

# Economic Redevelopment and Community Revitalization

Revitalizing environmentally impaired properties

## Kenosha, WI

**Former tannery site now blighted, contaminated and at its lowest use to be redeveloped as senior housing**



Once a site of a thriving and economically important tannery years ago, this site environmentally contaminated and has fallen into neglect. In recent years it has been used as a boat and RV storage lot - most likely its lowest and worst use in a century!



To begin a restoration process the site requires the removal of 9,000 tons of contaminated soils, former building foundations and site debris.

The dilemma—how to clean up the site and offer a viable solution to all stakeholders?

Our partners, Drake Consulting Group LLC, conducted pre-acquisition due diligence including Phase I and II environmental assessment, Wisconsin Dept of Commerce Brownfield grant application and worked with the developer to get a WHEDA tax credit. With the dual scourges of blight and environmental contamination, the developer was able to qualify for significant reduction in acquisition cost and also qualify for assistance with Brownfield clean-up and redevelopment assistance.



Resources utilized to facilitate this project's success:

- WHEDA tax credit
- Wisconsin Brownfield redevelopment grant
- Tax incremental financing district (TIF)
- Private investment

Gohlke & Associates, LLC identifies special projects similar to this one and presents them to investors who are looking to take advantage of opportunities in this dynamic real estate market. If you would like more information about this project or would like to be added to our list of qualified investors for future project participation — if you want to make a difference for yourself and for the future call:

Glenn Gohlke at 262-224-5649

**Gohlke & Associates, LLC**

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