S. Environmental Protection Agency web site at water.epa.gov/grants_funding/beachgrants/.

CLEAN WATER FUND PROGRAM (CWFP)

Wisconsin Department of Natural Resources

The Clean Water Fund Program is a subsidized loan program that provides loans to municipalities for wastewater treatment and urban storm water projects. Local governments and tribes are eligible to participate in this program. For more information visit the Wisconsin Department of Natural Resources web site at dnr.wi.gov/Aid/EIF.html.

MUNICIPAL DAM GRANT PROGRAM

Wisconsin Department of Natural Resources

This program provides funds to conduct dam maintenance, repair, modification, abandonment and removal. Eligible entities include municipalities and public inland lake districts. The grant will fund 50% of the eligible project costs of the first \$400,000 and 25% of the next \$800,000. Availability of funding is dependent on state budget. When funds are available, applications are due September 15th of each year. For more information, visit <http://dnr.wi.gov/Aid/DamMunicipal.html>.

DAM REMOVAL GRANT PROGRAM
Wisconsin Department of Natural Resources

Counties, cities, villages, towns, tribes, public inland lake protection and rehabilitation districts, and private dam owners can apply for grant funds to remove a dam they own. The DNR will reimburse 100% of eligible project costs up to a maximum grant award of \$50,000. Eligible costs include labor, materials and equipment directly related to planning the removal, the actual removal itself and restoration of the impoundment. Applications are accepted continually. Visit dnr.wi.gov/Aid/DamRemoval.html for more information.

EMERGENCY STREAMBANK & SHORELINE PROTECTION
U.S. Army Corps of Engineers

The Emergency Streambank & Shoreline Protection Projects (Section 14 of the 1946 Flood Control Act, as amended) are intended to prevent erosion damages to highways, bridge approaches, public works and other non-profit public facilities by the emergency construction or repair of streambank and shoreline protection works. The projects are available to non-federal governments. The first \$100,000 of Feasibility Phase costs are covered 100% by federal funds. Feasibility Phase costs over \$100,000 require a 50% non-federal match. Implementation costs are shared 65% federal and 35% non-federal. Please visit www.usace.army.mil/locations.aspx and click on your location to find contact information.

ENVIRONMENTAL DREDGING
U.S. Army Corps of Engineers

The Environmental Dredging Program (Section 312 of WRDA 1990, as amended) provides funds to evaluate projects to remove and remediate contaminated sediments from areas outside of the navigation channel for two purposes: to reduce the costs of future operation and to maintain the adjacent navigation project; and ecosystem restoration benefits. Local governments and non-profit organizations are eligible. There is no limit on the federal per-project funding. However, non-federal sponsors are responsible for 50% of the cost of the feasibility study and 35% of the design and construction. Please visit www.usace.army.mil/locations.aspx and click on your location to find contact information.

FLOOD DAMAGE REDUCTION
U.S. Army Corps of Engineers

The Flood Damage Reduction Program (Section 205 of 1948 Flood Control Act, as amended) provides local protection from flooding by the construction or improvements of flood control works such as levees, channels, and dams. Non-structural alternatives are also considered and may include measures such as installation of flood warning systems and/or flood-proofing structures. Local governments and non-profit organizations are eligible. The maximum federal cost per project cannot exceed \$7,000,000. The Feasibility Study is 100% federally funded up to \$100,000, with a 50%-50% split thereafter. Costs for planning and construction are split 65%

federal, 35% non-federal. Please visit www.usace.army.mil/locations.aspx and click on your location to find contact information.

GREAT LAKES LEGACY ACT
U.S. Environmental Protection Agency

The Great Lakes Legacy Act (GLLA) provides funds to clean up contaminated sediments in Great Lakes Areas of Concern. Under the GLLA a variety of project types can be conducted including sediment remediation, site characterization, source control and habitat restoration in conjunction with sediment remediation. Eligible projects must take place in one of the identified Areas of Concern (see web site). A non-federal match of at least 35% of total project costs and 100% non-federal match of operation and maintenance costs are required. The non-federal match be in-kind. For more information visit the U.S. Environmental Protection Agency web site at www.epa.gov/glla/.

