1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of the Target Area

The City of Rockford, Illinois, a city of 150,383, was once a thriving manufacturing community with over forty percent of its workforce employed in manufacturing as recently as 1980. Rockford has since faced decades of economic decline with manufacturing jobs generally being replaced by much lower paying service industry jobs. Currently, 21.4% of the workforce is employed in manufacturing compared with only 9.67% in the State of Illinois. Manufacturing jobs are still on the decline resulting in additional vacant factory Brownfields each year. Rockford’s labor force is 60,955 and its unemployment rate is at 7.5%, compared to the State figure of 4.1% and the US figure of 3.5%. The City of Rockford has the highest unemployment rate for any community in Illinois with a labor force of more than 17,000. (Illinois Department of Employment Security, November 2018.)

Rockford was founded in 1837 and forms the central City in the Rockford Illinois Metropolitan Statistical Area. Early settlement and industry took place along the west side of the Rock River south of the current Downtown with early industry using water power for industrial processing. This area, known as the Water Power District, was later served by the first railroad in the Rockford area now part the Union Pacific R.R. This rail line forms the southern border of Rockford’s Downtown and is located adjacent to Cleanup Site #1 at 325 S. Madison Street and just three blocks south of Cleanup Site #2 at 128 Kishwaukee Street. Three additional railroads converged in this area, and industry spread north, west, south and east from this early railroad confluence. Several industrial rail beltways were also constructed, resulting in a very complex pattern of rail service and industrial development on the east side of the Rock River south of Downtown. The two Cleanup Sites, 325 S. Madison and 128 Kishwaukee Street are among the northernmost of the remaining Brownfields in Rockford on the east side of the Rock River. To the south and east of the two Cleanup sites, there are several major industrial areas, many of which are now Brownfields. The closest of these Brownfield concentrations is less than one-half mile to the south. The Cleanup Sites are located in Census Tracts 10 and 11, which are adjacent to one another and the two Cleanup Sites are located less than four blocks apart. Both Cleanup Sites are located on the east side of the Rock River. They are both located at the northern Edge of the Midtown Business District Association and the southeast edge of the River District Association, which is the business association for Downtown Rockford.

It is important to note that the dramatic shift in industrial location was paralleled by a dramatic shift in the location of retail stores and professional offices initially in Downtown Rockford and older commercial corridors to shopping malls, strip centers and office parks where larger tracts of land could be developed on major highways. Downtown Rockford, which had been bordered to the south, east and west by major industrial employment centers which included the two Cleanup sites, began losing those employment centers, starting during the 1950’s, as new plants were constructed on larger outlying tracts of land and then in major industrial parks such as Eastrock, Northrock and Southrock each located 4 to 5 miles from Downtown. Because these manufacturing plants were originally located so close to Downtown, as they left so did a large clientele of workers who could easily shop or dine in Downtown during their lunch hour or after work. It is no wonder that retail and office activity in Downtown Rockford which peaked in the 1950’s and 1960’s, has experienced a steady decline until
recently when a limited number of investors have started to acquire these buildings for renovation. The supply of vacant Downtown Buildings far exceeds the demand for the renovated space. This is one of the major reasons why this Cleanup Grant is needed; both Cleanup Sites need an investment in Environmental Cleanup before private investors would be willing to renovate these buildings.

Target Area Description: Cleanup site 1 the Rockford Watch Factory Building is located within Census Tract 10. Cleanup site 2, 128 Kishwaukee Street is located in Census Tract 11, which is adjacent to Census Tract 10. These two Census Tracts and two adjacent Census Tracts, 12 and 13, form this Target Area, which is southeast of Downtown and is one of the more economically distressed areas in Rockford. Each of these four census tracts that surround the two sites is impacted by the presence of Brownfields, a shortage of jobs, significant poverty, and a shortage of basic services in this area. These two Census Tracts are within the CDBG Block Grant Eligible Area.

