



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY 608-267-6897

December 4, 2006

Mr. John Stibal
Executive Director
Community Development Authority, West Allis
7525 West Greenfield Avenue
West Allis, WI 53214

CITY OF WEST ALLIS
DEPARTMENT OF DEVELOPMENT

DEC 07 2006

RECEIVED

SUBJECT: Support for the Community Development Authority (CDA) of West Allis' Federal Brownfield Grant Applications:

- Community Wide Revolving Loan Fund
- Community Wide Hazardous Substance Assessment
- Community Wide Petroleum Assessment

Dear Mr. Stibal:

The Department of Natural Resources is pleased to support the City of West Allis' applications to EPA for the three brownfield grant applications referenced above. West Allis has had previous success in managing federal brownfield grants.

West Allis is a city of over 60,000, adjacent to the City of Milwaukee, which has experienced significant losses to its tax base and employment due to changes in the near-urban manufacturing economy. By necessity, the Community Development Authority (CDA) of West Allis has been very active in creating new jobs, and redevelopment of brownfields has been at the cornerstone of plans to improve the quality of life. The CDA has been recognized for its creation of public/private partnerships and for leveraging public funding with private sector capital.

West Allis has a demonstrated need for further brownfield assessment and establishment of a revolving loan fund (RLF), and the CDA has the experience and the resources to manage them. The CDA is well experienced in selecting properties for assessment and cleanup funding that will lead to economic redevelopment. West Allis has already supported redevelopment of over sixty properties, ranging from old service stations to entire city blocks. Nonetheless, it has numerous remaining brownfields affecting its economic and environmental health, with 583 entries in the Department's database of contaminated sites. The entire community will benefit from the continued efforts to stimulate economic development, protect the health of the citizens and clean up the environment.

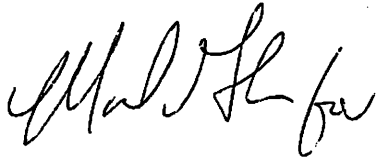
Factors in the Department's support for the RLF application and the two assessment grants include:

- The decline of the suburban manufacturing economy in the midwest and the resultant rise in brownfields in West Allis;
- West Allis' loss of manufacturing jobs over the last several decades;
- the CDA's active history of brownfield cleanup and redevelopment, and its record of success

- in former industrial areas;
- the high number of West Allis properties included in the Department's database of contaminated sites;
 - the CDA's previous experience with federal brownfield grants,
 - the city's successful acquisition and management of multiple DNR Site Assessment Grants, DNR Land Recycling Loans, DNR Green Space and Public Facility Grant and multiple Department of Commerce Brownfield Grants; and
 - the CDA's active participation in the Wisconsin Brownfields Study Group.

Cleanup and redevelopment of brownfields in the City of West Allis is consistent with community needs, important to the local economy and will help bring needed improvements to the quality of life. West Allis is one of the most assertive cities in Wisconsin in bringing its urban brownfields back into productive use.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark F. Giesfeldt". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Mark F. Giesfeldt, Director,
Bureau for Remediation and Redevelopment

cc: Patrick Schloss, Department of Development, West Allis
Donna Volk, STS Consultants, 11425 W. Lake Park Dr., Milwaukee, WI 53224
Binyoti Amungwafor, DNR Southeast Region
Margaret Brunnette, DNR Southeast Region



OFFICE OF THE CITY ATTORNEY

December 5, 2006

Scott E. Post
City Attorney

Sheryl L. Kuhary
Jeffrey J. Warchol
Cheryl L. Wentland
Assistant City Attorneys

Ms. Deborah Orr
EPA Region 5
77 West Jackson Boulevard
Chicago, IL 60604-3507

RE: US EPA Brownfields Revolving Loan Fund

Dear Ms. Orr:

I am the City Attorney for the City of West Allis. You have requested my opinion in connection with certain aspects of the City's application for a US EPA Brownfields Revolving Loan Fund.

Subject to the assumptions, qualifications and limitations expressed herein, I am of the following opinions:

1. The City of West Allis is a municipal corporation validly existing under the laws of the State of Wisconsin and has full municipal power and authority to, among other things, acquire, own, lease, operate and dispose of its properties, hold funds, make loans, take all legal measures to enforce the terms of said agreements and otherwise conduct its business.
2. Any loan made under this program will be accompanied by an agreement permitting the City of West Allis/Community Development Authority of the City of West Allis to complete the work should the lendee fail to perform.

This opinion is limited to the legal matters stated herein and no opinion is implied or may be inferred beyond the matters expressly stated.

