



Transformation: Downtown Stevens Point

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CITY OF WONDERFUL WATER



Brownfields

Contamination

- The presence or the perceived presence of contamination limits opportunities for sites within a community
- Lack of interest by developers due to the uncertainty
- Contaminated sites are unproductive, and can be a drain on a community, especially in regards to aesthetics and tax revenue
- Contaminated sites may pose safety concerns
- Challenging to redevelop the sites because of uncertainty and funding



Redevelopment Opportunities

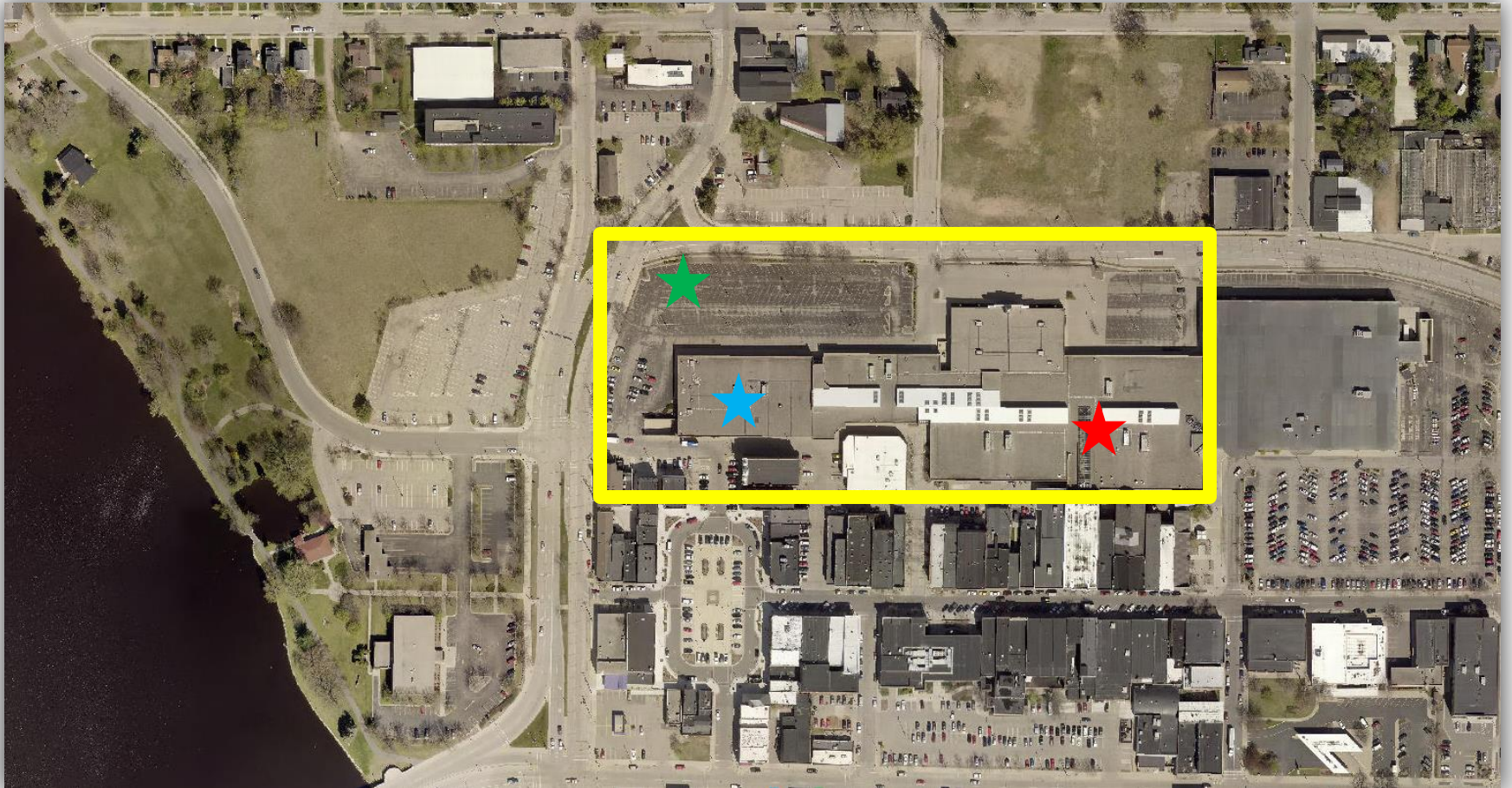
- Stevens Point has decided to take these challenges head-on
- Funding support from WDNR and WEDC was a critical component
- Two projects within the downtown:
 - **Mall Redevelopment**
 - **Former Lullabye Furniture Factory**