ii. Description of the Brownfield Cleanup Sites

Cleanup Site #1 325 S. Madison Street: The City-owned Site at 325 South Madison Street, the former Rockford Watch Factory, was constructed during 1875-1876 adjacent to the Union Pacific (UP) spur line to the west. The site slopes approximately 15 feet from Madison Street west to the rail line, exposing the basement level of the Watch Factory building on the west side of the property. Three stories rise above the basement level and the building totals 27,000 square feet. This site was originally flanked by industry. W.F. and John Barnes and Ward Pump were located to the west while a large Com Ed coal fired power Plant and a concrete batch plant were located to the south. All four of these adjacent sites have been cleaned up and the W.F. and John Barnes, which was later Ingersoll, was redeveloped into the UW Health Sports Factory, a $24 million dollar investment that included a USEPA Cleanup Grant. The Rockford Watch Factory site itself was, until 2015, flanked by several large additions and a 4-story School District Administration building. These structures have all been removed, and the Rockford Watch Factory is now surrounded on the north and south by support parking for the UW Health Sports Factory. To this point, the City has used a total of $226,730 in Supplemental Revolving Loan Funds to address soil contamination on the Watch Factory site and to remove asbestos from the Watch Factory additions before they were demolished, leaving the original 1875-76 structure, which is now on the National Register of Historic Places. The proposed Cleanup Grant is to remove the asbestos in this historic structure to enable the renovation and repurposing this structure for retail and other uses that are complimentary to the adjacent UW Health Sports Factory and support the Target Area that contains both this Cleanup site and Cleanup Site 2 at 128 Kishwaukee Street.

Cleanup Site #2: 128 Kishwaukee Street. The 128 Kishwaukee St. Building has its origins in the early local and regional transportation system because it was constructed in 1913 to serve as the maintenance and storage facility for Rockford’s Streetcars and Interurban rail cars. It occupies the site of an earlier wooden building with the same function. During the 1960’s it was remodeled into an office building after the transit bus storage was relocated. It is located at the east edge of Downtown and at the north edge of Midtown District, in proximity to East State Street and Seventh Street, two of the earliest commercial corridors often referred to as “Streetcar Commercial Corridors”. Though it is not far from the 500 Block of East State Street and its Restaurant District, the 128 Kishwaukee St. Building is primarily surrounded by vacant structures of many types including the historic Midway Theatre and a 150-year-old church. Having been vacant for approximately 10 years, the 128 Kishwaukee Building is severely blighted with several large openings in the north wall of the structure and several places where the roof has partially collapsed. The known contamination at the 128 Kishwaukee St. site include asbestos within the building and lead, PNA’s and other Hazardous
Substances both on the south side of the building as well as within the building footprint. The 128 Kishwaukee site is .79 Acres and the building is 40,000 square feet. The Building at 128 Kishwaukee St. was purchased by the City of Rockford on December 20, 2016 after it had sat vacant and deteriorating for several years. Once asbestos has been removed from 128 Kishwaukee Street, the City will hire a structural engineer to determine if this structure is sound enough to conduct soil excavation within the footprint of the building. The structural engineer will also determine the viability of renovating this structure. The City will strive to provide jobs, retail and other services for the Target Area at this location whether this is a new development or a renovated structure.

b. Revitalization of the Target Area:
   i. Redevelopment Strategy and Alignment with Revitalization Plans

Site 1 325 South Madison Street. The City of Rockford intends to market this property for first floor commercial and second floor offices once the Cleanup is complete. It is important to note that this building needs extensive façade repair because of the removal of the additions. This expense in addition to the asbestos removal that is needed, has made it difficult to redevelop the property. The City of Rockford has been a major player in the revitalization efforts surrounding Site 1, especially in regards to the following initiatives: 1) the environmental cleanup and Brownfield Redevelopment of the former Ingersoll site into the UW Health Sports Factory, a 100,000 sq. ft. facility for Rockford Youth sports immediately west of site 1; 2) removal of several additions to the original Rockford Watch Factory Building and other structures to provide parking for the Sports Factory as well as the 325 S. Madison Street Site once it is renovated. 3) the purchase and removal of the concrete batch plant immediately south of Site 1; 4) assistance to COM ED in their environmental cleanup of their 20 acre site one block to the south; and 5) City assistance to a private developer in the redevelopment of the former YWCA facility into a lodging facility to support the Sports Factory. All of these initiatives are consistent with the River District Framework Plan which has been adopted as part of the City’s Comprehensive Plan.

