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## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields**

- i. Background and Description of Target Area – This Brownfield Grant proposal is submitted for funding of cleanup activities at the former Limestone Building site Parcel Index Numbers 11-28-252-008 & 11-28-225-009, located along the Rock River at 200 West 1st Street in Rock Falls, Illinois. We are a rural city (3.79 square miles, population 9,266) in Coloma Township, Whiteside County Illinois, 110 miles west of Chicago. Interstate 88 parallels the southern border of Rock Falls and scenic Illinois Routes 30 and 40 are major thoroughfares within the City with the latter of the two crossing the Rock River as a gateway to our downtown within view of our project site.

The City was incorporated in 1867 in a rich agricultural region and grew with the regional manufacturing boom of the late 1800s and the national trend toward agricultural industrialization into the mid-1980s. We embraced sustainable energy early, and in 1988 the City built a 2-Megawatt hydroelectric generation facility powered by the Rock River. The hydroelectric facility provides between 10-20% of the electricity for our residents and businesses in the City. As a founding member of the Illinois Municipal Electric Agency, Rock Falls will also be the home to a 1-Megawatt solar facility to be constructed in 2019 which will provide additional clean energy to our electric customers. Beginning in the 1980s, economic collapse of our agricultural manufacturing market occurred. More economic collapses in manufacturing over the next two decades turned our once thriving industrialized downtown/riverfront area, the target area, into a “blighted area” within the definition set forth in Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1.

The site is the former Limestone Building property, along the river and located 400 feet away from the intersection of Route 40 and 2nd Street which has the highest traffic count in all of Whiteside County. The surrounding area has historically been an industrial center but has achieved a successful transformation into a community greenspace and commercial redevelopment through Brownfields program ventured by the City in the recent past. Amidst our brownfields success sat our “beautiful eyesore”, the Limestone Building. It was a remnant of the former Keystone Manufacturing Company built in 1867 and sold in 1905 to International Harvester. After its closure in the 1960s the property underwent a series of speculative owners and limited liability corporations and was unable to be revitalized. Limited historical investigation<sup>1</sup> identified hazardous substances, and later asbestos, contributing to its abandonment by owners. In 2009 the City received it involuntarily through tax delinquency. The City received an USEPA assessment grant in 2014 and has conducted comprehensive site investigation and identified contamination at the site. Rock Falls demolished the former Limestone Building in 2017 and strives to cleanup this last major riverfront brownfield in Rock Falls, an essential catalyst property.

Two major successful brownfields cleanups and redevelopments were achieved in the past 8 years with a Holiday Inn Express & Suites and a community greenspace and amphitheater being constructed, to the east of the former Limestone Building site. In addition, the City has just entered into a development agreement for construction of another hotel together with retail development. In the past decade our revitalization has driven millions of dollars in downtown riverfront investment. To assist and promote these and other private investments in the target area the Riverfront and Downtown Tax Increment Financing Districts (TIF) were established. The former Limestone Building site remains the final obstacle to riverfront redevelopment as it continues to negatively impact adjacent commercial and residential properties.

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<sup>1</sup> Phase II Environmental Assessment, Subsurface Investigation, Former International Harvester Complex, Rock Falls, Illinois, prepared by Missman, Stanley and Associates P.C. dated April 5, 1994.

- ii. Description of the Brownfield Site(s) – The site is located along the south side of the Rock River at 200 West 1<sup>st</sup> Street in Rock Falls, Whiteside County, Illinois in an **Opportunity Zone**. The approximately 0.84-acre site contained a 13,670 square foot (footprint) 4-story dilapidated building commonly referred to as the “Limestone Building” with the remainder of the site consisting of asphalt and grass covered areas. The Limestone Building was historically utilized for various manufacturing purposes including painting, paint grinding, sawing and the operation of wood working machinery. For public safety reasons, the Limestone Building was demolished in 2017 by the City of Rock Falls.

A Phase II ESA and comprehensive investigation has been conducted. Based on the assessments conducted to date, it has been determined that the site is contaminated with hazardous substances including volatiles, semi-volatiles, and metals in both soil and groundwater. The site was enrolled into the IEPA voluntary cleanup program (SRP) in November 2017, and a Comprehensive Site Investigation/Site Remedial Objective Report/Remediation Action Plan (CSIR/ROR/RAP) was prepared in May 2018 and was approved by the IEPA on August 20, 2018. <sup>2</sup> IEPA’s approval letter is included in the attachment.

