

Community Engagement Meeting - USEPA Brownfields Cleanup Grant Project

- 5:30 pm October 8, 2025
- The Meadows, W6880 Hilly Haven Road, Phillips, WI



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UNITED LIMITED**

NONPROFIT 501 (C) 3

**COMMUNITY & ECONOMIC DEVELOPMENT
SUSTAINABILITY**

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1. Project Updates
2. Community Involvement Plan (CIP)
3. Analysis of Brownfields Cleanup Alternatives (ABCA) for Initial Cleanup Activities



1. Project Updates



**Activity at 115 Depot Road, Phillips, WI
EPA Clean Up Grant**

10/2 Auction 10/4/25 Connect with Price County United
Limited (PCUL) Phillips Harvest Fest.
10/8/25 5:30 PM to 7:30 PM the MEADOWS
Community Involvement Plan
Analysis of Brownfield Cleanup Plan

2. Community Involvement Plan

Brownfield Cleanup Grant will be used to fund:

1. Engineer analysis to determine which buildings are collapsed / structural integrity
2. Demolish buildings to safely remove asbestos and other hazardous materials
3. Safely remove universal wastes
4. Remediate and remove petroleum and chemical storage tanks
5. Sample under inaccessible floor slabs/removal of slabs if hot spots exist
6. Excavation and landfilling of contaminated areas/backfilling/grading
7. Topsoil & seeding of select areas

2. Community Involvement Plan

Brownfield Cleanup Grant potential long-term OUTCOMES

1. Address need for healthy housing
2. Reconnect the community to Duroy Lake
3. Provide expanded recreation opportunities
4. Enhance human health, environment and economic vitality

2. Community Involvement Plan

The active involvement of local residents and institutions are essential ingredients to the effectiveness of the CIP

1. Key points of contact - organizations
2. Public meetings - at key project milestones
3. Posting - Chamber, Library, Swimming pool, website, blog, documents

2. Community Involvement Plan

Purpose:

Outline communication strategies

1. **Needs** and **Concerns** of the citizens of the City of Phillips and residents who are directly or potential affected by activities during the remediation of the potential environmental contamination present at the Property.

2. Community Involvement Plan

Project Background: The “site” is the 9.2 acres of the former Lionite Mill Property in Downtown Phillips containing the former plant buildings

- 3 Phase I ESAs were completed (2018-2024)
- 2 USTs were abandoned in place by previous owners
- Phase II ESA (2024) tested soil and groundwater
- 1880-1930s multiple fires destroyed stockpiled lumber and buildings
- Key contaminants in soil include lead and polynuclear aromatic hydrocarbons (PAHs)
- **Additional Environmental Concerns:** asbestos and restricted wastes in the buildings

2. Community Involvement Plan

Nature of threat to public health and environment

Recent soil and groundwater sample results:

- None of the concentrations detected in groundwater exceeded a Wisconsin Chapter NR 140 enforcement standard
- None of the concentrations detected in soil samples exceeded the NR 720 WAC direct contact residual contaminant levels (RCLs) for industrial land use.
- However, only limited testing was performed in the 9.2-acre project area where the facility buildings are located and where access for sampling is limited.

2. Community Involvement Plan

Community Profile:

City of Phillips 1578 population

Largest Brownfield challenge is Lionite site 26.2 acres in downtown

PCUL goal:

Acquisition and remediation as key initial steps towards the transformation of an industrial lakefront to vibrant area - mixed commercial, public/private amenities, housing, small local businesses

2. Community Involvement Plan

Community Involvement During Grant Implementation:

Brownfield Advisory Committee (BAC)

- Phillips Area Chamber of Commerce
- Price County Area Trail Hub (PATH) Price Area Trail Hub, Inc (PATHI)
- Lac du Flambeau Tribe (LDFT)
- Park Falls Area Community Development Corporation (PFACDC)
- North Central Technical College (NCTC)
- Price County Health & Wellness Coalition (PCHWC)
- Friends of Fred Smith (FOFS) Wisconsin Concrete Park

2. Community Involvement Plan

Project Contacts:

Dr. Lynda Ludwig
Project Director

Melanie Sorman
EPA Region 5 Contact

Sarah Gruza
EPA Project Officer
Brownfields Project Officer

www.pricecountyunited.org

Information repository email,
address, phone numbers

3. Analysis of Brownfield Cleanup Alternatives

Previous ACM Activities and Current Environmental Condition

Confirmed ACMs identified in the 2023 survey included:

- Boiler
- Pipes
- Duct insulation
- Roofing paint
- Building base sediment
- Penetration tar and caulk

Assumed ACMs identified include:

- Boiler components
- Electrical panel components

3. Analysis of Brownfield Cleanup Alternatives

Evaluation of Cleanup Alternatives

1. No action
2. Limited ACM Abatement in support of equipment removal
3. Comprehensive ACM Abatement Measures in support of equipment removal

Criteria were used to evaluate the 3 cleanup alternatives

1. Effectiveness
2. Implementability
3. Cost

3. Analysis of Brownfield Cleanup Alternatives

Focus for Initial Project ABCA:

1. Abatement of asbestos containing materials (ACM) on equipment and adjoining structure that are necessary for removal
2. Removal and proper disposal or recycling of all petroleum products and chemicals stored in containers or aboveground storage tanks (ASU)
3. Removal and proper disposal or recycling of all universal wastes present within the facility

Note: It is anticipated that one or more additional ABCAs will be prepared to address ACM within the building and possible soil and / or groundwater clean up activities.



Photos of ACMs
on Equipment
in Former
Lionite Mill
Buildings and
Structures

Questions/Discussion