Site 2 128 Kishwaukee Street. The City of Rockford hopes to provide additional retail and office facilities at this site once this site is ready for redevelopment, as sited in the Comprehensive Plan. To this point the City has focused its efforts on supporting businesses on East State Street, one half block to the north and on working with developers on the renovation of the adjacent Historic Midway Theatre, vacant for the last 15 years, and the adjacent church building (vacant for at least 20 years). Cleanup and redevelopment of the 128 Kishwaukee Street site would be Catalytic to the renovation and repurposing of the adjacent Midway Theatre and adjacent church building. Renovation and repurposing the Historic Midway Theatre is a high priority in the River District Framework Plan.

ii. Outcomes and Benefits of Redevelopment Strategy

Cleanup Site #1 325 South Madison Street: Once Cleanup is complete, it is anticipated that this project will lead to further revitalization in the area and the nearby commercial corridors. As part of this redevelopment, it is anticipated that the City of Rockford will successfully negotiate with Com Ed for the connection of the Pathway on the Sports Factory site to the Rockford Pathway Bridge (former railroad bridge) over the Rock River. This connection would be 750 feet through the COM ED property, which is now a clean site. Several positive outcomes and benefits would result from this Cleanup and Building Renovation at 325 S. Madison including providing jobs within the Target Area as well as the potential for a major Pathway connection that would provide access the Rockford Pathway Bridge.
Cleanup Site 2 - 128 Kishwaukee Street: Once complete, this site will be a major catalyst to the redevelopment of the Midway Theatre and adjacent church because of the increase in jobs and business activity. The City is prepared to provide incentives to bring about this transformation, especially in the form of TIF incentives.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse
For the two sites, 325 South Madison Street and 128 Kishwaukee St, it is anticipated that City funds in the form of TIF Funds will be necessary to bridge the gap between the cost of renovation of the structures and the ability of the structures to provide income to the developer. This is true even with the strong potential for Federal Historic Tax Credits as well as State Historic Tax Credits available to Rockford as a River Edge Community. 128 Kishwaukee Street has a potential additional challenge in that the structure may have to be demolished in order to access the contamination within the footprint of the building. The City of Rockford is willing to commit its unprogrammed Revolving Loan Funds totaling $60,000 to this effort if needed, based on the City Council Resolution contained in the Attachments.