Mall Redevelopment

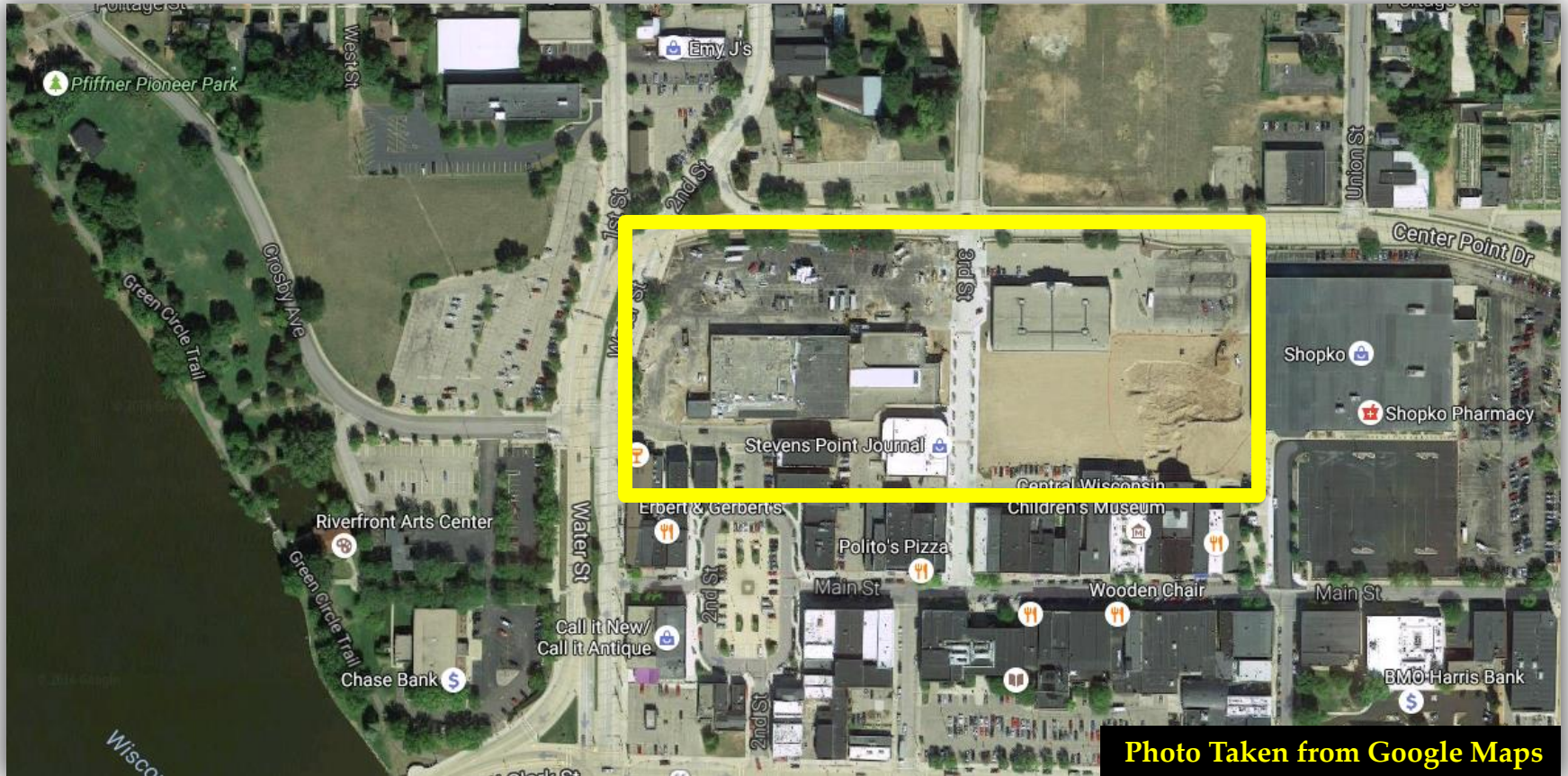


- Three brownfield contamination issues in one:
 - Dunrite Drycleaners Soil Removal and Vapor Extraction
 - Normington Drycleaners Vapor Extraction
 - Mid-State Technical College Vapor Mitigation System

Mall Redevelopment



Mall Redevelopment



Mall Redevelopment





150 Space Parking Lot



Funding Received

- Mall Redevelopment
 - Department of Commerce/WEDC - CDBG-ED - \$750,000
 - WEDC - Site Assessment Grant (SAG) - \$34,500
 - WEDC - Brownfields Grant - \$178,500

Former Lullabye Furniture Factory



Lullabye Furniture



Lullabye Furniture



Lullabye Furniture



Funding Received

- Former Lullabye Furniture Factory
 - WDNR - Wisconsin Assessment Monies (WAM) – Phase I and Phase II
 - WDNR - Ready for Reuse Funds - \$155,737 (original), increased to \$200,000 (amended)

Lessons Learned

- Get creative, both in terms of the project and funding for the project
- Expect the unexpected, and then some – keep your long-term goals in mind
- Speak with WDNR or WEDC representatives early to see what options exist for your community

Thank You!

Christine Haag

Al Rabin