Yours very truly,

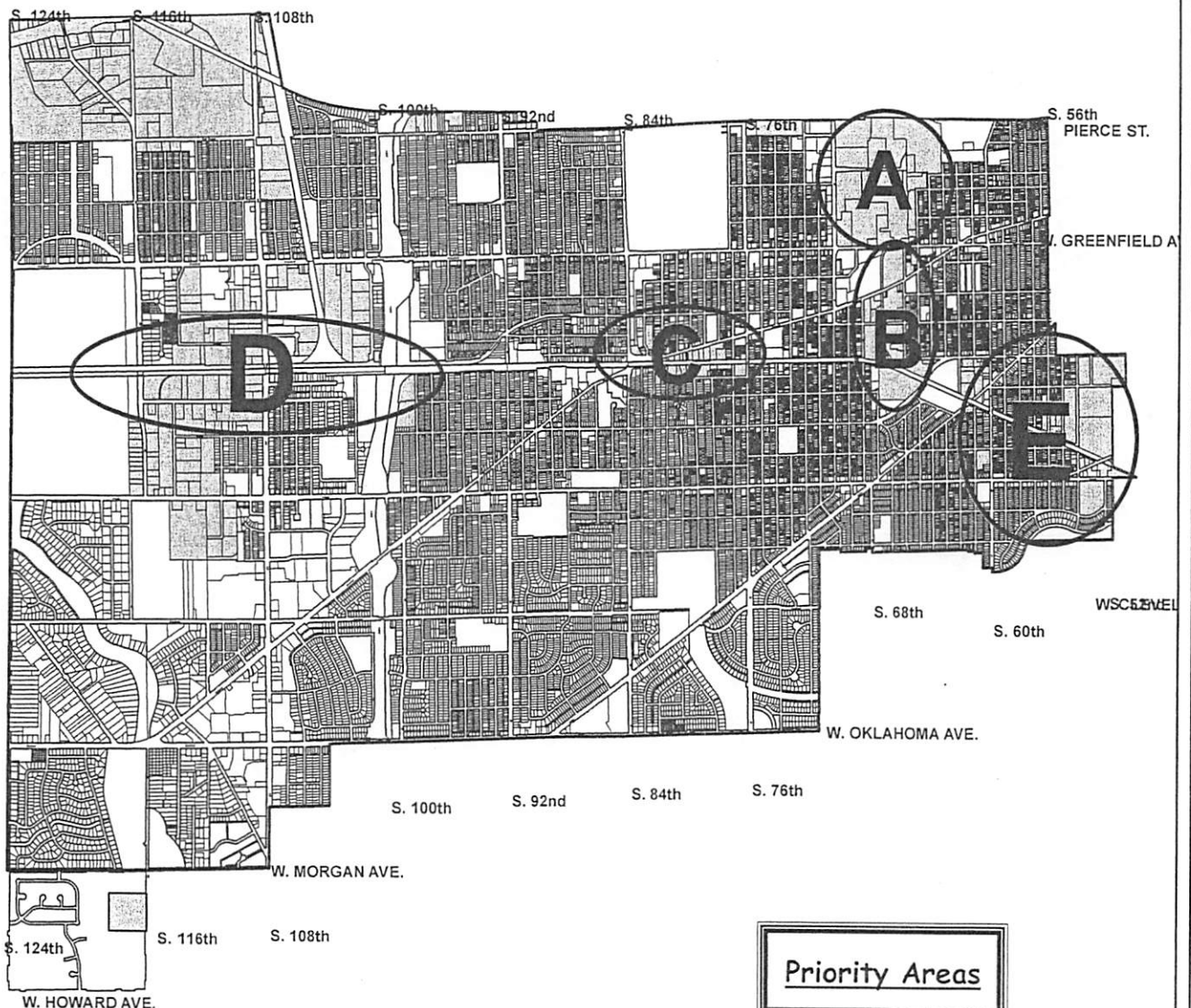
Scott E. Post
City Attorney

SEP:da
Scott/Corr/Opinion Ltr-EPA-PST


cc: Patrick Schloss, Manager, Community Development Div.

Brownfield Inventory

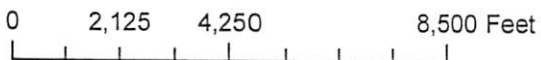
City of West Allis - 2006



Priority Areas

-  = Brownfield Sites
- A = Former Allis-Chalmers Mfg. Co. Site
- B = Six Points Crossing Neighborhood
- C = Pioneer Neighborhood Redevelopment
- D = Cross Town Connector Trail
- E = Eastern Industrial Corridor

1 inch equals 3,500 feet



Comparison of Census Statistics for the Eastern Industrial Corridor Priority Area

	Census Tract 1001	Census Tract 1002	Census Tract 1003	City of West Allis
Population	3,667	3,446	3,077	61,254
Percentage LMI	58.5%	60.4%	61.2%	52.1%
Percent Unemployed Civilian Workforce	5.5%	5.8%	6.9%	3.0%
Percent Non-White	8.4%	7.9%	6.2%	6%
Housing Vacancy Rate	5.8%	5.4%	7.2%	3.8%
Owner Occupied Rate	52.3%	41.8%	39.4%	58.1%
Renter Occupied Rate	47.7%	58.2%	60.6%	41.9%
Source: U.S. Census 2000 and U.S. Dept. of HUD				

	Census Tract 1004	Census Tract 1009	Census Tract 1016	City of West Allis
Population	2,647	3,718	4,526	61,254
Percentage LMI	46.0%	57.8%	49.4%	52.1%
Percent Unemployed Civilian Workforce	4.1%	1.9%	2.1%	3.0%
Percent Non-White	4.9%	7.5%	5.4%	6%
Housing Vacancy Rate	5.3%	3.0%	3.9%	3.8%
Owner Occupied Rate	45.8%	44.1%	65.0%	58.1%
Renter Occupied Rate	54.2%	55.9%	35.0%	41.9%
Source: U.S. Census 2000 and U.S. Dept. of HUD				

Summary of Tax Incremental Financing Districts and Associated Funding Mechanisms and Impacts