ii. Use of Existing Infrastructure: Site 1, 325 S. Madison Street is surrounded by very recent infrastructure improvements including the parking lot that surrounds the building constructed during 2015-2016 and the reconstruction of Madison Street in the 100 through 400 block during 2016. Site 2, 128 Kishwaukee Street is located at the intersection of Kishwaukee Street, Illinois 251, and First Avenue, and Business US 20. These two major streets are in a good condition and regularly improved by the State of Illinois when needed. Both sites are free of infrastructure needs.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. Community’s Need for Funding: The City of Rockford’s Need for funding is primarily due to 1) the City’s economic position; 2) the huge number of vacant, abandoned factories- our huge Brownfield inventory; 3) the severe shortage of private developers willing to invest private sector funds into these Brownfields, especially those where cleanup has not occurred; 4) the site constraints or poor access to most of these Brownfields; and 5) the deteriorated condition of many of these structures. More detail follows: 1) The City’s Economic Position: the City has forecasted a Budget Deficit of $6.8 million in 2020 increasing each year to 15.1 million in 2023 at which time the City is projected to run out of General Funds. This economic situation is due to increasing costs, especially pensions and operating expenses, and stagnant property tax and sales tax revenues. 2) The City has 970 Brownfields of all shapes and sizes according to the 2011 survey performed by Fehr-Graham for the Rockford Metropolitan Agency for Planning. Since 2011, there have been several new Brownfields added, including the 30 acre Rockford Products site with over 600,000 square feet of vacant factory space at 707 Harrison Avenue and the 15 acre Essex Wire site at 2816 N. Main Street where the buildings are sitting partially demolished, creating a severe eyesore adjacent to N. Main Street which was just reconstructed by the State of Illinois during 2017-2018. These are just two examples of the fact that because of the heavy reliance on manufacturing in the Rockford economy historically, and the decline in manufacturing locally from 40% to 21.4% of the local workforce, this change in the workforce has been accompanied by a proliferation of Brownfields, especially since 1980. 3) The City has not been able to attract developers to vacant commercial or industrial buildings even in the Downtown, where a slow but steady rejuvenation is taking place. Several City-owned and privately-owned properties are still sitting
vacant despite numerous city efforts, including the creation of TIF Districts, the issuance of Requests for Proposals (for City-owned properties) and promoting properties that are near major successful Brownfield Redevelopments. City-owned buildings are likely to redevelop only if environmental issues are addressed through Cleanup Grants. One good example is 134 N. Main Street, which is currently being cleaned up using the City’s most recent Cleanup Grant. After the Cleanup is complete, and the City has replaced the roof, this 20,000 sq. ft. commercial building is likely to redevelop into retail and office uses. There are numerous buildings that do not have cleanup funds available and are likely to continue to sit vacant and deteriorating without the cleanup funds. It should be noted that the 325 South Madison Street Site was sent out for proposals and the City received one proposal. However, because the building had not been cleaned up and the building needed extensive work to correct the damage to the façade as a result of the removal of the additions, there was a funding gap of over $600,000 even with the Historic Status of the Building. Reducing the funding gap is needed to set this building on the course to redevelopment. The local economy and shortage of City funding sources make it imperative to receive cleanup grants for Brownfields, even those near Downtown. 4) Site Constraints for most Brownfields- most Brownfields do not have good access or are small, confined sites. The two proposed sites for this Cleanup Grant are better than most and should be successfully developed when a Cleanup Grant is secured. 5) the Deteriorated condition of many Brownfields. The condition of 325 South Madison St is fair but worsening, while the condition of 128 Kishwaukee is poor and worsening, and may not be salvageable. The conditions of the two buildings is discussed in Section 3 a. Without the Cleanup Grant, these very visible Brownfields will continue to contribute to blight and the decline of adjacent neighborhoods rather than become a positive catalyst for the nearby areas.

ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations: The Brownfields in this Target Area pose threats to sensitive populations which are prevalent in the Target Area, as summarized below in 2. ii (3). Based on the Phase I and Phase II Environmental Site Assessments that have been performed within this Target Area, these residents have potentially been exposed to a large number of health risks and environmental impacts due to more than one hundred years of industrial processes taking place at these nearby Brownfield sites. The 128 Kishwaukee St. site is located just 7 blocks from a large metals recycling plant, 7 blocks from several former furniture manufacturing plants, 8 blocks from a large junkyard, an 8 blocks away from the former location of a coal-fired power plant. It is important to note that the City of Rockford Public Water Supply System is the most extensive public water supply well system in the State of Illinois. Currently, the public water supply is provided by 29 wells nearly all of which are deep wells, 1400 feet or more. Several previously operating wells, a total of 13, have had to be shut down because of contamination, primarily VOC contamination. There are no operating wells remaining in the Target Area. Fortunately, some of the major Brownfields have been cleaned up during the past 5 years including the former coal fired power plant and the former Ingersoll site adjacent to the 325 S. Madison Street Site. The Cleanup of the two sites within this proposal will further reduce potential threats to the health or welfare of the sensitive population.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions: Public Health impacts from various cumulative environmental issues; airborne pollution from the power plants and factories as well as the contaminated soil at the Brownfield sites are difficult to measure. However, the USEPA Environmental Justice EJSCREEN website, provides health-related Environmental indicators that showed high health risks within the Target Area Census Tracts. Using the four Census Tracts comprising the Target Area, Indicators specific to this Target Area were obtained and evaluated. A percentile of 50 would indicate an average health risk compared to State or US averages. The following EJ Indexes are
noteworthy: first, all 11 indexes for the Target Area showed scores of at least 76 percentile in the State and several are in the 90 percentile range; second, there are three EJ indexes that are over 90% -Risk Management Plan at 96 percentiles, Hazardous Waste Proximity at 92 percentile and the Superfund Proximity Index at 9 percentile. Considering that the normal indices of a residential neighborhood on the northeast side of Rockford typically range from 18 to 45, the Environmental Justice Indicators in the Cleanup Grant Target Area indicate Excess Risk for that population. The EJ Screen Demographic Indexes range from are 68 percentile for Low Income Population and 67 percentile for low income population. (EJSCREEN Rockford Census Tract 1-13)