GREAT LAKES PROGRAM FUNDING
U.S. Environmental Protection Agency

The Great Lakes Program Funding Grants are used to stimulate restoration and maintenance of the Great Lakes basin ecosystem through demonstration projects for Great Lakes priorities. State water pollution control agencies, interstate agencies, other public or non-profit agencies, institutions, organizations and individuals are all eligible. The typical award range is \$20,000 to \$100,000 for a period of 1-2 years with 5% required match. No match is required for grant funding, although leveraging is considered in selection of projects. Great Lakes Legacy Act projects for cleanup of contaminated sediments generally require at least a 35% match. For more information, see the U.S. Environmental Protection Agency web site at www.epa.gov/glnpo/fund/glf.html.

GREAT LAKES REMEDIAL ACTION PROGRAM (RAP)
U.S. Army Corps of Engineers

The Great Lakes Remedial Action Program (Section 401(a) of WRDA 1990) provides technical, planning and engineering assistance in the development of Remedial Action Plans (RAPs). Local governments, public and private non-profit organizations are eligible. There is no federal limit on funding; however, the program requires a 35% non-federal cost share of total project costs. For more information, see the U.S. Army Corps of Engineers website at www.glc.org/corpsrap/index.html.

COMMUNITY-BASED RESTORATION PROGRAM
National Oceanic & Atmospheric Administration

The National Oceanic & Atmospheric Administration (NOAA) offers several funding opportunities to qualifying government, tribal and non-profit entities in the state of Wisconsin. Grants are awarded as part of NOAA's Community-Based Restoration Program to target regional restoration priorities and leverage federal contributions with local resources. More information, including funding details and application deadlines can be found on the NOAA web site at www.habitat.noaa.gov/funding/northeast.html.

HARBOR ASSISTANCE PROGRAM
Wisconsin Department of Transportation

The Harbor Assistance Program supports harbor communities along the Great Lakes and Mississippi River in maintaining and improving waterborne commerce. An eligible applicant must be a local unit of government, a board of harbor commissioners organized under s.30.37, Wis. Stats., or a private owner of a harbor facility. Harbor Assistance Funds may be used to finance up to 80% of eligible project costs or, if U.S. Army Corps of Engineers financing is involved, up to 50% of the local share of eligible project costs. For more information, see the Wisconsin Department of Transportation web site at www.dot.wisconsin.gov/localgov/aid/hap.htm.

LAKE MANAGEMENT PLANNING GRANT – LARGE SCALE
Wisconsin Department of Natural Resources

The Lake Management Planning Grant – Large Scale funds are available to collect and analyze information needed to protect and restore lakes and their watersheds. Eligible applicants include local governments, tribes, qualified non-profit conservation organizations, qualified lake associations, school districts (in partnership with another eligible party), public inland lake protection and rehabilitation districts and town sanitary districts. The state may fund up to 67% of the cost with a maximum of \$25,000 per grant. However, projects may be phased into multiple grants up to a maximum of \$50,000 per year, not to exceed \$100,000 total. For more information contact your Regional Lake Coordinator. Coordinator list and additional information available at dnr.wi.gov/Aid/LakeMgmtPlanning.html.

LAKE PROTECTION GRANT
Wisconsin Department of Natural Resources

Lake Protection Grant funds are available to protect and improve the water quality of lakes and their ecosystems. Eligible applicants include counties, towns, cities, villages, tribes, qualified lake associations, public inland lake districts, qualified nonprofit conservation organizations, town sanitary districts, and other local governmental units. Grant awards may fund up to 75% of project costs with a maximum grant amount of \$200,000. For more information contact your Regional Lake Coordinator. Coordinator list and additional information available at dnr.wi.gov/Aid/LakeMgmtPlanning.html.

LOCAL BRIDGE IMPROVEMENT ASSISTANCE PROGRAM
Wisconsin Department of Transportation

The Local Bridge Improvement Assistance Program is used to rehabilitate and replace, on a cost-shared basis, the most seriously deficient existing local bridges on Wisconsin's local highway and road systems. Counties, cities, villages and towns are eligible for rehabilitation funding on bridges with sufficiency rating less than 80, and replacement funding on bridges with sufficiency rating less than 50 for bridges greater than 20 feet in length and on the Federal Bridge Inventory Selection list (NBI) at time of approval. Federal and state funds cover 80% of specific individual project costs. They are matched by 20% local funds. For more information, visit the Wisconsin

Department of Transportation web site at
www.dot.wisconsin.gov/localgov/highways/bridgeprogram.htm.

MUNICIPAL FLOOD CONTROL GRANT PROGRAM

Wisconsin Department of Natural Resources

The Municipal Flood Control Grant Program provides funds to acquire or floodproof structures, purchase easements, restore riparian areas, or construct flood control structures. Eligible applicants include cities, villages, towns and metropolitan sewerage districts. The state share of the project cost may not be greater than 70% of the eligible project costs and the department may not provide more than 20% of the funding available to any one applicant. For more information see the Wisconsin Department of Natural Resources web site at dnr.wi.gov/Aid/MunFloodControl.html.