S.B. Friedman Development Advisors did a Downtown Redevelopment Project Area Study for the City of Rock Falls which addressed the target area specifically. The report stated the target area suffers from stagnating or declining property values due to a lack of private investment; deteriorated buildings and properties in need of environmental remediation. Enhancement of the recreational and tourism opportunities along the Rock River, which could be leveraged to create an active and vital downtown.<sup>3</sup>

The area is extremely underserved compared to other areas in Rock Falls, Whiteside County, State of Illinois, and the entire country. The area was occupied by manufacturing industries historically, which provided the tax revenue, employment opportunities and other business opportunities associated with the industries. However, with the closure of Northwestern Steel and Wire, Reliant Fastener and Stanley Black and Decker hundreds of jobs were lost. In turn, decreasing tax base, more vacant properties, and declining property values has significantly worsened the situation. The clean up and redevelopment of the former Reliant Fastener property has brought hope to the community that this area can also be revitalized. The remaining former Limestone Building site which is the centerpiece location of the riverfront has prohibited planned mixed use development in the area. In addition, the former Limestone Building site presents risks to the environment, human health, and public safety. Help is needed to reignite people’s hope and redevelop the brownfields site, improve the condition and sensitive population’s quality of life, so the targeted community will continue to be revitalized.

**b. Revitalization of the Target Area**

- i. Redevelopment Strategy and Alignment with Revitalization Plans – To ready the site for development, the City has zoned the site for Mixed Use development and created design guidelines for both the riverfront and the downtown area. The former Limestone Building site is located within a Tax Increment Financing District (TIF) and has recently been designated as an Opportunity Zone to encourage private investment. The former Limestone Building site has been designated as a potential building site for a new YWCA of the Sauk Valley facility. The YWCA provides many services and programs including emergency shelter for adults and children escaping domestic violence. They assist victims with finding housing, childcare, economic support and locating necessary personal services. The facility would also provide legal and medical advocacy as well as counseling and support groups for survivors of domestic abuse. The YWCA provides extensive career services training which assists

<sup>2</sup> Terracon Comprehensive Site Investigation Report, Remediation Objectives Report, and Remedial Action Plan (Terracon Project No: 11147067), May 2018.

<sup>3</sup> Downtown Redevelopment Project Area – Tax Increment Financial District Eligibility Study, Redevelopment Plan and Project, November 2009, S.B. Friedman Development Advisors

women to increase their chances of successfully landing a job. The scenic Rock River view provided by the former Limestone Building site would be a perfect backdrop for such an important facility.

ii. Outcomes and Benefits of Redevelopment Strategy

The City of Rock Falls had experienced devastating losses in property values in and around the area of the former Reliant Fastener property after its closure. In the first year since the Holiday Inn Express & Suites and adjacent public greenspace were built, the property values in the surrounding neighborhoods have increased for the first time since 2007. In 2017, the property values in a one block area increased on average by 2.19% over the values in 2016. The area in and around the former Limestone Building site continue to experience dramatic losses in property value. The City fully expects the same quantifiable increase in property values around the former Limestone Building site upon its redevelopment.

Additional benefits will be increased public access to the Rock River for both recreational and tourism venues. Visitors enjoy the beauty and recreational opportunities the Rock River provides. Tourism has become an economic engine in Rock Falls with the development of the new RB&W District Park on the former Reliant Fastener site. Our Tourism Office oversees annual events such as Big Cat Quest Fishing Tournament and Art in the Park. Both of these events bring in visitors which enjoy our restaurants, shop at our stores and stay in our hotels.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

The total project cost estimate for the entire tract is \$300,000. This EPA \$250,000 Cleanup Grant for this parcel along with the City's 20% cost share will enable the completion of this project. Over the past decade, Rock Falls has received \$5.9M from the USEPA, IEPA and IDOT to assess, cleanup and redevelop other river front brownfields adjacent to the target site. Rock Falls has been conducted comprehensive site assessment at the target site leveraging the 2014 USEPA Assessment Grant of \$200,000. A Comprehensive Site Assessment/Remedial Objective Report/Remediation Action Plan was prepared and submitted and was approved by IEPA in August 2018. The former Limestone Building site cleanup will be conducted based on the IEPA approved Remediation Action Plan and YWCA's design.

