

Region 5 Brownfields Success – City of Manitowoc, WI Former Mirro Plants Redevelopment

Opportunity:

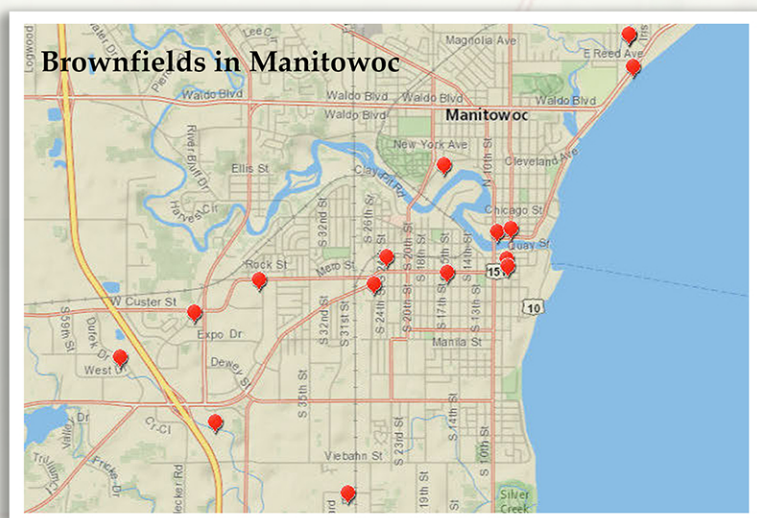
Manitowoc was the home of Mirro Corp, a major manufacturer of aluminum products. When the company closed in 2003, the City was left with a number of large, contaminated, abandoned manufacturing buildings which were a roadblock to redevelopment.

Targeted Investment:

Beginning in 2008, Manitowoc sought the assistance of USEPA and WDNR to address their Brownfield challenges.

Former Aluminum Cookware Plant: Mirro Building #9

- In 2009-2010 USEPA conducted \$135K in Targeted Brownfields Assessments of Mirro Building #9
- This led to a Superfund Removal Action, led in sequence by USEPA and WDNR
- In 2011, Manitowoc received an \$200K Brownfield Assessment grant
- In 2015 Manitowoc received a \$1 Million Brownfields Revolving Loan grant
- Demolition of Building #9 began in 2017, utilizing \$400K from the Brownfields Revolving Loan Fund, \$2.4 Million in City funds, and \$500K from Wisconsin EDC



Former Plating Works: Mirro Building #3

- \$289K of Brownfields Cleanup RLF funds were used for cleanup
- \$3.2 Million in Federal and State Historic Preservation Tax Credits and \$6.1 Million in Federal Affordable Housing Tax Credits were utilized in the redevelopment

Results:

Abatement and demolition of Mirro Building #9 has been completed, clearing the way for redevelopment, which is anticipated to leverage \$10M in construction costs, and to generate \$200K / year in new property tax revenues. The 7-story Mirro Building #3 has been restored and redeveloped as the Artist Lofts apartment complex, featuring 40 units targeted toward veterans and the local artist community, and art gallery space.