NORTHERN WISCONSIN INFRASTRUCTURE PROGRAM

U.S. Army Corps of Engineers

The Northern Wisconsin Infrastructure Program (Section 154) provides assistance to northern Wisconsin public entities in design and reconstruction of water-related environmental infrastructure, resource protection and development projects through reimbursement of eligible expenses. Available funds depend on legislative appropriations. Communities in Ashland, Bayfield, Douglas and Iron Counties and the Bad River Tribe are eligible for the program. The program requires a 25% match. Interested communities should submit a 2-3 page application that address the following: 1) project title and location; 2) non-federal sponsor (i.e. the community); 3) contact person; 4) infrastructure needs; 5) project type (design, construction, or design and construction); 6) project schedule; 7) funding requested; and 8) demographic information (for water and wastewater projects only) including median household income, number of homes/people impacted by project, and cost per household of the project. For more information, contact the St. Paul USACE office at (651) 290-5219.

PROJECT MODIFICATION FOR IMPROVEMENTS OF THE ENVIRONMENT

U.S. Army Corps of Engineers

The Project Modification for Improvement of the Environment Program (Section 1135 of WRDA 1986, as amended) provides for ecosystem restoration through the modification to Corps structures, operation of Corps structures, or implementation of restoration features when the construction of a Corps project has contributed to environmental degradation. Eligible entities include local governments and non-profit organizations with consent of the affected local government. The federal share may not exceed \$5 million. The feasibility phase is funded 100% federal share up to \$100,000, with a 50-50 federal/non-federal split thereafter. Design and implementation have a 75-25 federal/non-federal split. Please visit www.usace.army.mil/locations.aspx and click on your location to find contact information.

RECREATIONAL BOATING FACILITIES GRANTS

Wisconsin Department of Natural Resources

The Recreational Boating Facilities Grants are used to construct capital improvements that will provide safe recreational boating facilities, conduct feasibility studies, dredge waterways and much more. Eligible entities include counties, towns, cities, villages, sanitary districts, public inland lake protection and rehabilitation districts and qualified lake associations. There is a cost share of up to 50% of total eligible costs. An additional 10% may be available if a municipality conducts a boating safety enforcement and education program approved by the DNR. An additional 30% may be available if the project meets statewide and regional requirements, as established by the Waterways Commission. For more information, visit the Wisconsin Department of Natural Resources web site at dnr.wi.gov/AID/RBF.html.

RIVER PROTECTION MANAGEMENT GRANTS

Wisconsin Department of Natural Resources

River Protection Management Grants are used to protect and restore rivers and their ecosystems. Eligible applicants include local governments, qualified river management organizations, and qualified non-profit conservation organizations. Grantees can be reimbursed up to 75% of eligible project costs, not to exceed \$50,000. For more information, visit the Wisconsin Department of Natural Resources web site at dnr.wi.gov/Aid/Rivers.html.

RIVERS, TRAILS & CONSERVATION ASSISTANCE PROGRAM

U.S. National Park Service

The Rivers, Trails and Conservation Assistance Program works collaboratively, by invitation, with partners on a wide variety of conservation and recreation projects. These partners include nonprofit organizations, community groups, tribes or tribal governments, and local, State, or federal government agencies. RTCA provides a variety of assistance tailored to the partner's needs, but does not provide direct grants.

RTCA often acts as a catalyst to help assemble the necessary pieces to achieve on-the-ground conservation success, helping identify resources, navigate the planning process, and convert ideas into actions. Program staff often provide assistance in conceptual planning, organizational development, and capacity building. Information from the National Park Service can be found on-line at www.nps.gov/ncrc/programs/rtca/index.htm.

SNAGGING AND CLEARING FOR FLOOD CONTROL

U.S. Army Corps of Engineers

The Snagging and Clearing for Flood Control Program (Section 208 Flood Control Act 1954, as amended) funds clearing and snagging or channel excavation and improvement, with limited embankment construction by use of materials from channel excavation. Eligible entities include local governments and non-profit organizations. Project studies are 100% federally funded, with a 35% non-federal cost share for implementation, up to \$500,000 per project. Please visit www.usace.army.mil/locations.aspx and click on your location to find contact information.

