

DATE: March 4, 2024 FILE REF: 02-54-560205, 02-54-560181 & 07-54-590659  
TO: General Motors Property & GM Haul-Away Yard (a.k.a. JATCO) property files  
FROM: Janet DiMaggio  
SUBJECT: Green Team Meeting

#### Attendees

- WDNR: Michael Prager & Janet DiMaggio
- Ayers Associates: William (Bill) Honea
- City of Janesville Economic Development Director: Jimsi Kuborn
- WEDC: Jason Scott

#### Agenda

- Introductions
- Property acquisition, relocation order process
- Liability protection for the city
- Redevelopment reuse plans
- Closure letters and continuing obligations and how they affect redevelopment, post closure modification process
- Financial assistance, WEDC, DNR, and other
- Working together, next steps

Jimsi: City of Janesville (COJ) starting on acquisition process; working on different redevelopment proposals. CDC/Jaines LLC (CDC) is the current owner of the property. Recent change in COJ leadership; Kevin Lahner is the new City Manager. COJ looked at the GM properties for condemnation. CDC owes COJ >\$200K for utilities and >\$500K in taxes. The owner hasn't paid property taxes in over a year. CDC has no intention of spending money on site (removal of demolition waste). This is a huge concern with COJ leadership. Approvals given from COJ management and council to look at condemnation. Have TIF district so have public safety and public health aspect covered.

The sites have a small parking lot on the north side by a local bar and another small one for some cars trucks. There is a parcel on JATCO owned by Silha and Sons Inc. (excavating co.) to store heavy equipment. Therefore, site access to the JATCO site is via Conde on eastern side of that site. Will need formal relocation process for Zoxx Social Club (411 W State Street).

Ayes droned each of the sites in Jan 2024, developed a topography map, and developed an image overlay topography map. Redevelopment will be a long process. COJ has had conversations with State Rep Connelly, Sen Baldwin on Fed side, as well as with the US EPA. EPA has a Brownfield Clean-up grant; the grant can go in phases, need Ph I & II and Master Plan in place before they can qualify for EPA grant.

Bill: Ayers has looked at the sites; need to perform above ground demo removal and rail spur clean up. There is not a future use plan in place, but they have developed some cost estimates for a use plan for non-industrial use (i.e., additional clean-up).

Jimsi: The relocation order notifies all 7 parcel owners so they know COJ is going for condemnation. Appraisals will be done on all 7 parcels. Owners can do own do their own appraisal and if they do not

agree on a sales price, it would go to an impartial arbiter. If they still disagree, it can go through circuit court to get reading on a just cost. If COJ sticks to this plan, they could have ownership by the end of the year. Appraisals are done considering the property at a shovel ready, greenfield state - so COJ has to factor in how to get the property to that state plus costs of back taxes, etc.

Michael: COJ can qualify for the State's LGU exemption; condemnation and blighted properties both qualify for this. If COJ acquires the properties, they do have to adhere to the continuing obligations (COs) on the closed sites. COJ can opt to get the liability exemption (fee based request) but they don't need to get this. COJ can also get the exemption after acquisition.

Jimsi: COJ created TID 42, effective Jan 2023 for this area. COJ can send this to DNR and they can take a look at it. Relocation order is on file with the county clerk and that has a map. Jimsi can include that.