The City of Rock Falls has reached out to various federal, state, and local government agencies which have committed their assistance to ensure the success of the cleanup and redevelopment of the site when the grant funds become available. The County of Whiteside, Congresswoman Cheri Bustos, State Representative Toni McCombie, State Senator Neil Anderson have all committed to assisting the City with any support that may be necessary to secure grant funds. Additionally, Whiteside County Enterprise Zone and Whiteside County Economic Development has committed to assist the City in any necessary community outreach efforts and site planning efforts.

ii. Use of Existing Infrastructure

Currently, the City has wastewater, water, electric and fiber infrastructure ready to serve the site upon development. Roads are in place at the site including the intersection of Route 40 and 2nd Street which has the highest traffic count in all of Whiteside County. No additional infrastructure is needed to development the site.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need**

i. The Community's Need for Funding

This target site impacts sensitive and disadvantaged populations. Though our city is similar to regional ethnic diversity, the target area has a lower income population with greater diversity, more than the county and city rates of minority residents. Target area unemployment is 1.4 and 1.6 times greater than respective City and National averages. Target area families have a median household income lower than that of the

City, County, State, and National averages. Target area children in poverty are 60% higher than the County average.<sup>4</sup>

Schools in the target area have an extremely high number of students who are eligible for free and reduced meals, well over the Rock Falls and State of Illinois<sup>5</sup> rates. One of the schools within the target area, Merrill Elementary School, within one half mile from the target site, has 78.35% of their students being eligible to receive free and reduced lunch, which is 10% over the national average of 68.2%.<sup>6</sup> Since the closure of Northwestern Steel & Wire which resulted in the loss of 1400 jobs, (about 700 in Rock Falls) the area has continued to experience devastating job losses, especially in manufacturing. The impacts have been substantial to the small population of just over 9,000. The latest closure in 2011 being Stanley Black & Decker in Rock Falls which resulted in the loss of 350 jobs. Whiteside County has withstood more than our share of natural disasters in the past several years, ranging from severe drought, blizzards and several flooding episodes. The onslaught of natural disasters affecting the county began in 2010 with flooding from Hurricane Ike, which became a slow moving heavy rain system as it tracked across Illinois. Whiteside County was included on the Disaster Declaration with funding available through FEMA for recovery costs. In 2011, a February blizzard closed schools and businesses for several days until roads could be fully opened which added to additional economic tension on our local businesses. Whiteside County was included in the Disaster Declaration issued by FEMA and received federal assistance to ease the cost of our massive snow removal. In 2012, the USDA declared Whiteside County to be in a state of extreme drought and a good portion of the local crops were total losses. In a rural economy, all businesses feel the pain of a bad harvest. As recently as April 2013, then Governor Pat Quinn issued a Disaster Declaration due to the severe flooding along the Rock River as well as other rivers in Illinois. The dollars from the grant would fund the cleanup of a critical part of the revitalization plan and enable the community to continue redevelopment of the Riverfront.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations - The City of Rock Falls has 18 facilities with regulated air discharge systems, 2 facilities subject to toxic release inventory and 29 facilities producing hazardous waste regulated under the Resource Conservation and Recovery Act (RCRA)<sup>8</sup>. According to the Scorecard website ([www.scorecard.goodguide.com](http://www.scorecard.goodguide.com)), the target neighborhood is located in the upper 40% of the Dirtiest/Worst Counties in the US for air releases of recognized carcinogens, recognized developmental toxicants and recognized reproductive toxicants. The website also indicates that the county where the site is located is ranked in the worst 20% for the number of housing units with lead hazards. In addition, industrial facilities of various types are located in the area with active releases of hazardous emissions. The City of Rock Falls has over 87 facilities tracked by EPA, predominantly for air emissions and RCRA reporting purposes<sup>7</sup> and 11 facilities are enrolled in the Site Remediation Program (SRP)<sup>8</sup>. The SRP Program is a voluntary cleanup program administered by Illinois EPA (IEPA). The intent of this program is to provide applicants the opportunity to receive review, technical assistance and no further remediation determinations from the IEPA. SRP properties identified in the target project area consist of manufacturing facilities, industrial warehouses, retail/commercial buildings and restaurants. Based on age of industrial warehouses, lead-based paint is likely, adding risk to children in the community that could ingest paint chips. The target area ranks in the 80<sup>th</sup> percentile in the state and 83<sup>rd</sup> percentile in the EPA Region for lead paint indicator and 89<sup>th</sup> percentile in the U.S.<sup>9</sup> This is alarming considering the developmental delays