			Financing Methods	Investment		Federal/State/
Project	Description	Current Occupants	Type of Public Assistance	Private	Public	Funds
S. 70 St. and W. Walker St.	Redevelopment of 23 acres of the former Allis-Chalmers Tractor Plant, blighted industrial property redeveloped into state of	Gateway Medical Clinic Tri-City Operations	Tax Increment Financing Dept. of Transportation TEA Grant PECFA Reimbursement	\$ 21,353,500	\$ 5,218,950	\$ 810,000
S. 70 and National (Veterans Park		apartments , senior tax credit	Tax Increment Financing Housing Tax Credits	\$ 5,381,000	\$ 5,036,150	\$ 2,000,000
Quad Graphics	Assisted in the recruitment and financing a printing company	Quad Graphics (International printer)	Tax Increment Financing Traditional Financing and Private Equity	\$ 20,198,600	\$ 5,760,000	\$ 1,000,000
113th and Greenfield Industrial Park	Former stone quarry	Milwaukee Plate Glass Lincoln Plumbing Abra Autobody	Tax Increment Financing Traditional Financing and Private Equity Wisconsin Electric Power Co.	\$ 8,418,900	\$4,204,102	\$ 1,600,000
Six Points Redevelopment Area - 1445 S. 66 St.	Assembly of blighted industrial properties, salvage yards, rooming houses, bars,	over 700 housing units including apartments, condos, and lofts. 60,000 square feet of retail space	U.S. EPA Brownfield Cleanup Grant Land Recycling Loan Program Allocation Tax Increment Financing Wisconsin Dept. of Commerce Brownfield Grant Wisconsin DNR Site Assessment Grant Housing Tax Credits	\$ 82,000,000	\$27,000,000	\$ 3,187,161
1960 S. 67 Place	Blighted property used as a salvage yard	light industrial development	U.S. EPA Brownfield Cleanup Grant Tax Increment Financing Wisconsin Dept. of Commerce Brownfield Grant		\$ 1,000,000	\$ 937,790
Summit Place 6737 W. Washington St.	Redevelopment of the former Allis Chalmers property into over 650,000 sq. ft. of class A office space	Blue Cross Blue Shield Insurance Brookdale Senior Living Merge E Film Stanford Brown College	New Market Tax Credits Tax Increment Financing Wisconsin Dept. Commerce Brownfield Grant WDNR Urban Nonpoint Source and Storm Water grant Traditional Financing and Private Equity PECFA	\$ 68,000,000	\$7,225,000	\$ 1,039,335
Former Wehr Steel Foundary 2154 S. 54 St.	Redevelopment of former site of Wisconsin's Largest Steel Foundary into light industrial	under development -160,000 square feel light industrial space, Future Tenant - Columbia Pipe -60,000 sq. ft	EPA Brownfield Pilot Tax Increment Financing Traditional Financing and Private Equity	\$12,000,000	\$500,000	\$ 559,800
Pioneer Neighborhood Redevelopment Area	Redevelopment of private transit terminal and blighted commercial building	vacant- proposed bank, senior living, and commercial	Tax Increment Financing Housing Tax Credits Wisconsin DNR Site Assessment Grant	\$ 22,615,000	\$ 2,437,419	\$ 29,900
TOTAL INVESTMENT				\$ 239,967,000	\$ 58,381,621	\$ 11,163,986



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2006-0360

Final Action:

Sponsor(s): Safety & Development Committee

DEC 05 2006

Resolution relative to authorizing the submittal of federal grant applications by the Director of Development and the subsequent appropriation of necessary local matching funds for the U.S. Environmental Protection Agency's Brownfield Assessment Grant Program and Brownfield Revolving Loan Grant Program.

WHEREAS, the U.S. Environmental Protection Agency (EPA) is offering a brownfield economic redevelopment initiative; and,

WHEREAS, the EPA is requesting applications to apply for funding for EPA's Brownfield Grant Programs; and,

WHEREAS, the City of West Allis wishes to promote economic redevelopment through the sustainable reuse of brownfields; and

WHEREAS, the EPA defines brownfields as abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination; and,

WHEREAS, in this action the Common Council of the City of West Allis authorizes the submittal of two applications for the Brownfield Cleanup Grant Program and two applications for the Brownfield Revolving Loan Grant Program; and

WHEREAS, in this action, the Common Council of the City of West Allis declares its intent to complete the activities described in each application, if funds are awarded, for properties and projects described on the attached Exhibit A, which is hereby incorporated herein by this reference and make a part hereof to the said extent as if set out in full herein; and,


WHEREAS, the aforementioned properties, in West Allis, Wisconsin, meet the EPA's definition of a brownfield site.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Director of Development is hereby authorized to submit applications to the EPA for an amount not to exceed Two Hundred Thousand Dollars (\$200,000) from the Brownfield Assessment Grant Program and One Million Dollars (\$1,000,000) from the Brownfield Revolving Loan Grant Program, for clarifying and removing environmental issues associated with the aforementioned properties.

BE IT FURTHER RESOLVED that the Director of Development is hereby authorized to execute and deliver the aforesaid application, together with other appropriate communications and support documents on behalf of the City to the U.S. Environmental Protection Agency.

cc: Dept. of Development
Patrick Schloss, Community Development Manager
Chris Phinney, Grant Accounting Specialist

Dev-R-459-12-5-06\dlm

ADOPTED DEC 05 2006

Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

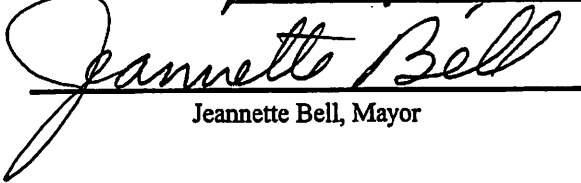
APPROVED December 7, 2006

Jeannette Bell, Mayor

EXHIBIT A

U.S. EPA Brownfield Assessment Grant Program

Community-wide Hazardous

Project Name: Community-wide Grant for hazardous substances for impacted sites

Properties Included: Determined through planning and project need

Description: The City of West Allis, a first-ring suburban city, has experienced the loss of significant tax base and jobs as a result of lost manufacturing and industrial operations. Throughout the City, there are numerous old industrial and commercial sites that require the financial means to complete the necessary investigative measures to determine a sites redevelopment potential. The City has been proactive in creating new tax base and jobs through successful brownfield redevelopment. The redevelopment of brownfields has been, and will continue to be, a cornerstone of the West Allis plan to grow the community, improve the quality of life, and cleanup the overall environment of the City. West Allis has been recognized for its innovative participation in brownfield redevelopment by creating public/private partnerships and leveraging the public funding with private sector capital. A Brownfield Assessment Grant relating to hazardous substances would provide a great tool to fund investigations regarding perceived or known issues of properties that are underutilized and restricted for development.

Community-wide Petroleum

Project Name: Community-wide Grant for Petroleum impacted sites

Properties Included: Determined through planning and project need

Boundaries: The City of West Allis has experienced numerous properties that have been impacted by petroleum. The financial costs of site investigations has often restricted the potential of investment and redevelopment. The City has a proven track record of conducting investigations and working with private entities in partnerships to address perceived and known environmental and petroleum risks. The Assessment grant would be catalyst to foster redevelopment of additional petroleum impacted properties within the community.