In addition to the soil, groundwater and air quality issues associated with the industrial concentrations within the Target Area, this area has a very old housing stock and has the associated lead based paint hazards that are endemic with this housing stock. Nearly all the housing stock was built before 1960. The Illinois Department of Public Health, 2015 Annual Surveillance Report, identified 5 of the 28 Zip Codes within Winnebago County as Lead Risk Areas, and among those five is Zip Code 61104 which includes the entire Target Area. In addition, Winnebago County Health Department Statistics for blood lead testing in children over the last 10 years show that Zip Code (ZC) 61104 has a much higher incidence of High Lead Levels in children than Winnebago County as a whole, 5.82% versus 2.73% for Winnebago County. In fact, ZC 61104 has the highest incidence of High Lead Levels at 5.82% in Winnebago County with the next highest rate of 3.76% in ZC 61103. If ZC 61104 is excluded from the calculations, the figure is only 2.15% for the remainder of Winnebago County. The high incidence of elevated lead levels among the children of the 61104 Zip Code that includes the entire Target Area, coupled with the higher rates of cancer, respiratory illness and neurological disorders coupled with the socioeconomic and housing data clearly show that the Target Area is an area with environmental issues that have resulted in serious health disparities for the Target Area when compared to the City as a whole. The lead –based paint issue is primarily linked to the deteriorating housing stock due to disinvestment by the property owners.

(E) Economically Impoverished/ Disproportionately Impacted Populations: The Target Area demonstrates a seriously impoverished and disproportionately impacted population in several ways. Unemployment, poverty, percent minority are all much higher than the City of Rockford as a whole but 2, 3 or more times higher than the Illinois or National figures. The poverty rate (all persons) is the most striking nearly double the City rate and 3 times higher than the Illinois or the National rate. In addition, there are several other indicators of the concentration of sensitive populations within the Target Area. There is a concentration of young children in the Target Area, with a figure of 26% for children 14 and under compared with State and National figures under 20%. Families below poverty level is three times the state and national. Per capita income in the Target Area is half that of the City but only 40.5 % of the National average and 35.8 % of the State average and these demographics clearly demonstrate the concentration of sensitive populations. (US Census, American Community Survey, 2011-2015). The Target Area has a much higher amount of crime than the City as a whole, accounting for 12.3% of the Group A Offenses though the population is only 5.5% of the City total. Certain types of crimes are particularly troubling for the Target Area with Weapon Law Violations accounting for 16.9% of the City total, drug/ narcotic violations accounting for 16.9% of the City total and prostitution accounting for 52 % of the City total. The Target Area Demographics clearly show serious concentrations of poverty and economic distress across the board and a concentration of sensitive populations—children, female headed families, people with no health insurance. The extremely high unemployment levels are a serious problem—the Target Area once had very large numbers of jobs in all sectors but now there are very few jobs in the Target Area with most manufacturing, services, and retail now gone. Most of the manufacturing operations of the past within the Target Area are now
Brownfields, with 110 (11.3%). of Rockford’s 970 total Brownfields located here (2011 Rockford Metropolitan Agency for Planning Brownfield Inventory.). Only 5.5% of the City’s population is located here. Many of the retail and service jobs that supported the workers are also gone.