<sup>4</sup> City-data.com, zip code 61071, <http://www.cit-data.com/zips/61071.html>

<sup>5</sup> Illinois State Board of Education – Nutrition and Wellness Programs online: [http://www.isbe.net/nutrition/htmls/eligibility\\_listings.htm](http://www.isbe.net/nutrition/htmls/eligibility_listings.htm)

<sup>6</sup> USDA Food and Nutrition Service 2013 Report online: <http://www.fns.usda.gov/pd/slsummar.htm>

<sup>8</sup> List of EPA-Regulated Facilities in Envirofacts (<http://www3.epa.gov/enviro/index.html>)

<sup>7</sup> <http://epadata.epa.state.il.us/land/srp/>

<sup>9</sup> <https://www.epa.gov/environmentaljustice> - December 2018 report

that lead paint can cause in children possibly accounting for the lower than average education level of the population.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions - Environmental impacts to the subject site are established and quantified, not speculative. Subsurface contamination includes: Volatile Organic Compounds (VOCS), Semi-volatile Organic Compounds/Polynuclear Aromatic Hydrocarbons (SVOCs/PNAs) and metals, which are known to cause cancer, damage to the kidneys, liver, central nervous, circulatory, reproductive, and respiratory systems. Human exposure to these contaminants includes ingestion, inhalation, direct contact, and migration through groundwater and storm water runoff. The public health of the residents who live nearby the site and in the target community is impacted by the contamination through these exposure pathways. Based on EPA's most current data, the industrial history has caused the county to rank among the top dirtiest/worst 40% of all counties in the U.S. for air releases of recognized carcinogens, recognized developmental toxicants and recognized reproductive toxicants and has added cancer risks from hazardous air pollutants<sup>10</sup>. Information provided in the State Cancer Registry<sup>11</sup> indicates the annual cancer incidence rate in the county where the site is in is 68.5, above the national rate of 61.8 (cases per 100,000). Sensitive populations are being exposed to health hazards in their own neighborhood. The following table includes the contaminants identified at the target site and their health effects on the community.

(3) Economically Impoverished/Disproportionately Impacted Populations - The target site is adjacent to a park, downtown businesses and residential neighborhoods. This blighted site has realized an increased crime and vagrancy rate which has had a negative impact on the community. Due to the proximity of the Rock River and the two dams, Rock Falls has a high eagle population during the cold weather months. Visitors, photographers and sightseers are eager to utilize this site for eagle viewing. However, because of the crime and vagrancy this blighted site has generated, it is not an acceptable location for those activities. The adjacent park should be a safe location for children to play but those activities are also not advised due to the crime and vagrancy. Due to the City's size, our small police force's resources are limited, however, much of their time is spent in the blighted target area. Brownfield properties, including the target site, adversely affect the community in a plethora of ways: impacts to environment, public health and safety economic impacts through job loss, reduced tax base, loss of property value, the stigmas associated with lack of new investment and redevelopment, increased rates of poverty; and, socially through increased crime, vagrancy, and impacts to the community's general sense of well-being. All of these impacts exist in the target project area and community.

**b. Community Engagement**

**i. Community Involvement**

The following are key local community organizations involved in the project. During the cleanup activities, these organizations will assist with public education, distributing educational materials, and environmental training and local hiring program.

<b>Partner Name</b>	<b>Point of Contact</b>	<b>Specific role in project</b>
Rock River Trail Initiative	Frank Schier frankschier@hotmail.com	Assist with promotion of public access to the Rock River at the Brownfield site for recreational purposes.
RF Chamber of Commerce	Bethany Bland (815) 625-4500 <a href="mailto:bland@rockfallschamber.com">bland@rockfallschamber.com</a>	Assistance through promotion of the riverfront area of the Brownfield site for retail development.