URBAN NONPOINT SOURCE & STORM WATER GRANTS (UNPS & SW)

Wisconsin Department of Natural Resources

The Urban Nonpoint Source & Storm Water Grants are used to improve urban water quality by limiting or ending sources of urban nonpoint source (run-off) pollution. Local governments and special purpose lake, sewage or sanitary districts are eligible for these grants. Governmental units can be reimbursed up to 70% for eligible planning activities (awards not to exceed \$85,000). Urban Construction grants are also available to cost-share (up to 50%) the design and installation of structural pollution abatement practices to control storm water runoff (awards for construction not to exceed \$150,000, with another \$50,000 possible for property acquisition). For more information, visit the Wisconsin Department of Natural Resources web site at dnr.wi.gov/Aid/UrbanNonpoint.html.

URBAN RIVERS GRANT

Wisconsin Department of Natural Resources

The Urban Rivers Grant funds are available to buy land on or adjacent to rivers flowing through urban areas to improve outdoor recreation opportunities. Eligible applicants include counties, towns, cities, villages, and tribal units of government with a DNR-accepted comprehensive outdoor recreation plan, and certain non-profit organizations. A 50% local match is required. For more information, visit the Wisconsin Department of Natural Resources website at dnr.wi.gov/topic/Stewardship/Grants/UrbanRivers.html .

BEFORE



AFTER



Viroqua Food Cooperative – Viroqua

In 1993, the City of Viroqua condemned and demolished the former Viroqua Creamery in downtown Viroqua, and began environmental assessment to ready the site for redevelopment. In 2005, the Viroqua Food Cooperative purchased the property and built a 7,000 square feet retail space.

Funding for this redevelopment included:

- Free assessment services through Wisconsin Department of Natural Resources Brownfield Environmental Assessment Pilot;
- \$102,000 Wisconsin Brownfields grant; and
- Tax Incremental Financing.

Read the full success story on the RR Program webpage at dnr.wi.gov/topic/Brownfields/Success.html

RELATED FINANCIAL INFORMATION

ECONOMIC DEVELOPMENT PROGRAMS
Wisconsin Economic Development Corporation (WEDC)

In addition to the Brownfields Program and Site Assessment Grant, the Wisconsin Economic Development Corporation (WEDC) has many other programs that may assist in brownfields cleanup and redevelopment. Many of these programs are part of annual budgets and program availability may vary. Examples of these programs include the Community Development Investment Grant and Idle Industrial Sites Redevelopment Programs. Please see WEDC's website for current funding availability at inwisconsin.com/community-development/programs/.

ADAPTIVE REUSE OF BUILDINGS
Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority (WHEDA) offers loans and tax credits for redevelopment of blighted buildings into housing units, or into other new uses that include housing. This may include abatement of asbestos and lead paint hazards, and removal of underground storage tanks. Staff can also help determine the feasibility of adaptive reuse of a building. For more information, contact WHEDA multi-family professional staff at 1-800-334-6873, or visit www.wheda.com/root/WhedaProducts/Multifamily.

BROWNFIELDS INSURANCE
Various Companies

A growing number of environmental insurance products are available to manage the financial risk associated with environmental cleanup projects. Insurance is available to insure against environmental liability, third party claims and cost overruns. For general information about environmental insurance, please see U.S. EPA's web page at www.epa.gov/brownfields/insurance/.

CONTAMINATED LANDS ENVIRONMENTAL ACTION NETWORK (CLEAN)
Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment maintains an interlinked system providing information on different contaminated land activities in Wisconsin. This network consists of an online database known as BRRTS On the Web (BOTW), and a web-based mapping system known as RR Sites Map. BOTW provides information on contaminated properties and other activities in Wisconsin. RR Sites Map allows a user to view different layers of contamination data using a Geographic Information System (GIS) tool. Both are updated on a daily basis. Please visit dnr.wi.gov/topic/Brownfields/clean.html.

EMERGENCY REMOVALS

U.S. Environmental Protection Agency

The U.S. Environmental Protection Agency (EPA) may provide assistance to mitigate the risks associated with discharges of hazardous substances that pose “imminent and substantial endangerment to public health, welfare or the environment.” This could include impacted public or private potable wells, contaminated soil or surface water and pollutants in the air. It could also include abandoned properties with stained soils; or with drums, pits, tanks or other risks to public health or the environment. The circumstances must fit EPA’s criteria for removal action in order to receive a federal response, and the Wisconsin Department of Natural Resources must submit the request for assistance when emergency removals may be needed in Wisconsin. The agency also may be able to identify the person responsible for the discharge to the environment and then provide oversight of their response actions. If the responsible person is not identified, EPA may activate their contractors to respond, in which case EPA may later take action to recover its costs. For more information, visit the EPA website at www.epa.gov/superfund/policy/remedy/sfremedy/overview/removal.htm, or the DNR website at dnr.wi.gov/topic/Spills/Federal.html.

