

Economic Impact Committee Meeting #2 Minutes

April 22, 2014, 10 a.m. to Noon
West Allis City Hall and call-in option

ATTENDEES

Nancy Frank, UW-Milwaukee; John Stibal, City of West Allis; Mat Reimer, City of Milwaukee; David Holmes, Stantec; Corey Zetts, Menomonee Valley Partners; Michael Prager, DNR; Barry Ashenfelter, DNR

AGENDA ITEM 2: (Review of past meeting minutes)

Nancy asked for comments or corrections to the minutes for the March 27 meeting. There were none. John moved approval, Mat seconded. Motion passed unanimously.

AGENDA ITEM 3: (Update on activities since last meeting)

Nancy discussed the email request for impact reports and case studies that went out to the full Brownfield Study Group distribution list. She received several Wisconsin case studies. In addition, Barry is sending her brownfield program impact reports from other states and EPA. Nancy and a graduate student at UWM are reviewing these studies and reports, compiling data, and working to create a memo outlining their short-term findings by late summer.

Committee members considered additional ways to acquire Wisconsin case studies that identify the costs and benefits of brownfield remediation and redevelopment. The group recommended that Nancy create a brief survey (or data request form) identifying key case study data to be collected, and distribute the survey, on behalf of the committee, to local governments, planners, consultants and others with knowledge of specific brownfield redevelopment projects.

Possible survey items include the number of jobs created, the number of acres involved, before-and-after property value changes, neighborhood revitalization impact, the overall project cost (including private sector contribution), leveraged and/or tangential effects, the opportunity cost of not cleaning up and redeveloping the property, the type of cleanup (simple/complex), contaminants involved, whether the project would have occurred (at all or in the same time frame) without public involvement and/or existing brownfield policies. The group decided to leave the survey open to any type of site, and not limit it to commercial/industrial.

Action Item	Decision/Recommendation	Dissenting Opinions
Should the committee solicit more case study input?	Recommend yes	None

Assignments	Timeframe	Person(s) Responsible
Create and distribute a case study survey	By June 10	Nancy

AGENDA ITEM 4: (Funding discussion)

John said he made a few calls to investigate the likelihood of raising private sector funds to pay for the economic impact study. He said it was somewhat difficult to discuss the survey idea without having more details, or a fact sheet, to provide, but his impression was that private money could be raised to pay for the study. He suggested that \$5,000 per donor might be a good level.

David discussed the \$25,000 Stantec research grant he recently applied for, which is related to the committee's brownfield program impact study idea. He should know in the next few weeks if the money will be available. He said it would be helpful for him and other consultants to have an objective analysis undertaken.

Committee members discussed optional ways to receive and distribute the money. 501(c)3 organizations were considered. John will contact the Wisconsin Economic Development Association to see if they would be willing to be the entity that accepts donations and pays bills for the brownfield redevelopment impact study project.

Assignments	Timeframe	Person(s) Responsible
Contact WEDA	By May 23	John

AGENDA ITEM 5: (Next steps and proposed process)

Nancy said the goal of the study is to get an objective, independent evaluation of the fiscal and economic impacts of Wisconsin's brownfield remediation and redevelopment efforts. Study results will inform Study Group members, DNR staff, and administrative and legislative decision-makers.

Corey noted that Menomonee Valley Partners is currently working with the Public Policy Forum to analyze and evaluate the revitalization of the Valley over the past 15-20 years. Part of this examination will focus on brownfield policies and public funding, and attempt to assess the impact. The study and report should be completed by late summer this year.

David asked if the proposed Study Group impact study would include an analysis of US EPA funding. Nancy indicated that it likely would, and that the group will need data from EPA, WDNR and WEDC, on public grants, loans and tax credits related to brownfield site assessment, cleanup and redevelopment. David also suggested that Stantec could, potentially, review a number of brownfield projects in several cities they are working with to ascertain jobs created and property value changes.

The group discussed whether a RFP (request for proposals) or a RFQ (request for qualifications) process would work best. It was tentatively decided that a RFQ may be the most efficient way to proceed.

Action Item	Decision/Recommendation	Dissenting Opinions
Should BFGS issue a RFP or RFQ for study	Recommend RFQ	None

Assignments	Timeframe	Person(s) Responsible
Collect all available data on public brownfield funding and impact from EPA, WEDC and DNR	By May 20	Barry

AGENDA ITEM 6: (Work assignments for next meeting)

Nancy said she would draft both a RFQ and a RFP-like summary (or scope of work) of the study proposal for consideration by the full Brownfields Study Group at its May 23 meeting. Nancy will also set up a FTP site as a central repository of model/illustrative impact studies from other states and EPA, Wis. case studies, data files, etc.

Corey said she would provide a copy of the scope of work for the Menomonee Valley study. David will look into available EPA data and glean what he can from that. Mat and John will review and compile available brownfield impact data from Milwaukee and West Allis respectively.

A conference call will be held on May 20, from 10-11 a.m. to discuss Nancy's draft summary for the Brownfield Study Group. The next in-person meeting will be held on June 5, from 1-3 p.m. at West Allis City Hall.

Assignments	Timeframe	Person(s) Responsible
Draft 1-2 page summary of study proposal, along with RFQ	By May 20	Nancy
Set up FTP site for document collection	By June 1	Nancy
Provide copy of Men. Valley study scope of work	By April 30	Corey
Review US EPA funding impact data	By June 1	David
Compile local data on brownfield impacts	By June 1	John and Mat
Create next meeting agenda and distribute	By June 1	Nancy and Barry

NEXT MEETINGS

Conference call: May 20, 2014, from 10-11 a.m.

Call-in #: (866) 244-1377, Passcode 6768325#

In-Person:

June 5, 2014, from 1-3 p.m.

West Allis City Hall

7525 W Greenfield Ave, Room 128

West Allis WI 53214

Call-in option: Dial 1-605-475-6006, and enter conference code 5478110#.

Brownfield Study Group Web Page: <http://dnr.wi.gov/topic/Brownfields/bsgreport.html>