U.S EPA Brownfield Revolving Loan Program

Project Name: Community-wide Revolving Loan Fund

Properties Included: Determined through planning and project need

Description: The City of West Allis, a first-ring suburban city, has experienced the loss of significant tax base and jobs as a result of lost manufacturing and industrial operations. By necessity, the City has been proactive in creating new tax base and jobs through successful brownfield redevelopment. The redevelopment of brownfields has been, and will continue to be, a cornerstone of the West Allis plan to grow the community, improve the quality of life, and cleanup the overall environment of the City. West Allis has been recognized for its innovative participation in brownfield redevelopment by creating public/private partnerships and leveraging the public funding with private sector capital. The City has a demonstrated need for the establishment of the RLF to assist with the continuing need for funding Brownfield redevelopment.



7525 West Greenfield Avenue
West Allis, Wisconsin 53214-4688



DEPARTMENT OF DEVELOPMENT

John F. Stibal
Director

414/302-8460
414/302-8401 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.ci.west-allis.wi.us
jstibal@ci.west-allis.wi.us

December 6, 2006

Mr. Patrick Schloss
City of West Allis
Department of Development
7525 West Greenfield Avenue
West Allis, WI 53214

RE: 2006 USEPA Brownfield Revolving Loan and Brownfield Assessment Grant

Dear Mr. Schloss:

On behalf of the City of West Allis, Walk and Bike Steering Committee, and as part of an ongoing Smart Growth initiative, I am writing in support of the City's application for the USEPA Brownfield Revolving Loan and Brownfield Assessment Grant Funding. The Walk and Bike Steering Committee was formed to promote awareness, discuss strategies and ultimately work toward implementation of a healthy and pedestrian friendly community. The City of West Allis is committed to building a well-planned City by actively pursuing and utilizing available economic redevelopment tools. Today's achievements were inspired by vision and its forward thinking and investment, which will continue to result in the success of tomorrow's City. USEPA funding assistance toward this end will provide the local incentive to implement the improvements necessary to fully realize the vision of a better quality of life.

The Cross-Town Connector bike and pedestrian trail is one project underway that will lay the infrastructure toward cleaner air and an alternative means of transportation. The trail will extend five (5) miles across the entire City east to west, connecting and intersecting other existing state and county bikeways and trails. Furthermore, it will serve a significant portion of the population and will pass by several schools, some of the City's largest employers, several City buildings and gathering places, and five of the City's nine Tax Incremental Districts. The planned Cross-Town Connector bike and pedestrian trail will offer a desirable transportation alternative and will add value to existing neighborhoods and various redevelopment efforts throughout the City.

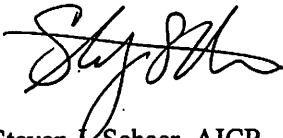
Funding assistance for this planned bike trail project has been obtained through a combination of reimbursement/local match grants from the WDOT and Congressional earmarks. U.S. Representative Gwen Moore included nearly \$200,000 in the *Transportation Equity Act: A Legacy for Users (TEA-LU)* to be used for constructing a pedestrian/bike bridge across State Highway 100. Other competitive grants awarded toward the project include transportation enhancement funding of up to \$589,700 as part of the State Multi-Modal Program (SMIP) and \$768,000 as part of the Congestion Mitigation and Air Quality (CMAQ) program.

Mr. Patrick Schloss
December 7, 2006
Page 2

As part of the State's Smart Growth legislation, the City will also be preparing an updated Comprehensive Plan for 2030. Various elements of the master plan for the City will focus upon redevelopment initiatives including a land use element, transportation element and an economic development element which will establish guidelines toward promoting green design and building initiatives for future redevelopment projects and also evaluate and promote the reuse of environmentally contaminated sites for commercial or industrial redevelopment.

If you have any questions or wish to discuss these or any other planning projects, please contact me at (414) 302-8466.

Sincerely,

A handwritten signature in black ink, appearing to read "SJS", written over a horizontal line.

Steven J. Schaer, AICP
Manager of Planning and Zoning

SJS:bjb

h\p\os-u-p-d



commerce.wi.gov

P. O. Box 7970
Madison, Wisconsin 53707
(608) 266-1018
TDD #: (608) 264-8777

Jim Doyle, Governor
Mary P. Burke, Secretary

December 8, 2006

The Honorable Jeannette Bell
Mayor, City of West Allis
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

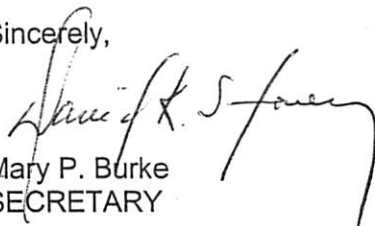
Dear Mayor Bell:

The Wisconsin Department of Commerce fully supports your efforts to obtain Brownfield Assessment Grants and Revolving Loan Funds from the U.S. Environmental Protection Agency. Throughout the City of West Allis, there are numerous properties impacted by former industrial uses with environmental concerns. There are opportunities to partner with investors and small business to redevelop brownfields into sustainable developments. These partnerships will improve Wisconsin's growing economy, build local tax bases and create needed employment opportunities. By receiving grants such as these, you will be returning the most blighted and contaminated sites in your community into clean, viable properties.

The Department of Commerce appreciates your active approach to brownfields redevelopment. As a member of the State's Brownfields Study Group, your efforts have resulted in the creation of the Wisconsin Brownfield Initiative to provide financial, technical, and local government incentives for the clean-up and redevelopment of brownfields.

The City of West Allis continues to demonstrate a commitment to converting brownfields into promising opportunities for economic and social redevelopment. Likewise, having recognized the importance of your projects, the Wisconsin Department of Commerce has awarded numerous Commerce Brownfield grants to support redevelopment projects in the City including \$500,000 towards the Pressed Steel Tank Facility. Further assistance from the EPA will help to ensure that progress on this site continues and the area recovers successfully.