HOUSING PROGRAMS

Wisconsin Department of Administration

The Department of Administration offers over \$40 million annually in grants and loans to expand local affordable housing and support services to people without housing, people with disabilities, low-and moderate-income residents, the elderly and the homeless. The following programs are managed by the Division of Housing:

- Home Investment Partnerships Program (HOME)
- Housing Opportunities for Persons With AIDS (HOPWA)
- Emergency Shelter Grant Program (ESG)
- State Shelter Subsidy Grant Program (SSSG)
- Transitional Housing Program (THP)
- Housing Cost Reduction Initiative (HCRI)
- Projects for Assistance in the Transition from Homelessness (PATH)
- SSI/SSDI Outreach, Access & Recovery (SOAR)
- State Shelter Subsidy Grants
- Critical Assistance (CA)
- Homeless Prevention Program (HPP)

Eligible applicants include local units of government, tribal governments, housing authorities, non-profit and for-profit organizations. For more information please visit the Department of Administration Division of Housing website at doa.wi.gov.

INDUSTRIAL REVENUE BONDS

State of Wisconsin

Industrial Revenue Bonds (IRB) allow Wisconsin cities, villages and towns to support industrial development through the sale of tax-exempt bonds. Proceeds from the bond sale are loaned to businesses to finance capital investment at manufacturing facilities. The IRBs are municipal bonds, but are not general obligations for the municipality. The company or business that will use the facilities provides the interest and principal payments on the loan. The local government is in partnership with the business, lending its name, but not its credit, to the bond issue. These bonds may finance construction and expansion of manufacturing facilities, including the cost of land, construction of new or expanded facilities, purchase of equipment, and payment of certain costs incurred in the issuance of the bonds. For more information, visit the Wisconsin Economic Development Corporation's website at inwisconsin.com/community-development/programs/industrial-revenue-bond/.

MAIN STREET PROGRAM

Wisconsin Economic Development Corporation (WEDC)

The Main Street Program promotes historic and economic development in traditional Wisconsin business districts. It can provide assistance with historic restoration as well as marketing, business recruitment and retention, real estate development, market analysis, and public improvements. WEDC staff members provide on-site technical assistance, training, design assistance, market analysis and small business consultations. Applicants need to define the commercial district, commit to historic preservation, establish a volunteer board of directors, procure local funding, develop public/private partnerships and hire an executive director. For more information, please visit the Wisconsin Economic Development Corporation's website at inwisconsin.com/community-development/programs/main-street-program/.

NATIONAL TRANSPORTATION ALTERNATIVES CLEARINGHOUSE (NTAC)

Federal Highway Administration

The National Transportation Alternatives Clearinghouse (NTAC) is an informational service of the Federal Highway Administration and the Rails-to-Trails Conservancy. It provides professionals, policy makers, and citizens with information on how to use Transportation Alternatives funds to expand travel choices and improve the quality of life in their community. For more information, see www.ta-clearinghouse.info/index.

COORDINATION OF LAND USE AND TRANSPORTATION PLANNING

Federal Highway Administration

The Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) support the coordination of transportation and land use planning and related activities through State Departments of Transportation, transit agencies, and metropolitan transportation planning organizations. The FHWA and FTA provide funds for transportation planning processes required by 23 USC 134 and 135 and for projects selected through other federal-funding categories. For more information, refer to the Transportation Planning Capacity Building Program: www.planning.dot.gov and www.fhwa.dot.gov/planning/ppasg.htm.

SOLID AND HAZARDOUS WASTE EDUCATION CENTER (SHWEC)

University of Wisconsin – Extension

The Solid and Hazardous Waste Education Center works to enhance Wisconsin's environment and economy by providing information, education and technical assistance to communities, industries, governments and educational and research institutions. The SHWEC programs include:

- Industrial pollution prevention
- Industrial and community recycling
- Environmental management planning
- Solid waste source reduction
- Community environmental protection
- Sustainable design
- Energy conservation
- Renewable energy

Visit the Center's website at <http://www.uwex.edu/shwec/index.cfm> for more information.

