

NEIGHBORHOOD INVESTMENT FUND GRANT PROGRAM APPLICATION



The Neighborhood Investment Fund Grant Program is administered by the Wisconsin Department of Administration (DOA) and supported by up to \$200 million in American Rescue Plan Act of 2021 (ARPA) Federal funding. The purpose of this program is to provide funding to Wisconsin tribal and local units of government with funding for transformative community projects designed to offset impacts of COVID 19 for individuals in communities disproportionately impacted by the COVID-19 pandemic and/or qualified census tracts.

Additional details, including the Grant Announcement, a link to this Application, and Application Instructions are available on the program website: www.doa.wi.gov/pages/NeighborhoodInvestment.aspx. Applicants must submit one (1) electronic copy of all required materials no later than November 4, 2021 at 2:00 PM Central Time via the electronic application portal. Please reach out to NeighborhoodInvestmentFundProgram@wisconsin.gov with any questions regarding this form.

SECTION 1.1. APPLICANT INFORMATION

Organization Legal Name: Brown, County of

Doing Business As (Optional): _____

Organization Street Address: 305 E Walnut Street

Organization City: Green Bay

Organization State: WI Organization Zip code: 54301

Contact Person: Troy Streckenbach Title: Executive

Phone: 920-448-4001 Email: troy.streckenbach@browncountywi.gov

Organization Website, if any (URL): www.browncountywi.gov

Please list the Wisconsin county(ies) in which the organization operates:

Brown

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SECTION 1.1. APPLICANT INFORMATION *(continued)*

Remit Contact Person (If different from contact person above): Mark Walter

Remit Organization Street Address: 2561 South Broadway

Remit City: Green Bay

Remit State: WI

Remit Zip code: 54304

SECTION 1.2. PROJECT SITE INFORMATION - Address of Project Location

Project Site Street Address: 1530 Bylsby Ave

Project Site City: Green Bay

Project Site State: WI

Project Site Zip code: 54303

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SECTION 2. NARRATIVE

The purpose of this section is to provide the State with a basis for evaluating the application. This portion of the application will be scored so please answer all questions completely and please be specific when answering. Applicants shall concisely provide responses for EACH question. Applicants shall provide no more than 1750 characters (approximately 300 words) for each response.

Neighborhood Investment Fund Narrative

2.1.1 Project Description. Describe the issue or need that this project will address. The need must be related in whole or in part to one or more negative economic or health impacts of the COVID-19 pandemic. What population has been most impacted by this issue? Describe the geographic area the issue/need encompasses (local or regional). Provide documentation that identifies the need for this project (including demographic, socio-demographic, and economic evidence that supports your claims). **25 points.** *(1750 characters maximum, approx. 300 words)*

Brown County and city of Green Bay are working on a project to relocate coal piles in downtown Green Bay to facilities at the mouth of the Fox River. Brown County's Phase 1 project will redevelop facilities at the old Pulliam Power Plant Site in an industrial area of Green Bay. The site is in a federally designated Opportunity Zone and Qualified Census Tract (55009000100). Residential properties are more than 1/2 mile away separated by Interstate 43 and CN Rail lines. Brown County has a Purchase Agreement for the Pulliam Site and intends to upgrade site infrastructure and redevelop it for active Port operations allowing for the relocation of coal piles from downtown Green Bay. This site has access to rail, maritime shipping, and interstate roads. Improvements will include new dock walls, a rail spur, and stormwater management systems allowing movement of bulk commodities. Redevelopment of the Pulliam site will allow the C. Reiss Coal Co., currently located in downtown Green Bay on the west bank of the Fox River, to relocate from an historically low-income area (Phase 2). Per capita income of residents near the coal piles (within 1/2 mile) is around \$24,526, the City's highest concentration of poverty. Data indicate 563 households and 1,693 residents are within 1/2 mile of the coal and 1/2 of residents are people of color and 1/3 under the age of 18. In 2018, property values were 65% lower than the overall City and 2/3 of buildings needed exterior repair. The coal has dominated downtown since the 1880s and is a major blight. Relocating the coal will remove a barrier to neighborhood revitalization and a hazard to the environment and public health, improving air & water quality, and overall quality of life for residents.