Sincerely,


for Mary P. Burke
SECRETARY



COMMUNITY DEVELOPMENT AUTHORITY

City of West Allis, Wisconsin

Commissioners

Gerald C. Matter, Chairman
Robert J. Bergmann, Vice Chairman
Aldersperson Gary T. Barczak
Aldersperson Michael J. Czaplewski
Terry Dobrowski
Karen M. Gale
Keith Kerwin

December 4, 2006

Executive Director

John F. Stibal

The Honorable Jeannette Bell
West Allis City Hall
West Allis, Wisconsin

RE: EPA Brownfield Revolving Loan Fund and Brownfield Assessment Grant Application

Dear Mayor Bell:

I am writing on behalf of the Community Development Authority (CDA) to pledge our full support of the City of West Allis' application to the EPA Brownfield Revolving Loan Fund and Brownfield Assessment Grant Programs. In the eight years since I was asked to become a member of the CDA, I have witnessed an incredible change in both the physical conditions and the economic outlook for West Allis.

The projects listed within the City's application reflect the City's progressive and ambitious economic redevelopment initiatives that provide jobs, opportunities for growth, and clean, safe neighborhoods for residents. The EPA funds would be the necessary tool to help projects address environmental issues and barriers to redevelopment. I am confident that with the help of the US EPA and the Wisconsin Department of Natural Resources, we can bring about a successful revitalization of numerous West Allis properties, just as we have successfully done with the former Allis-Chalmers and Kearney & Trecker sites, as well as many other abandoned industrial sites in our community.

Sincerely,

Gerald Matter
Chairperson
Community Development Authority

GM/dlm



HEALTH DEPARTMENT

Terry L. Brandenburg
Health Commissioner

414/302-8600
414/302-8628 (Fax)

Health Department
7120 West National Avenue
West Allis, Wisconsin 53214

www.ci.west-allis.wi.us

December 7, 2006

Mr. John Stibal
City of West Allis
Department of Development
725 West Greenfield Avenue
West Allis, WI 53214

Dear Mr. Stibal:

I would like to express my full support and offer my assistance in the Department of Development's plan to clean up the environmental contaminant and remediate brownfield sites located in our community.

Given the history of West Allis as a heavy industrial community, environmental hazards represent a continuing hazard. I am fully aware of the environmental concerns present in the community. I appreciate your leadership in initiating a project to clean up the environmental hazards present.

I offer the staff and services of the West Allis Health Department to assist in your efforts.

I thank you again for initiating this project and look forward to a collaborative effort in completing the task.

Sincerely,

Terry Brandenburg
Health Commissioner

TB/gs

EDUCATIONAL ADMINISTRATION CENTER

School District of West Allis - West Milwaukee, et al.

9333 West Lincoln Avenue • West Allis • Wisconsin • 53227-2395
(414) 604-3000 Fax (414) 546-5795



December 6, 2006

Mayor Jeannette Bell
West Allis City Hall
7525 W. Greenfield Avenue
West Allis, WI 53214

Dear Mayor Bell,

I am writing to express our support for your applications to the United States Environmental Protection Agency for a Community Wide Revolving Loan Fund Grant and the Community Wide Brownfield Assessment Grants.

The involved sites are currently a detraction from the neighborhoods they reside in. The proposed activities to improve these industrial properties will attract businesses and residents to our community. These redevelopment efforts, coupled with the current initiatives of the School District of West Allis-West Milwaukee to provide quality learning experiences so that every child can attain academic success, demonstrate our joint commitment to focus on improvements that encourage community growth and promote West Allis as a vibrant place to live and conduct business.

Again, please accept our support and good wishes for your grant application. Please let us know if there is anything that we may do to facilitate your endeavors in this redevelopment process.

Sincerely,

A handwritten signature in black ink that reads 'Kurt D. Wachholz'. The signature is stylized and fluid, with a large 'K' and 'W'.

Kurt D. Wachholz
Superintendent



ANTHONY J. STASKUNAS
STATE REPRESENTATIVE • 15TH ASSEMBLY DISTRICT

December 4, 2006

Mayor Jeannette Bell
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214

Dear Mayor Bell:

This letter is to add my support to the application you will be submitting for the 2007 Environmental Protection Agency's Grant and Revolving Loan Application.

I understand that West Allis is applying for two grants of \$200,000 each to assess brownfield cleanups at former industrial sites. Additionally, this application includes a revolving loan of \$1 million for environmental cleanup initiatives on a community-wide basis. These funds will be used to capitalize low/no interest loans on an intra-governmental basis for brownfields owned by the Community Development Authority or to for-profit organizations that own West Allis brownfields and agree to clean up their properties.

West Allis has a long and prosperous industrial history that, unfortunately, left subsequent generations with environmentally contaminated land. As a landlocked community, the City of West Allis has worked diligently to redevelop its brownfields in order to encourage economic growth. This grant and revolving loan application is another important step in this process.

I continue to be very proud of the aggressive work West Allis has undertaken since the late 1980s in redeveloping brownfields. As a result, instead of vacant and polluted industrial sites, our city is now attracting new companies that are creating jobs and improving our quality of life. The public will not only benefit from this grant because of the new development and job creation, but also from the additional tax revenue that will be generated through responsible use of the land.

I am confident that this grant and revolving loan application, if awarded, will be money that is well invested for environmental remediation and economic development.

Thank you for allowing me to add my support to the 2007 Environmental Protection Agency's Grant and Revolving Loan Application.

