



# Local Brownfields Redevelopment Leaders: Success Stories & Lessons Learned

Part 1

Deb Lewis, Mayor – Ashland

# Ashland, Wisconsin



*Find yourself next to the water.*

**ASHLAND** 

The logo graphic consists of a stylized blue wave or water line below the word 'ASHLAND', with a small white bird-like shape above the wave.

# BACKGROUND

- ▣ City of Ashland has two idle former industrial sites in the process of remediation for reuse.
  - “Roffers” site:
    - Φ Approx. 4.4 acres residential inner-city adjacent to recreational corridor
    - Φ Zoned Mixed Residential-Commercial
    - Φ Future Intended Use:     Infill Housing Units

# BACKGROUND, CONT'D...

## “TIMELESS TIMBER” SITE:

- ▣ 7 parcels of land and 2 undeveloped ROW's totaling 40 acres
- ▣ Currently zoned Commercial Highway
- ▣ Located in “Distressed T.I.D.”
- ▣ Future Intended Use: Commercial Redevelopment on Major Hwy 2 Corridor

# ROFFERS SITE HISTORY

- ▣ Originally a roundhouse built by Omaha RR between 1890-95
- ▣ Brick six-stall structure added in mid-1910's
- ▣ Roundhouse abandoned 1936
- ▣ Used as sawmill
- ▣ Home of Roffer's Construction Co. until 2007
- ▣ City accepted ownership by donation 2007
- ▣ Contaminants include arsenic, lead and chromium in amts. that exceed non-industrial site stds.

# “Roffers Site Redevelopment Area 1910



# “ROFFERS” REDEVELOPMENT AREA CIRCA 1970



# HISTORY OF CLEAN-UP PROCESS

- ▣ 2013, \$ 36,000 Grant from the Wisconsin Economic Development Corporation (WEDC) to assist with the removal of the former turntable foundation and surface concrete. The grant was also used to conduct required random soil testing around the foundation to evaluate the soils.
- ▣ Soil tests revealed a layer of unknown contamination around the foundation approximately 1 to 2 feet below the surface.
- ▣ 2014, \$9,460 City funds, to further assess contamination.



# SOURCES OF PROJECT FUNDS

- ▣ Updated “All Appropriate Inquiry” completed
- ▣ January 2016: Transfer of Title to City of Ashland Housing Authority
- ▣ Spring 2016: WDNR ‘Ready for Reuse’ Grant  
\$400,000  
+  
City of Ashland Match: \$217,500 “Tipping Fees” at City Landfill  
+  
Approx. \$7,000 City Cash Match

# Roffers Redevelopment Area pre-2016



*Monroe Photography*

# Remediation Completed September 2016

Site Redevelopment of the former Roffers Construction Property  
is Financed in part by:



**EPA** United States  
Environmental Protection  
Agency

Environmental Consulting and Engineering for the  
City of Ashland Provided by Ayres & Associates

**Site cleanup will consist of removal of shallow  
contaminated soils. Excavation will be backfilled with  
clean soil to reduce direct contact with contaminants  
in soil. Work is being financed, in part, by two  
\$200,000 WDNR and USEPA Ready for Reuse Grants.**

Questions regarding Site Work? Call Bob Miller  
of the City of Ashland Department of Planning  
and Development at (715) 682-7002

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**ASHLAND**  
visitashland.com WISCONSIN

**Report Criminal Activity, Please Contact the City of Ashland Police Department at-911 or (715) 682-7062**

# Roffers Site Redevelopment, Future Vision



# Timeless Timber Site



*Monroe Photography*

# TIMELESS TIMBER SITE



# Timeless Timber Site



# Timeless Timber Site History

- ▣ Property previously owned by Ashland Board of Ed. Early 1900's; heavy machine manufacturer; Louisiana Pacific (forest products); Superior Water Logged Lumber/Timeless Timber; currently serves as warehouse for plastic pellets from Deltco Plastics (a plastic recycler)
- ▣ City of Ashland acquired clear title in 2015 following foreclosure proceeding after asserting reversionary clause



# Timeless Timber History, Cont'd

- ❑ Prior environmental investigations were performed on the site in 2011 and 2012
- ❑ Known contaminants on the site identified include arsenic and chromium.
- ❑ Phase I assessment was completed on a portion of the site in November of 2015 prior to the City taking ownership, (required within six months of acquisition in order to be eligible for possible future grant funds.) Phase I assessment identified a need for additional site investigation work (Phase II Site Assessment).
- ❑ Soils under the existing building and concrete/asphalt areas on the site have never been assessed relative to possible contamination.

# SOURCES OF TOTAL PROJECT FUNDS

▣	WEDC SAG Grant	\$150,000
▣	WDNR WAM Funds	\$ 38,940
▣	City of Ashland TIF	\$125,000
▣	City of Ashland staff time*	<u>\$ 3,000</u>
▣	TOTAL PROJECT	\$316,940

# Project Budget

- Total project cost is estimated to be \$308,000 (per the grant budget; since the grant submittal time, the City was notified the WAM program will be providing \$38,940 to complete the needed work, not the \$30,000 originally budgeted).
- The SAG program requires a 50% match. To obtain the full award amount of up to \$150,000, the City must also contribute up to \$150,000.
- It is estimated there will be \$55,000 worth of site investigation work to be completed. \$25,000 of that would be covered with SAG funds, and \$30,000 would be covered with WAM funds. (Since the submittal of the SAG application, the City was notified they will be awarded approx. \$38,940 in WAM funds to complete the needed work).
- Estimated \$250,000 worth of environmental site work needed, which includes demolition of the Timeless Timber building, removal of the concrete/asphalt, and additional soil investigations. The SAG funds would cover \$125,000 of this, and the City would cover the remaining \$125,000 of this utilizing TID 9 funds.
- Estimated \$3,000 worth of City staff time required to administer the grant and complete all required paperwork and updates.

# Timeline

- ▣ Intended schedule:
  - Fall 2016: conduct environmental site investigations and complete pre-demo building inspection.
  - Fall/ Winter 2016: Demo existing buildings on the site and remove concrete/asphalt.
  - Late Fall 2016/ Spring 2017: Conduct additional site investigations under building/concrete areas.
  - 2017: begin remediation efforts that may be necessary. May require additional grant funding depending upon the extent of contamination. Site may be ready for redevelopment by early summer 2017 depending upon contaminant levels and remediation that may/may not be needed (i.e., possible a cap could suffice).

# LESSONS LEARNED

## ▣ 3 P's:

- Patience
- Perseverance
- Partnership

# Many Thanks To Our Partners:

- ▣ WEDC
- ▣ U.S. E.P.A.
- ▣ Wisconsin D.N.R.
  
- ▣ Both the WDNR and WEDC have been very helpful in developing a way to conduct the necessary site investigation work for the Timeless Timber property, and to assist the City of Ashland in getting this site ready for redevelopment as expediently as possible.

THANK YOU FOR YOUR  
ATTENTION!



# Contact

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