b. Community Engagement

i. Community Involvement: Rockford understands the importance of involving the community in Brownfield redevelopment and has been actively involved in the community in its Brownfield initiatives. Wayne Dust, local Brownfield Coordinator and Planning Administrator for the City of Rockford, has presented an overview of the City’s intent to apply for USEPA Brownfield Grants and has provided status reports for all assessment and cleanup projects on a regular basis at Community Organization Meetings, most recently the Midtown District Association Meeting, on and several others located within other Target Areas. Mr. Dust also presented at City Council Committee Meetings, most recently on January 7, 2019. This year, in preparation for the current Grant proposals, Mr. Dust has also reached out to Community Organizations. These meetings will be used as one of the venues to inform these communities of these programs and identify potential redevelopment projects. It is important to note that neighborhood organizations, business organizations, lenders, realtors, developers, residents and property owners all are regular participants at these meetings. The City will also increase its efforts to use its website to inform the community of its Brownfield Assessment and Cleanup Projects and their status. Spanish Speaking staff members will verify the accuracy of the Spanish Translation of the Brownfields section of the City’s website.

ii. Incorporating Community Input: Community Input provided by the Community Organizations within the Target Area, Mid Town District and River District, by the attendees of the Public Meeting, by the Finance and Personnel Committee of City Council and by private citizens will be incorporated into the Work Plan by the following process: 1) providing detailed notes of all input received by January 31 within the attachments to this Cleanup Grant application; 2) by documenting all input from all of the above sources into the Proposed Work Plan at the time that the Cooperative Agreement Application is submitted and 3) reviewing the Draft Work Plan with the two Community Organizations in the Target Area- the Mid-Town District and the River District.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Proposed Cleanup Plan: Site 1: 325 S. Madison Street: In response to the identified environmental issues within the building, the recommended Cleanup Plan is Alternative of the “Analysis of Brownfield Alternatives” (included in the “Attachments”). This Cleanup Alternative includes asbestos removal to take place as soon as possible.

Site 2: 128 Kishwaukee Street: In response to identified environmental issues within and outside the structure, the recommended Cleanup Plan is Alternative 1 of the “Analysis of Brownfield Cleanup Alternatives” (included in the Attachments). This Cleanup Alternative includes asbestos removal and soil excavation to take place as soon as possible. Because of the structural condition of the building, demolition may be required prior to soil excavation within the building footprint. A structural engineer will determine if the building is sound enough to perform the soil excavation within the building footprint.

b. Descriptions of Tasks and Activities

For each site, Task 1 will consist of Community Involvement conducted primarily by City staff. This Community Involvement is described in detail in Section 3b i on the preceding pages. Task 2 will be the Cleanup Planning and Action Plan including the Public Meeting required as part of the process and to
be documented in the Administrative Record. Task 3 is the Asbestos Abatement and Disposal at each site as well as the soil cleanup required at Site 2, 128 Kishwaukee. The exact process for soil cleanup at that site will be dependent on the results of the Structural Engineer’s report; this report will determine whether or not demolition is required to clean the site within the footprint of the building. Task 4 is the Professional and Technical Services for each site. For both sites, assistance with the Bid Specs and cleanup oversight will be provided by Environmental Professionals. The Structural Engineer will be funded by the City as part of the cost share.

c. Cost Estimates and Outputs: Budget Tables

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<th>Budget Categories</th>
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*Total Contractual cost of Task 3 is estimated at $205,000; Demolition, if needed is estimated to cost $75,000 to be funded by the City using other funding sources, such as Tax Increment Financing (TIF).