Sincerely,

ANTHONY J. STASKUNAS
State Representative
15th Assembly District

OFFICE: P.O. BOX 8953 • MADISON, WI 53708 • (608) 266-0620
HOME: 2010 SOUTH 103RD COURT • WEST ALLIS, WI 53227 • (414) 541-9440
TOLL-FREE NUMBER: 1-888-534-0015 • FAX: (608) 282-3615

GWEN MOORE
4TH DISTRICT, WISCONSIN

**COMMITTEE ON
FINANCIAL SERVICES**
FINANCIAL INSTITUTIONS AND
CONSUMER CREDIT SUBCOMMITTEE

DOMESTIC AND INTERNATIONAL
MONETARY POLICY, TRADE AND
TECHNOLOGY SUBCOMMITTEE

OVERSIGHT AND INVESTIGATIONS
SUBCOMMITTEE

COMMITTEE ON SMALL BUSINESS



Congress of the United States
House of Representatives

WASHINGTON OFFICE:
1408 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-4804
(202) 225-4572
FAX: (202) 225-8135

DISTRICT OFFICE:
219 NORTH MILWAUKEE STREET
SUITE 3A
MILWAUKEE, WI 53202-5818
(414) 297-1140
FAX: (414) 297-1086

December 5, 2006

The Honorable Jeanette Bell
Mayor
City Hall
7525 W. Greenfield Ave.
West Allis, WI 53214-4648

Dear Mayor Bell,

I am writing in support of the City of West Allis' applications for a U.S. Environmental Protection Agency (EPA) Community Wide Revolving Loan Fund grant and an EPA Communitywide Brownfield Assessment grant. It is my understanding that the City plans to use these grants to redevelop various older, contaminated sections of West Allis and bring additional jobs and residences to the community.

West Allis has had tremendous success rehabilitating former Brownfield sites, most notably Summit Place, which is 60% completed. This site, which would be eligible for additional work under the Revolving Loan Fund, has created 2900 jobs and was recognized as the Real Estate Project of the Year by the Milwaukee Business Journal and has also won accolades from the International Economic Development Council.

West Allis would greatly benefit from these EPA resources, which would go a long way toward cleaning up petroleum and other hazardous substance pollution in the City. The City has crafted a community-oriented redevelopment plan that involves linking parks with residential areas and committing to sustainable development whenever possible by redeveloping existing buildings instead of taking up public greenspace. I would encourage EPA to carefully review your application and give it all due consideration.

Thank you for your consideration.

Sincerely,

Gwen Moore
MEMBER OF CONGRESS

GM/as

RUSSELL D. FEINGOLD
WISCONSIN

SENATE SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-5523
(202) 224-1286 (TDD)
feingold.senate.gov

United States Senate

WASHINGTON, DC 20510-4904

COMMITTEE ON THE BUDGET
COMMITTEE ON FOREIGN RELATIONS
COMMITTEE ON THE JUDICIARY
SELECT COMMITTEE ON INTELLIGENCE
DEMOGRAPHIC POLICY COMMITTEE

December 6, 2006

The Honorable Jeannette Bell
City of West Allis
7525 W Greenfield Ave
West Allis, WI 53214-4688

Dear Mayor Bell:

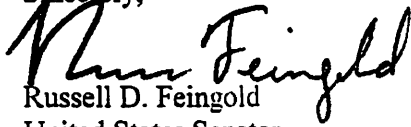
I am writing in support of the application by the City of West Allis for funding from the Environmental Protection Agency's Community-Wide Revolving Loan Fund and two Community-Wide Brownfield Assessment Grant programs.

According to your application, the funding will be used to assess and remediate several properties throughout West Allis. You indicated that the likely project locations have a history of asbestos, solvent, and petroleum contamination and are part of your comprehensive redevelopment program.

I am well aware of the efforts West Allis has made to recover from job losses and redevelop many of those closed facilities. I was pleased to support your previous Brownfield grant applications, and I applaud your continued work to redevelop blighted properties in your community.

The use of the grant funding will help your city evaluate the blighted sites for redevelopment, remove environmental contamination, and build a stronger and healthier West Allis. I wish you the very best with your project, and I would encourage the Environmental Protection Agency to give your applications full and fair consideration.

Sincerely,


Russell D. Feingold
United States Senator

RDF:mjs

MSP*real estate**incorporated*

December 5, 2006

Mayor Jeannette Bell
City of West Allis
7525 Greenfield Avenue
West, Allis, WI 53214

**RE: 2007 US EPA Grant and Revolving Loan Application and
Brownfield Assessment Grants**

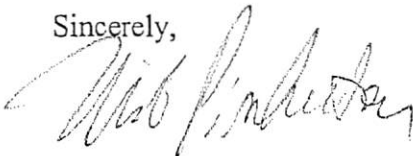
Dear Mayor Bell:

On behalf of MSP Real Estate, Inc. and Heritage Assisted Living, I offer my support of the City of West Allis grant and loan applications to the US EPA. These funds will be used to leverage significant private investment in the Pioneer Neighborhood along West National Avenue. The former Laidlaw Bus site and its neighboring properties suffer from blight as well as a handful of expensive environmental obstacles. Without obtaining critical funds from outside sources this area will continue to face challenges as the City struggles to clean up this site and redevelop the Pioneer area.

As potential developer of this site and owner of Courtyard Apartments in West Allis our group believes firmly in the potential of West Allis and the dedication of the city to redeveloping itself. With the problems created from urban sprawl it is crucial that communities like West Allis receive funds necessary to remediate environmental situations that help facilitate redevelopment. The EPA can be assured that the City will make an excellent partner and be a good steward of these valuable funds.

If you have any questions please don't hesitate to contact me directly at 952-351-4542.

Sincerely,



Milo Pinkerton
President
MSP Real Estate, Inc.

Community Alliance Against Drugs

11301 West Lincoln Avenue, West Allis, WI 53227 (414) 302-8050

December 4th, 2006

Mayor Jeanette Bell
City of West Allis
7525 W. Greenfield Ave.
West Allis, Wisconsin 53214

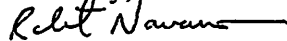
Dear Mayor Bell,

On behalf of the Community Alliance Against Drugs (C.A.A.D.) I would like to express my support of the City of West Allis and their work in the redeveloping of east side city properties. The U.S. EPA programs would be a great tool to facilitate development. These efforts go a long way in allowing for new housing opportunities and the reduction of absentee landlords.