<sup>10</sup> SCORECARD - The Pollution Information Site, using site zip code online at [http://scorecard.goodguide.com/community/index.tcl?zip\\_code=61080&set\\_community\\_zipcode\\_cookie\\_p=t&x=29&y=6](http://scorecard.goodguide.com/community/index.tcl?zip_code=61080&set_community_zipcode_cookie_p=t&x=29&y=6), November 2012.

<sup>11</sup> State Cancer Profiles, National Cancer Institute, [www.statecancerprofiles.cancer.gov](http://www.statecancerprofiles.cancer.gov)

Blackhawk Hills Regional Council	Daniel Payette (815) 625-3854 <a href="mailto:Daniel.payette@blackhawkhills.com">Daniel.payette@blackhawkhills.com</a>	Assist in economic growth and workforce development within the Brownfield site with potential developers. Assist with any natural resource conservation or quality of life issues of concern within the site.
Blackhawk Waterways	Diane Bausman (815) 946-2108 <a href="mailto:dbausman@bwcvb.com">dbausman@bwcvb.com</a>	Assistance with tourism promotion of the scenic and recreational aspects of the riverfront area of the Brownfield site through media releases and advertising. Promotion of the eagle viewing.
Holiday Inn Express & Suites	Amy Poci <a href="mailto:Amy.poci@glmghotels.com">Amy.poci@glmghotels.com</a>	Assist in promotion of how Brownfield's clean up allows for redevelopment of the property since they built on a Brownfields site.
Harvest Time Bible Church	Paula Payne (815) <a href="mailto:626-1234paulp@htbc.info">626-1234paulp@htbc.info</a>	City to hold public informational meetings in their community room.

ii. Incorporating Community Input

The City of Rock Falls has been able to engage our community in the target project for many years. In 2013, the City launched “The Limestone Project” which was a brochure detailing the history and future vision for the property. The brochure detailed the necessary steps that had to be taken to make the property an asset to the community. The Limestone Project was also on our Government Access Channel 5 and our City’s website. When the City was finally forced, for safety reasons, to demolish the building in 2017, the community was in full support of our efforts due to the engagement between the City and the residents over the past several years. The requests for pieces of limestone from the demolished building were so great that the City created a pile of limestone for the citizens to come and take home. The residents wanted to have a piece of Rock Falls’ history.

The City continues to hold public meetings to educate and acquire community feedback from the citizens and businesses. During our City’s Council meetings, which are broadcast on television, regular updates are given by the City Administrator regarding the process of assessment, cleanup and redevelopment of that property. The regional newspaper also does frequent updates and reporting on the status of the property’s assessment and cleanup and has been very favorable to the City’s efforts.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Proposed Cleanup Plan**

It has been determined that the cleanup plan would consist of construction of engineered barriers (either three feet of clean fill material in open landscaped area, pavements, or concrete structures/foundations), transportation and disposal of surficial soil to be removed before asphalt/concrete installation and institutional controls (worker safety plan, offsite notification and Rock Falls groundwater usage ordinance). The proposed cleanup plan includes the following.

- Greener Cleanup Evaluation will be conducted during cleanup planning stage using ASTM E2893-16 to identify Best Management Practices and incorporate the Best Management Practices into actual cleanup.
- Using top 3 feet of clean soil and/or virgin stone as engineered barrier to address the ingestion pathway soil remedial objectives (RO) exceedance in the proposed landscaped areas.
- Using City of Rock Falls’ existing groundwater usage ordinance, offsite notification and construction worker safety plan as institutional controls.

- After redevelopment, exposure to subsurface soil containing remaining concentrations of chemicals of concerns will be prevented by construction of new concrete foundations/building slabs, new pavement, or a three-foot clean fill engineered barrier anticipated to be approved by the IEPA. This will be coordinated with the future construction activities during the redevelopment. Surficial soil that will need to be removed before pavement construction will be properly disposed of at a permitted landfill.
- These cleanup methods will remediate the contamination resulted from the historical industrial operation including painting, grinding, and wood work machinery operation. If awarded, this approach, as well as other remedial approaches, will be evaluated, with public input, in a final Analysis of Brownfields Cleanup Alternatives (ABCA) document, a draft of which is attached to this grant application. The selected option as determined in the ABCA will address the contamination and reduce environmental and human health risks.