d. Measuring Environmental Results: The Quarterly Reports will be used to track, measure and evaluate progress on each of these sites. In each case the Output of Cleanup Completion will be documented as well as overall project results and progress towards the proposed outcomes of
redeveloped sites. For the 325 S. Madison Street Site, the City will market the property as soon as the grant award is announced because the City anticipates that the cleanup of the asbestos will make the Watch Factory far more marketable. The City is hoping to have this site cleaned then renovated and occupied within the Grant period or shortly thereafter. For the 128 Kishwaukee property, the City would market this property once a determination has been made by a structural engineer as to the structural soundness of the building, including being able to perform soil excavations within the footprint of the building. Once this is determined, the City will market the property. For both sites, the goal is to revitalize these sites in a manner that is beneficial to the community (jobs and services) and prevent contamination through proper cleanup and redevelopment, consistent with the FY 2018- FY 2022 USEPA Strategic Plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
   a. Programmatic Capability.
      i. Organizational Structure The Brownfields Program Management System in place at the City of Rockford consists of the Planning Contractor, Wayne Dust, who reports to Mark Williams, Economic Development Manager, and support staff in both the Community and Economic Development Department (CED) and the Finance Department. Wayne Dust has filled the role of designated Brownfields Coordinator by USEPA Region 5 since 2003. Mr. Dust has over 44 years of City Planning experience, 36 years of which have been with the City of Rockford. He is a member of the American Institute of Certified Planners (AICP). As the Brownfields Coordinator, he manages the USEPA Brownfields Grants as well as the environmental consultants under contract with the City for the Brownfields Program. He prepares the Quarterly Reports for each grant, maintains the grant spreadsheets, reviews and approves the technical reports and invoices from the environmental consultants, coordinates with the City Administration and other Departments, and communicates with the Aldermen, BRAC, and Community Organization representatives within the Target Areas. In addition, Rob Wilhelmi, Neighborhood Standards Supervisor, will provide Technical Assistance with Brownfield Inventory, Evaluation and Prioritization. He has 12 years of experience as an environmental scientist with Fehr-Graham before coming to the City of Rockford during 2015.
      The CED support staff for the Brownfields Program will be Susan Diehl. Ms. Diehl, CED Fiscal Coordinator, has 11 years of experience in payroll, accounts payable and general office administration. She handles all payments to the environmental consulting firms under contract with the City of Rockford, and coordinates with Michael Childers of the Finance Department who performs the drawdowns from USEPA. Ms. Diehl also maintains and updates the CED Department Webpage, with the assistance of Rob Wilhelmi and Wayne Dust, including the Brownfields Section. It should be noted that the City’s Website is translated into over 40 languages to allow quick access to the Brownfield Information by all community residents.

Christina Peacock, Capital Improvements Program Financial Analyst at the Rockford Public Works Department will manage the accounting for Cleanup Grants. She manages an average of $20 million in local funds each year and oversees projects with as many as 7 different funding sources. Ms. Peacock managed the accounting for the $24 million UW Health Sports Factory Brownfield Redevelopment Project which involved over $1.46 million in USEPA Revolving Loan Funds, $9.19 million in State of Illinois Funding, $1.96 million in Local (non-debt service), and $12.08 million in Local Bond Issuance. This project, originally called Ingersoll, consisted of over three hundred individual pay items, of which 42 were eligible for USEPA RLF Funding. Ms. Peacock will also manage the $33 million Colman Village
Brownfield Redevelopment Project. The City had Fehr-Graham and Associates contracted to perform Phase I and Phase II ESAs under the most recent Assessment Grant (BF-00E01527)

ii Acquiring Additional Resources

Upon the award of an FY2020 Brownfield Cleanup Grant, the City will procure an environmental contractor or contractors for Cleanup oversight through its standard procurement process in conformance with USEPA requirements. In addition to contractors, the City will continue to provide in house grant management and reporting support of the project through the Organizational Structure identified in the previous section. This policy will continue to maximize the Assessment Grant funds for environmental site assessments and related actions leading to site Cleanup and Redevelopment. The City has an excellent track record in maximizing the effectiveness of its Assessment Grant funds and Cleanup Grants/ Revolving Loan Cleanup Funds, as demonstrated in the following section.

b. Past Performance and Accomplishments: i. Currently has and Previously has had EPA Brownfield Grants.