The C.A.A.D. board and its members look forward to working with city agencies, businesses, and other community organizations in the ongoing effort to help make the City of West Allis a great place to live and raise a family.

Should you have any questions please contact me. Thank you.

Sincerely,



Robert Navarrette
C.A.A.D.-Treasurer
302-8054

HERB KOHL
WISCONSIN

WASHINGTON OFFICE:
330 HART SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-5653
T.T.V. (202) 224-4464
<http://kohl.senate.gov>
senator.kohl@kohl.senate.gov

United States Senate

WASHINGTON, DC 20510-4903

COMMITTEES:
APPROPRIATIONS
JUDICIARY
SPECIAL COMMITTEE
ON AGING

December 4, 2006

Mayor Jeannette Bell
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214

Dear Mayor Bell:

Please allow me to lend continued support to the city of West Allis and its most recent application to receive funding assistance from the U.S. Environmental Protection Agency.

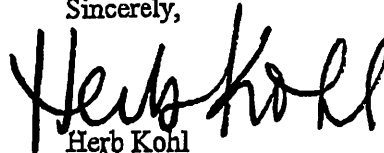
Located adjacent to the city of Milwaukee, West Allis was formerly home to many of the area's large industries. As local businesses struggled during recessions or left Wisconsin, manufacturing employment declined significantly. This was particularly true in West Allis where these jobs fell nearly 60 percent, leaving your city with vacant industrial sites and a need for new, family-supporting employment opportunities.

Over the years, I have been pleased to see the initiative taken by the city of West Allis to create a Community Development Authority and Department of Development, as well as successfully administer EPA Brownfield Demonstration Pilot funds to address these development challenges. Upon identifying viable sites for future investment, it is my understanding that further assessment is needed to determine the degree of clean up required to market these sites and renew the community. I am aware that continued federal grant assistance is critical to the completion of these preliminary steps.

The benefits of the economic and environmental redevelopment of the city of West Allis will have a significant and invaluable impact on not only your residents, but the residents of the neighboring communities of West Milwaukee and the city of Milwaukee as well. Therefore, I strongly urge the U.S. Environmental Protection Agency to fully consider your proposal.

If I may be of further assistance or provide you with additional support, please do not hesitate to contact me in my Milwaukee Senate office.

Sincerely,



Herb Kohl
U.S. Senator

HK:rf

MILWAUKEE OFFICE:
310 WEST WISCONSIN AVENUE
SUITE 950
MILWAUKEE, WI 53203
(414) 297-4451
T.T.V. (414) 297-4485

MADISON OFFICE:
14 WEST MIFFLIN STREET
SUITE 207
MADISON, WI 53703
(808) 264-5338

EAU CLAIRE OFFICE:
402 GRAHAM AVENUE
SUITE 208
EAU CLAIRE, WI 54701
(715) 832-8424

APPLETON OFFICE:
4321 WEST COLLEGE AVENUE
SUITE 235
APPLETON, WI 54914
(820) 738-1840

LACROSSE OFFICE:
425 STATE STREET
SUITE 202
LACROSSE, WI 54601
(808) 786-0045

TOLDT DEVELOPMENT INC.

R E A L E S T A T E D E V E L O P M E N T

7 December 2006

Mayor Jeannette Bell
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214

Re: 2007 US EPA Revolving Loan Application & Brownsfield Assessment Grant

Dear Mayor Bell:

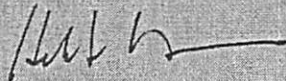
I would like to offer my wholehearted endorsement of the City of West Allis \$200,000 Assessment Grant and \$1,000,000 Revolving Loan Application to the US EPA. These funds will be used to leverage significant private investment in an area that has experienced substantial economic development, yet continues to suffer blight due to a handful of significant extremely expensively remediated environmental obstacles. But for obtaining critical funds from outside sources, this area will continue to face challenges as the City struggles to pro-actively clean up these sites and redevelop this area.

As developer and owner of the Six Points Farmers Market Development a \$60 million mixed-use commercial and residential development encompassing three blocks between 65th and 67th Streets and Greenfield Avenue and Mitchell Street, our firm offers its support as a primary stakeholder in this neighborhood. From the time we conceived our project, the City has demonstrated an absolute commitment to transform this area from an underutilized industrial corridor to a vibrant mixed-use neighborhood. There is still much work to be done. The EPA can be assured that the City will make an excellent partner and be a good steward of these valuable funds.

If you have any questions regarding our project, please don't hesitate to contact me directly at 262.781.2328.

Sincerely,

Toldt Development, Inc.



Helmut Toldt
President

C:\My Documents\word\SixPoints\Letter.MayorBell.2007US.EPA.doc

WHITNALL SUMMIT COMPANY

6737 W. Washington St., Ste. 2220
West Allis, WI 53214
Phone: (414) 475-3626
Fax: (414) 475-3962



December 2, 2006

Mayor Jeannette Bell
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214

Re: 2006 US EPA Grant and Revolving Loan Application

Dear Mayor Bell:

On behalf of Whitnall Summit Company and Summit Place, I am writing to express our support of the City of West Allis grant and revolving loan application to the US EPA.

Redevelopment is underway in West Allis. Summit Place is located within three former Allis Chalmers shops buildings. Current tenants within the Summit Place Offices include Pitney Bowes, Metro Milwaukee Ballet, Alterra Health Care, Rupena's, Media Works, Whitnall Summit, Four Siemens Companies, A-C Equipment Services, Media Makers, TDS Management, Genesis Behavioral Services, Digital Television Productions, and Whitnall Summit Company.

Visit our Summit Place website at www.summitplaceoffices.com to learn more about Summit Place and our tenants. If you go to the page listing our tenants, many have a website that you can enter.