STATE-FUNDED RESPONSE

Wisconsin Department of Natural Resources

A portion of Wisconsin's Environmental Fund is administered by the Department of Natural Resources (DNR) to provide funds for environmental contamination problems where a responsible party is unknown, or is unable or unwilling to investigate or clean up contamination. This fund may be used for spill response, temporary emergency water supplies, investigation to find the source of the contamination, cleanup of soil and groundwater contamination, remedial action at landfills and other needs. The DNR does not accept applications for this funding, except for funds to supplement a Well Compensation Grant in hardship situations (see the following item). For Environmental Fund dollars spent at each state-funded response action, DNR determines whether it is able to recover some or all of the costs from someone that is responsible for the contamination. For more information, visit the DNR website at [dnr.wi.gov/topic/brownfields/rrprogram.html#State-funded cleanups](http://dnr.wi.gov/topic/brownfields/rrprogram.html#State-funded%20cleanups).

WELL COMPENSATION GRANTS

Wisconsin Department of Natural Resources

These grants are for private residential water wells that have been contaminated by chemical contaminants. Local governments and schools districts are not eligible. Well owners may be eligible if the Department of Natural Resources (DNR) has advised them in writing not to drink the water, or if two tests from a certified laboratory show contaminant concentrations that exceed a health or groundwater standard. Funds may be used for reconstructing a contaminated well, drilling a new well, connecting to an uncontaminated private or public water supply, properly abandoning the existing contaminated well, providing temporary bottled water and installing a state-approved treatment unit if no other alternative is feasible. For more information, please visit dnr.wi.gov/aid/wellcompensation.html.

Brownfield Web Sites

Wisconsin Department of Natural Resources (DNR) Remediation and Redevelopment (RR) Program

dnr.wi.gov/topic/brownfields/

Wisconsin Brownfields Study Group

dnr.wi.gov/topic/Brownfields/bsg.html

Wisconsin Economic Development Corporation (WEDC)

inwisconsin.com

Wisconsin Department of Administration- Division of Housing (DOA-DOH)

doa.wi.gov/section.asp?linkid=242&locid=173

U.S. Environmental Protection Agency, Brownfields and Land Revitalization

epa.gov/brownfields/

U.S. Environmental Protection Agency Region 5 Brownfields

www.epa.gov/region5brownfields/

Brownfields and Land Revitalization Technology Support Center, U.S. EPA

www.brownfieldstsc.org

National Brownfields Coalition

www.smartgrowthamerica.org/brownfields

City of Milwaukee, Brownfields Redevelopment

city.milwaukee.gov/BrownfieldsRedevelopment.htm

Northeast-Midwest Institute Brownfields Information

www.nemw.org/index.php/policy-areas/brownfields

Local Government Environmental Assistance Network

www.lgean.org/

International City/County Management Association Brownfields Information

icma.org/en/icma/knowledge_network/topics/kr/Topic/23/Brownfields

Agency for Toxic Substances & Disease Registry (ATSDR) Brownfields/Land Reuse Health Initiative

www.atsdr.cdc.gov/sites/brownfields/

Brownfields Renewal

www.brownfieldrenewal.com/

U.S. Conference of Mayors- Brownfields

usmayors.org/brownfields/

Financial Resources Web Links

Brownfields Funding

dnr.wi.gov/topic/Brownfields/Financial.html

U.S. EPA Brownfields Grants and Funding

www.epa.gov/brownfields/grant_info/

Directory of all Department of Natural Resources Financial Programs

<http://dnr.wi.gov/Aid/Grants.html>

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240.

This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

For More Information

For more information about the Remediation and Redevelopment Program, please check out our web site at dnr.wi.gov/topics/Brownfields.

Cover Photo Credits

Top “Before” Pictures (left to right)

Aftermath of November 2009 fire at Columbus Chemical Plant (Columbus), Excavation equipment at Don Miller site (Madison), Viroqua Whey Plant (Viroqua), Badger Garage site (Three Lakes), Peter Cooper site (Oak Creek), Spill response at Mitchell Airport- January 2012 (Milwaukee).

Bottom “After” Pictures (left to right)

Former Glatfelter Mill- Now Plexus Headquarters (Neenah), Uptown Commons, formerly Main Street properties (Chilton), Tundra Lodge, formerly Green Bay Structural Steel (Green Bay), Phoenix Park at the former Phoenix Steel Company (Eau Claire), Valencia Lofts, part of a larger redevelopment in downtown Middleton (Middleton), Signage at the former Don Miller site (Madison).

*Unless otherwise noted, all inside photographs courtesy of the Wisconsin Department of Natural Resources.



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