**b. Description of Tasks and Activities**

The City of Falls is requesting a US EPA Brownfields Cleanup Grant for hazardous substances in the amount of \$300,000 for a brownfields cleanup program. Rock Falls will address the Limestone site along the Rock Rive This site greatly impacts the redevelopment potential of the area as well as the quality of life of the surrounding residential areas.

**Task 1 – Eligible Programmatic Activities:** The Brownfields Coordinator, in conjunction with the consultant will directly oversee grant implementation and administration in support of activities to ensure compliance with the EPA Cooperative Agreement work plan, schedule and terms and conditions for the three-year term of the grant. These include implementing a competitive, qualifications-based consultant selection process, communication and meetings with the EPA project officer, submittal of quarterly reports, minority and women-based enterprise (MBE/WBE) reporting, submittal of annual financial reports, and prompt entering of project information into EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES). Rock Falls’ staff travel budget allows for staff to attend necessary brownfield training/meetings. *Will be initiated upon grant award and will continue throughout the project.*

**Task 2 – Outreach:** The Community Involvement Plan was prepared during the site assessment. The consultant will host with Rock Falls staff community education meetings to inform the public in the target area as the project progresses. The consultant will also assist Rock Falls in developing a project fact sheet and addressing public comments. *Will be initiated within 0-3 months and will continue throughout the project.*

**Task 3 – Planning:** The consultant will prepare site specific work plans including Health and Safety plans, finalize the Analysis of Brownfield Cleanup Alternatives (ABCA), coordinate with the redevelopment civil design engineers to fine tune the details of the cleanup plan so the cleanup activities will be optimized with cost efficiency, research and apply for necessary permits, prepare the cleanup bid documentation as well as preparation and selection of competitive, qualification-based cleanup contractors in compliance with all federal, state and local regulations. The CSIR/ROR/RAP was approved by the IEPA in August 2018. A Quality Assurance Project Plan was submitted to EPA and was approved in 2017 during the site assessment. The Quality Assurance Project Plan (QAPP) may be updated based on the cleanup activities. *Will be initiated within 3 months and will continue throughout the project.*

**Task 4 – Cleanup:** This selected cleanup contractor will perform remediation activities in accordance with the Comprehensive Site Investigation/Remediation Objective Report/Remedial Action Plan was approved by IEPA in August 2018. Soil excavation, transportation, and disposal at a certified landfill, and clean backfill will be conducted in the area where high PNAs, lead and arsenic concentrations

exceeded the IEPA remedial objectives [approximately 1200 cubic yards (cy)] and soil confirmation samples will be collected for chemicals of concerns constituents. Exposure to subsurface soil containing remaining concentrations will be addressed by IEPA allowed risk assessment calculation and modeling and be prevented by construction of new concrete foundations/building slabs, and new pavement of the proposed facility as part of the construction. The City of Rock Falls groundwater use restriction, offsite notification and construction worker notification will be utilized as institutional controls. **Will be initiated within 9 months and will continue throughout the project.**

**Cost Share (20%)** – Rock Falls understands that twenty percent (20%) of the Grant amount is required and is committed to provide the required cost share through eligible in-kind services, supplies, and other cash contribution if necessary. A total of \$50,000 cost share is committed by Rock Falls through in-kind services, necessary supplies/equipment and necessary cash contribution. Four (4) Rock Falls city personnel will devote their time (15% Project Director, 6 hours/week, \$100/hr.; 5% Project Executive, 2 hours/week, \$120/hr; 10% Project Assistant/City Clerk, 4 hours/week, \$85/hr; 10% Project Coordinator/City Administrative Personnel, 4 hours/week, \$50/hr) to this project, which is equivalent to approximately 0.4 full time equivalent throughout the project period. Rock Falls’ City Engineer will provide civil engineering review and assistance during the environmental cleanup planning to account towards cost share. All Rock Falls’ personnel effort (except direct travel cost to participate in necessary trainings and meetings) including volunteers will be accounted as in-kind services. **City’s cost share commitment letter is in the Attachment.**

**c. Cost Estimates and Outputs**

**Below are the anticipated outputs and cost estimates for this project based on past brownfield projects as determined by market standards.**

**Task 1 – Eligible Programmatic Activities:** Contractual Cost – ACRES Database Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the grant period \$6000 (50hrs x \$120/hr). Travel staff budget \$2000 (\$500 per person/meeting). Cost-share \$1,600.