For the City of West Allis and Milwaukee County the legacy of Allis-Chalmers will be a one-of-a kind office facility that would be the second largest office complex in the Metro Milwaukee area. This campus of one new building and three renovated buildings can accommodate over 650,000 sq. ft., provide nearly \$1,400,000 in new annual property taxes and allow for the creation of over 2,600 jobs.

Tax Incremental District No. Seven has been implemented by design to encourage the revitalization of the last two undeveloped vacant and dilapidated former Allis-Chalmers Mfg. Co. properties; (1) the deteriorating Shops Buildings (about 7.8 acres of vacant warehouses) south of W. Washington St. and, (2) an obsolete Utility Corridor (10.7 acres) on the north side of the street. These two underutilized resources, in their current state, continue to foster blighting influence on the area, provide little if any property tax relief and produce virtually no employment.

With the plans and construction for future conversion from manufacturing/shops space to quality office space underway, the importance of supplying the infrastructure for change is imperative.

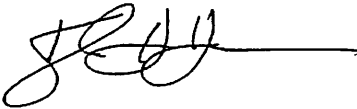
Furthermore, these EPA funds will be used to leverage significant private investment in an area that has experienced substantial economic development but continues to suffer blight due to some very expensive environmental obstacles. But for obtaining critical funds from outside sources, this area will continue to face challenges as the City struggles to pro-actively clean up these sites and redevelop this area.

As a principal owner of Summit Place, located in the redevelopment corridor in which these funds are much needed our company offers its support as a primary stakeholder in the Six Points/Farmers Market Redevelopment area.

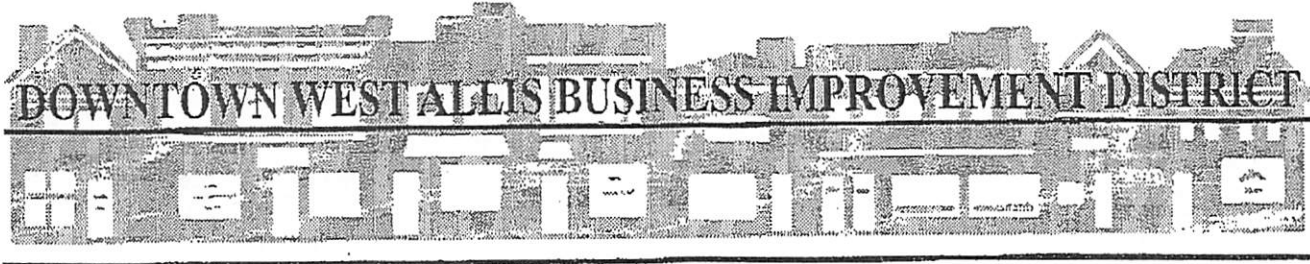
As mentioned previously, redevelopment is underway in West Allis. Given Summit Place's future plans for expansion, the \$60 million proposal to redevelop the Six-Points/Farmers Market area, and the City's overall commitment to redevelopment I would assure you that the City of West Allis would be an excellent steward for these valuable EPA funds.

If you have any questions regarding our project, contact me directly at 414-475-3500.

Best Regards,

A handwritten signature in black ink, appearing to read 'KH', with a long horizontal line extending to the right.

Kyle H. Harmon, President, CEO
Whitnall Summit Company



7231 West Greenfield Avenue • Suite 201 • West Allis, Wisconsin 53214 • (414) 774-2676 • Fax (414) 774-7728
www.downtownwestallis.com

City of West Allis
Attn: Mayor Jeanette Bell
7525 W. Greenfield Avenue
West Allis, WI 53214

December 4, 2006

To: U.S. Environmental Protection Agency

Re: Environmental Protection Agency, Grant & Revolving Loan Application

Our Mission Statement is: "Build a Positive Image that Encourages Customer Growth & Welcomes Community Involvement."

The Economic vitality of the Downtown West Allis Business Improvement District is interdependent with the condition of the City of West Allis as a whole.

Projects supported by the E.P.A. Grant/Loan foster favorable economic growth potential.

We support the City of West Allis in its application.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Preiss", is written over the typed name.

Brian J. Preiss
Executive Director



7149 West Greenfield Avenue
West Allis, WI 53214
(414) 302-9901
Fax (414) 302-9918

Dec. 7, 2006

Mayor Jeannette Bell
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214

RE: 2007 US EPA Grants and Revolving Loan Application

Dear Mayor Bell:

On behalf of West Allis-West Milwaukee Chamber of Commerce, I am writing to express support of the City of West Allis grant and revolving loan applications to the US EPA.

The business community welcomes the renaissance of redevelopment that is underway in West Allis. Projects like Summit Place, located within three former Allis Chalmers shops buildings, has attracted tenants like Blue Cross/Blue Shield, Pitney Bowes, Metro Milwaukee Ballet, Alterra Health Care, Rupena's, Media Works, Four Seimens Companies, A-C Equipment Services, Media Makers, TDS Management, Genesis Behavioral Services, Digital Television Productions, and more.

Continuation of projects like Summit Place within the Six Points Farmer Market Neighborhood and Eastern Industrial Corridor of the City will build on success and attract new investment, new businesses, and welcome residents to an improve community. EPA funds will be used to leverage significant private investment in an area that has experienced substantial economic development but continues to suffer from blight and underutilized properties that are impacted by very expensive environmental obstacles. The establishment of a revolving fund for Brownfield cleanup will be a critical program to face challenges of particular sites while leveraging the greatest private investment to our community.

As mentioned previously, redevelopment is underway in West Allis. We are open for business! Through the EPA and continuation of strong partnerships established by the City and the Chamber, I would assure you that the City of West Allis would be an excellent steward for these valuable EPA resources.

If you have any questions regarding our business community, please contact me directly at (414) 302-9901. Thank you for your time and consideration.

Best Regards,

A handwritten signature in cursive script that reads 'Gerise M. Laspisa'.

Gerise Laspisa
President