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2.1.2 Project Need. Project meets an identifiable and quantifiable, community or regional need. Describe how this project will meet the need/issue described in question 2.1.1. **25 Points (1750 characters maximum, approx. 300 words)**

Redevelopment of the Pulliam site under Phase 1 will redevelop an idle Port site into a facility with upgraded infrastructure allowing for relocation of coal piles from an historically impoverished area of downtown Green Bay. Port ownership and development of the site will ensure that it serves as an active terminal and continues to provide a positive economic benefit to the area. The County has committed \$2.2M to buy the Pulliam site with a \$500,00 grant from WEDC to support the purchase. GLC Minerals has committed to buying 9.7 acres of the site to expand their existing operations with an extra 7.4 acres to be leased from the Port, guarantee \$7.5M in investment, and create 10 full-time positions within 5 years. Site redevelopment for active Port uses is estimated to generate 20 jobs and have a total economic impact of \$87M over 5 years. Brown County plans to complete the redevelopment of the Pulliam site and put it into active use within 3 years allowing for the relocation of coal piles from downtown Green Bay. Under Phase 2, relocation of the coal piles will provide opportunities for new mixed-use/downtown development, clean industrial development, and Port growth. Because of their visual dominance in the neighborhood, the coal piles are considered to suppress investment leading to additional blight, a deteriorating housing stock, and a decreasing supply of quality jobs. Relocation of the coal will reduce the threat of direct contact with contaminants and reduce offsite migration of contaminants via airborne dust, stormwater and/or groundwater migration including new housing and employment opportunities for neighborhood residents directly improving residents' health.

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2.1.3 Project Readiness. Is the proposed project “shovel-ready,” meaning will substantial work begin on the project in 2022 and will all work be completed by the end of December 31, 2024? Provide a narrative and timetable that describes the current status of the project, and future steps to implement this project within the timeframe established for this program. If the project involves construction or similar work, specifically identify the status of engineering/ architecture plans. Is the project ready to be bid? Please provide a summary of all permit and municipal approval and the status of those approvals. If applicable, are private developers and their financing secured and ready to proceed? **30 Points.** (3500 characters maximum, approx. 600 words)

Brown County (Port) and the city of Green Bay plan to redevelop Port facilities at the mouth of the Fox River in order to relocate coal piles from downtown Green Bay. This 2-Phase project includes County redevelopment of the former Pulliam Power Plant site into a state-of-the-art Port facility (Phase 1), and the relocation of coal piles and redevelopment of the downtown coal storage site by the City (Phase 2). The Pulliam Power Plant Site operated as a coal-fired power plant from 1927 until 2018 when WPS decommissioned the power plant creating an opportunity for the Port of Green Bay to develop state-of-the-art facilities to handle bulk commodities and containers. The Pulliam site is at the mouth of the Fox River in an exclusively industrial area of the community, with the closest residential properties located more than 1/2 mile away, separated by I-43 and Canadian National Rail lines.

In 2021, Brown County agreed to purchase 43.89 acres of the site from WPS in order to upgrade site infrastructure and redevelop it for active Port operations. GLC Minerals, which operates a terminal adjacent to the site, will purchase 9.7 acres of the site to expand their existing operations and lease an additional 7.4 acres from the Port. Port ownership and development of the Pulliam site will give the Port the ability to manage the property to ensure that it serves as an active terminal and continues to provide a positive economic benefit to the community. The site is an ideal spot to develop a container facility to address COVID-induced supply chain issues.

Brown County expects to complete the redevelopment of the Pulliam site and put it into active use within three years. An inventory of required site permits has been completed by the County as have the following environmental investigations of the site:

10/30/2020–Conceptual Stormwater Management Alternatives

11/10/2020–Phase I Environmental Site Assessment

03/04/2021–Environmental sampling

04/16/2021–Confirmation Soil Sampling for PCBs and TCE

07/21/2021–Endangered Species Review

07/21/2021–Conceptual Dock Wall design

07/08/2021–Meeting with WDNR Water Management and City of Green Bay to review proposed site improvements and provide guidance on local permit and stormwater management needs

10/06/2021–WDNR Review of proposed lakebed filling

Upon finalizing the Purchase Agreement in 2022, Brown County will hire a consultant for site design and engineering in 1st quarter 2022. Engineering and design will be completed in 2022 with site development starting in late 2022, completed by spring/summer 2024. The site will be designed for unloading and storage of bulk commodities such as coal, salt and stone with a long-term goal of a developing a container

facility. An old boat slip will be filled as will the near shore areas between the bay of Green Bay/Fox River and the bulkhead lines. Sheet pile dock walls will be installed along bulkhead line

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2.1.4 Capacity to Deliver. Describe the staff capacity in place to deliver and complete the project within the identified timeline. Define what entity or organizations will be responsible to oversee all aspects of the project implementation, provide required reporting, and oversee all aspects of the project to completion. Identify organizational staff, consultants or contractors who will be key team members in the successful completion of the project. **10 Points (1750 characters maximum, approx. 300 words)**

Brown County will be the primary entity undertaking this project through the Port & Resource Recovery Department which houses the Port of Green Bay. The Department has bookkeeping and accounting staff, and Port personnel have extensive experience in project management and grant administration. The Port successfully completed an \$18 million dollar restoration of the Cat Island chain in 2018 using grant funds from both state and federal agencies. The Department is also in the process of completing a more than \$20 million dollar landfill construction project that is similar in scope to the Pulliam project. As a department of Brown County, the Port has the ability to utilize resources from other departments as needed. Engineering and construction work on the proposed project will be completed using private contractors hired through a bid process.