**Task 2 – Community Outreach:** Marketing Supplies \$500 (flies production, printing, paper, etc.). Contractual Cost – Consultant support public meetings, fact sheets, addressing public comment \$3,000 (25hrs x \$120/hr). Cost-share \$700.

**Task 3 – Planning:** Contractual Cost – Consultant assistance with coordination with civil engineers and architects, work plan, permit applications and finalize ABCA \$15,000 (125 hrs x \$120/hr). Cost-share \$3,000.

**Task 4 – Cleanup:** Contractual Cost – Consultant to provide field oversight, confirmatory sampling, reporting, and IEPA SRP review fee. Contractual Cost – \$108,000 (\$90/cy for 1200 cy) for soil excavation, transportation and disposal; \$54,000 of clean backfill (\$45/cy for 1200 cy); \$6,750 for field oversight; \$7,250 for laboratory analyses; and \$15,000 for report preparation and IEPA SRP review fee. Cost-share \$44,700 – **the details need to be worked on.**

<b>Hazardous Substances</b>					
Project Tasks (\$)					
Budget Categories	Programmatic Activities	Community Outreach	Planning	Cleanup	Total
Travel	\$2,000	0	0	0	\$2,000
Supplies	0	\$500	0	0	\$500
Contractual	\$6,000	\$3,000	\$15,000	\$223,500	\$247,500
Total Direct Costs					
Indirect Costs					

<b>Total Federal Funding</b>	<b>\$8,000</b>	<b>\$3,500</b>	<b>\$15,000</b>	<b>\$223,500</b>	<b>\$250,000</b>
<b>Cost-Share</b> (20% of requested federal funding)	\$1,600	\$700	\$3,000	\$44,700	\$50,000
<b>Total Budget</b>	<b>\$9,600</b>	<b>\$4,200</b>	<b>\$18,000</b>	<b>\$268,200</b>	<b>\$300,000</b>

**d. Measuring Environmental Results**

The City of Rock Falls has processes in place to ensure projects are properly tracked and reported. The Limestone site project team will meet quarterly to track the outputs identified in 2.b. and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule. Site specific information will be entered and tracked in the online ACRES database. The outputs to be tracked include the number of advisory committee meetings, public meetings, meetings with community groups, environmental assessments, ABCAs and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability**

**i. Organizational Structure**

The City of Rock Falls has successfully managed 9 brownfields projects in the past decade. The projects were funded by the USEPA and IEPA. Numerous NFR letters were received. Key staff members that will ensure the timely and successful expenditure of funds and the competition of all technical, administrative and financial requirements of the project and grant include:

Project Director – City Administrator Robbin D. Blackert is the designated Project Director for the former Limestone Building Project overseeing all aspects of the project. Administrator Blackert currently oversees the management of all departments of the City as well as the development and implementation of a \$22-million-dollar municipal balanced budget.

Chief Executive – Mayor William B. Wescott is currently serving as a first term Mayor however; Mayor Wescott served as City Clerk for 10 years prior to becoming Mayor.

Project Director Assistant - Brian D. Frickenstein, P.E., S.E. is with the firm of Willett Hofmann & Associates, Inc., the City Engineering Firm, and will be assisting Administrator Blackert to manage the grant as necessary.

Project Assistant/City Clerk - Eric Arduini will assist the team with administrative duties.

City Attorney - James L. Reese with law firm of Ward, Murray, Pace & Johnson, P.C. and has served as the City Attorney for Rock Falls for 30 years. Attorney Reese will provide legal counsel and opinions as necessary.