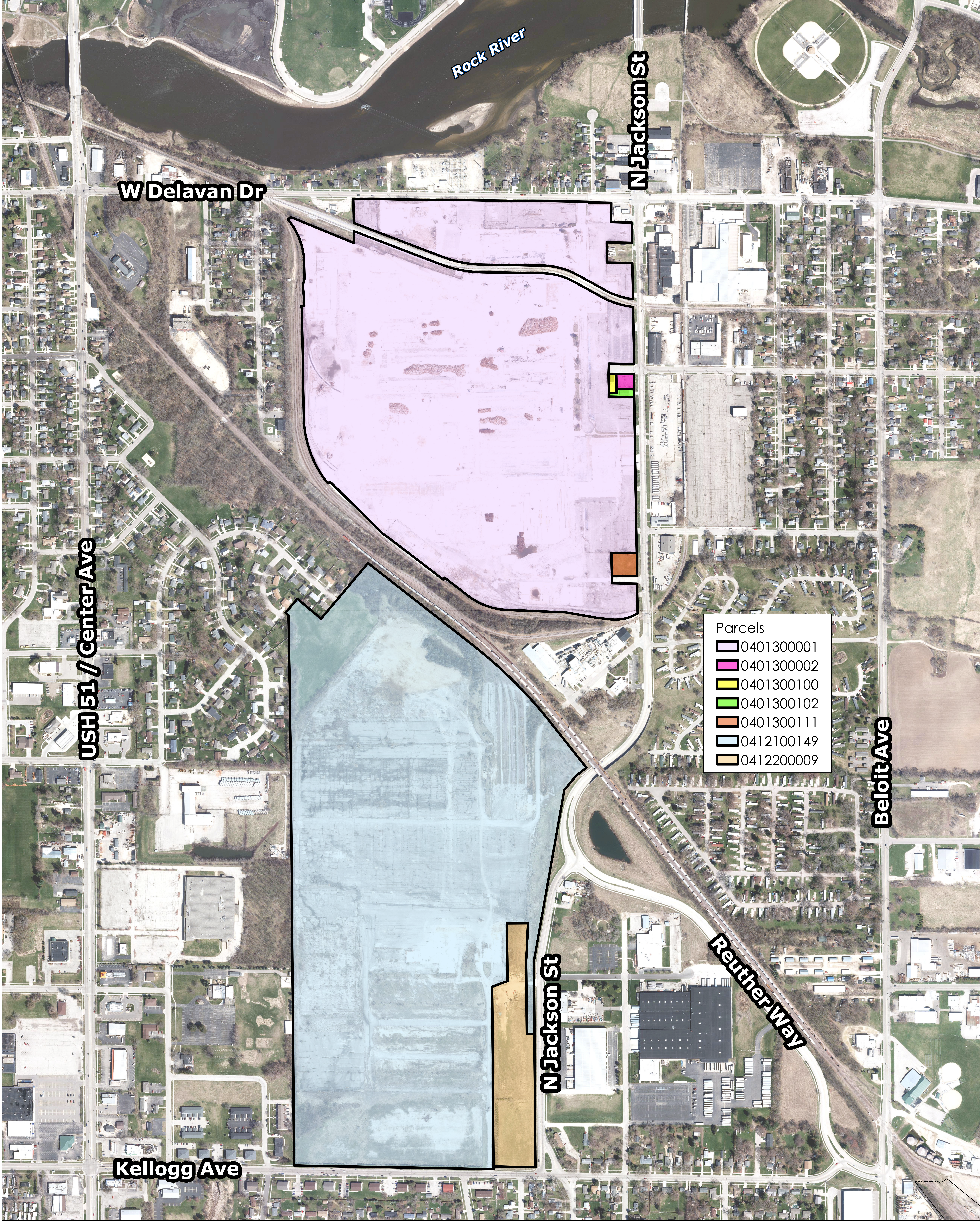
Bill: When Ayers does the Phase I for the EPA grant, they can gather info on all the parcels. There are some parcels which were not a part of either DNR site. They will try to submit the information in the fall for the acquisition process and will do the Phase II later.

Jason: Discussion on grants – there may not be money for the master planning or preliminary work. WEDC has SAG and Idle Sites grants. Might have to rule out SAG. SAG is generally not awarded if the causer of contamination is known. Idle Sites grant was provided to CDC (property owner) in 2028. It was not used; CDC did not adhere to the terms, so WEDC lapsed those grants. COJ could apply again. Jason will get COJ more detail. This time the scenario is better; COJ has control and is not relying on a third party. Grant max has been reduced to \$200K (used to be \$500K). The Idle Sites grant is limited to concrete removal, environmental work, infrastructure, but no new buildings. Can do when have a firm end user or can do if COJ invests up to 25% of grant amount. The match can be funded through other EPA grants as long as there is an end use and COJ has developed a site redevelopment plan.

Janet: discussed the sites were both closed with industrial zoning considerations. COJ may need to re-evaluate the residual contamination if zoning use changes. The Main GM Property has a table which lists the COs applied to each of the six parcels. There is a technical assistance letter for the former GM Haul Away Yard (JATCO) property dated September 28, 2022 which provides some information on what might be needed there for redevelopment. On JATCO, there are several former sites but most of the investigation was focused on the center part of that parcel. Additionally, there is a summary page that was developed by DNR for COJ, the County, and Forward Janesville that was sent by Mark Aquino in approximately July 2022. The Waste Program has also been encouraging Jaines LLC to have the solid waste removed from the GM main parcel. Contacts in the DNR Waste Program are Dan Werner [Daniel.Werner@wisconsin.gov](mailto:Daniel.Werner@wisconsin.gov) and Bridget Kelly his supervisor [BridgetBKelly@wisconsin.gov](mailto:BridgetBKelly@wisconsin.gov)

Michael: Kansas State University has the Technical Assistance for Brownfields (TAB) program <https://www.ksutab.org/> with some money. They work with partners and can provide different types of assistance to communities with brownfield projects. TAB can put together a redevelopment plan and or prepare a funding roadmap that identifies many types of federal funding programs that may help the city with the projects. TAB did one of those funding road maps for Green Bay, TAB prepared a detailed plan for funding including lesser known federal pots of money and Green Bay successfully obtained funding from several of those programs. In addition to the KSU TAB, EPA also has a program with contractors who do redevelopment planning for local governments. TAB prepared detailed plan for funding including lesser known federal pots of money. EPA also has a program with contractors who do redevelopment planning for local governments. Micheal will send COJ some information on these. DNR has a program, Ready for Reuse (R4R) which can provide some money once there is a plan for redevelopment. It is not a grant but a loan; some could be partially forgivable.





Parcels

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**Proposed Relocation Order for Property within  
TID 42 for Blight Elimination Purposes**



2/21/2024; Z.Pennycook, Engineering Division  
Y:\Projects\Economic\_Development\TID Maps\TID 42\Acquisition\Acquisition.aprx  
Parcels\_36-68