The primary Brown County/Port personnel who will be involved on the Pulliam project include:

Dean Haen, Department Director - Project Implementation and Oversight

Mark Walter, Business Development Manager - Project and Grant Administration, Reporting

Katie O'Connell, Accountant – Financial Management

Jon Logan, Technician - Construction Management

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2.1.5 Project Location Projects that are focused on serving demographic or geographic communities disproportionately impacted by the COVID-19 pandemic and/or Qualified Census Tracts will receive **15 points possible**. Applicants should also attach a location map and/or site plan for the proposed project below in Attachment A.

This project is in or serves a Qualified Census Tract.

- The following link shows the Qualified Census Tracts in Wisconsin

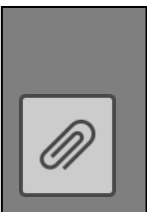
<https://www.huduser.gov/portal/qct/1statetable.html?statefp=55.0&DDAYEAR=2022>

Specify Tract number: 55009000100

If the project serves a community outside of a Qualified Census Tract, describe how the community served was disproportionately impacted by the COVID-19 pandemic. (1750 characters maximum, approx. 300 words)

The project does not serve a Qualified Census Tract and does not serve a community disproportionately impacted by the COVID-19 Pandemic.

Attachment A: Site Plan



Attach your Site Plan here.

Save and name the file with the following file name:

organization_legal_name_Attachment_A_Site_Plan

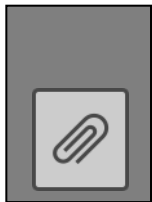
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SECTION 3. BUDGET

In Section 3, identify eligible expenses for which grant funding is requested. Provide a detailed budget. Matching funds are not required. If matching funds are a component of your project, provide information on the funding status, source and amount. **15 points possible.** Further details regarding eligible expenses can be found in the Grant Announcement. Applicants will attach the Project Budget Form in section 3.1 Attachment B for all eligible expenses.

Projects that maximize the impact of grant funds through leveraging of additional funding sources shall receive additional points. Projects that result in increased tax base, include private or public investment are encouraged. Please describe and document other sources of investment, both public and private in this project. **5 points possible.** Documentation of the status of these designations must be included, such as award letters, resolution to commit funds, approved municipal budget, developer letter of commitment and private financing confirmation. Applicants will attach all documentation as one attachment in Section 3.3, Attachment C.

SECTION 3.1 Attachment B: Project Budget



Attach your Project Budget here.

Please download and fill out the Budget from the Application Instructions at <https://doa.wi.gov/pages/NeighborhoodInvestment.aspx>. Save and name the file with the following file name:

organization_legal_name_Attachment_B_Budget

SECTION 3.2 BUDGET SUMMARY

Please copy the totals from the Sub-total row of the Project Budget:

	Requested Grant Funds:	20212857
<input type="checkbox"/>	Match Funds:	2700000
<input checked="" type="checkbox"/>	Total Costs (auto populated):	22,912,857.00

SECTION 3.3 Attachment C: Match Funding Source Supporting Documentation



If required, attach your Match Funding Source Supporting Documentation here.

Please gather all supporting documentation for match funds in one file and save and name the file with the following file name:

organization_legal_name_Attachment_C_Funding_Documentation

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SECTION 4. ATTESTATIONS AND REQUIRED SIGNATURE**Attestations**

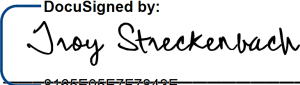
In accordance with applicable provisions of the Federal American Rescue Plan Act of 2021 and Equitable Recovery Grant Announcement provisions, eligible applicants must certify the following:

YES NO

X		1. The applicant is Wisconsin Tribe or local unit of government (City, Town, Village, County).
X		2. The organization will maintain for at least five years records sufficient to demonstrate that the expenses were compliant with applicable American Rescue Plan Act provisions.
X		3. The proposed project is located in or adjacent to a Qualified Census Tract, or will serve residents who live or work in the QCT, or the project community was disproportionately impacted by the COVID 19 pandemic
X		4. Work can begin on the proposed project in 2022 and will be completed by December 31, 2024.
X		5. The organization has exercised reasonable care and made all reasonable efforts to obtain and submit accurate information.

Applicant Authorized Representative

The signatory below certifies that, to the best of his/her knowledge and belief, the information contained in the ARPA Neighborhood Investment Fund Grant Program Application, including all attestations and attachments, is true, accurate and complete. The undersigned has authority to make the above attestations and the intent and legal authorization to agree to them on the organization's behalf.

Signature:  _____
8165E05E7F7843E...

Date: 11/10/2021 | 10:50 AM CSTName: Troy StreckenbachTitle: ExecutivePhone: 920-448-4001Email: troy.streckenbach@browncountywi.gov

Note: If more than one authorized representative is required to sign the application, please contact the program at NeighborhoodInvestmentFundProgram@wisconsin.gov to add an additional authorization page.