Technical Consultant – The City of Rock Falls will retain a qualified and cost effective technical consultant in full compliance with federal procurement requirements, 2 C.F.R. 200 and EPA’s rule at 2 C.F.R. 1500. The consultant will provide technical services following all federal, state and local rules. The selected brownfield consultant will have demonstrated successful programmatic experience in successfully implementing and reporting EPA Region 5 Cleanup requirements.

All subcontractors, should any additional be required, will be evaluated in accordance with all federal, state and local laws and regulations.

**ii. Acquiring Additional Resources**

The former Limestone Building site project will support economic development by the creation of approximately 5 to 7 jobs during the cleanup for site security, machine operating, onsite labor, and data entry. The plans for the Limestone site are similar to the development of the Holiday Inn Express & Suites

at the former brownfields Reliant site which has created 40 new jobs with an annual payroll of \$425,000. National Manufacturing closed its' doors in 2010 in Sterling and Rock Falls, taking with it about 250 jobs. Rock Falls will need to fill jobs during the cleanup and when the redevelopment is up and running. Local businesses will be contracted after redevelopment. During site cleanup activities, Rock Falls will hire local resources as much as possible. Rock Falls will organize an environmental job training and hiring program working with the community organizations. Local residents, especially the target area populations/sensitive population, will be encouraged to participate in the training program which will develop environmental and technical skills. Rock Falls Community Development Corporation will work closely together with City, County and State officials to provide access to the necessary information and resources required for business retention, expansion, attraction and an improved quality of life for our residents.

**b. Past Performance and Accomplishments**

**i. Currently Has or Previously Received an EPA Brownfields Grant**

The City received a \$200,000 EPA brownfields assessment grant and two \$200,000 brownfields cleanup grants for hazardous substances in 2005 (EPA 560-F-05-184). City won and executed a \$200,000 EPA Brownfields cleanup grant in 2006 (EPA 560-F-06-096). Grants were used for the assessment and cleanup of the Rock Falls Riverfront Redevelopment Area, specifically the Reliant Fastener Company site at 210 East 2<sup>nd</sup> Street and the former Northwestern Steel and Wire Company at 100 5<sup>th</sup> Avenue. City won and executed a \$200,000 EPA Brownfields assessment grant in 2014 (BF-00E01352-1) for the Limestone site.

**(1) Accomplishments**

Since receipt of the NFR letter for the former Reliant Fastener (250 feet east of the target site), this brownfields site has seen the development of a \$7.1M Holiday Inn Express & Suites and construction of a beautiful greenspace park which has created a better quality of life for the residents of Rock Falls. The development of the Holiday Inn Express & Suites alone has created 40 new jobs with an annual payroll of \$425,000. The City has also benefited from this development with property taxes for the hotel at \$175,000 annually, hotel/motel taxes paid to the City in the amount of \$78,000 annually and utilities totaling \$77,000. In addition, development of the remaining 5.6 acres of the riverfront RB&W District is currently underway. The developer is scheduled to begin construction of a new hotel in April 2019 and a business suite which will hold seven new commercial businesses following construction of the hotel. The City of Rock Falls is a shining example of how Brownfield assessment, cleanup and redevelopment can transform a once blighted area. The City has the same expectations for redevelopment on the scenic riverfront site of the former Limestone Building property. The Limestone site environmental comprehensive assessment has recently been completed with funds available from an USEPA assessment grant that was awarded in 2014. All outcomes/outputs have been reported in ACRES at the time of this application submittal.

**(2) Compliance with Grant Requirements**

All EPA grants complied fully with respective Cooperative Agreements meeting and completing all EPA reporting requirements. This included quarterly progress reports, brownfields reporting measures in ACRES, MBE/WBE utilization forms, and annual Federal Financial Reports. Timely progress was made towards achieving the goals of the grant projects with only one four-month no-cost time extension approved by EPA for the 2006 cleanup grant to close out the grant project in accordance with the submitted work plan after weather and contractor delays. At the time of closure all funds associated with the assessment and cleanup grants had been expended in their entirety. The 2014 USEPA Assessment Grant was extended for 12 months with no cost increase due to the state of Illinois' budget crisis and City's pooling funding to demolish the Limestone Building in summer 2017. The City received \$258,000 IEPA-

run RLF to complete two brownfields cleanups adjacent to the former Limestone Building site. All RLF requirements discussed in the Inter-Government Agreement were met.