• Assessment Grant: Hazardous Substances CA BF-00E01527 The major accomplishments of this recently completed Assessment Grant was the following: 1) completion of six Phase I Environmental Site Assessments (ESAs) and updates of two of these Phase I ESA’s; 2) City acquisition, to this point, of three of these sites; 3) Phase II ESAs at three of these sites; 4) extensive Phase II work at the 8 acre Colman Village Phase I site and 5) the preparation and submittal of the Remedial Action Plan for Colman Village. The Assessment work at Colman Village Phase I led to the approval of a Remedial Action Plan by the Illinois EPA and the approval of over 1.5 million of Supplemental Revolving Loan Funds for Colman Village Phase I for environmental cleanup of both the 8-acre site and the 4 buildings totaling 117,000 square feet which will be renovated into the Rock Valley College Advanced Manufacturing and Technology Center. Also, one of the sites where both a Phase I ESA and a Phase II ESA were performed is being submitted for a Cleanup Grant Application for the FY2020 Grant Cycle.

• Cleanup Grant for 134 North Main Street: Hazardous Substances CA BF 00E02306. This Grant is being implemented with the asbestos removal taking place within the interior of the building during the fall of 2018. The removal of the roof asbestos layer will take place during the spring of 2019. The City will place this building on the market once the asbestos cleanup is complete. The City will specify retail and office development for this building—it had been the original Walgreens Drug Store in Rockford.

• Revolving Loan Fund: CA BF-00E45801. This fund has been the critical component in completing the Cleanup of three major Brownfields that have been major Brownfield Redevelopment Projects, one of which is complete and two of which are underway. The Completed Project is the Redevelopment of the Ingersoll Industrial Site along the Rock River into the UW Health Sports Factory. This $24-million-dollar project had its beginnings with Previous Assessment Grants in 2007/08, then Cleanup Grant and finally the Revolving Loan Fund. The funding package for the Redevelopment Project included in State of Illinois Funds, the $1.5 million in USEPA Supplemental Revolving Loan Funds, in City Capital Improvement Funds and a $12 million dollar General Obligation Bond by the citizens of Rockford. The Two Projects underway are the Embassy Suites Hotel and Colman Village Phase I. The Embassy Suites Hotel was the Amerock Industrial Brownfield, a 13 story 220,000 square foot building that had been vacant for many years before the City used Assessment Funds from a previous grant prior to purchasing this key building. After several years of preparing this building for redevelopment by acquiring surrounding Brownfields, such as the Tapco Building, and the opening of the UW Health
Sports Factory just across the Rock River, the City was able to find a developer to invest in this property and initiate an $80 million Brownfield Redevelopment into an Embassy Suites Hotel. This project is scheduled to be completed during 2019. The second Brownfield Project just underway is Colman Village Phase I, the conversion of 4 Historic Industrial Buildings into the Rock Valley College Center. The recently completed Brownfield Assessment Grant, identified on the previous page, was instrumental in getting this project moving forward. This $33 million project will include 1.5 million in the Supplemental Revolving Loan Fund, million in USEDA funds, in funding from Winnebago County, in funding by the City of Rockford and from Rock Valley College. Both State and Federal Historic Tax Credits will be used by the Rockford Local Development Corporation to assist with this project. In addition, Illinois EPA funding of approximately $800,000 is expected to finish the Site Cleanup. The Environmental Cleanup of the Buildings has started and this is scheduled to be open in September of 2020.

(2) Compliance with Grant Requirements

The City of Rockford has made every effort to keep these grants moving forward, according to schedule, and in compliance with the Work Plan. All Quarterly Reports have been submitted on time, and any delays in progress have been accounted for. The most recent example of a delay resulted when the new Mayor was elected during the spring of 2017. The new administration needed to be more informed on the Assessment Grant Program before it was comfortable with the focus of the program. The City has a long history of over 12 years, from 2006 through 2018, with timely and acceptable Quarterly Reports, and there has always been at least one active grant during that time, sometimes as many as 5 active grants. The current open grants are the Cleanup Grant (BF00E02306) which started October 1, 2017 and ends September 30, 2020 and the Supplemental Revolving Loan Fund, which started in FY 2009 and will end at the close of FY2021 if there are no additional amendments to the Grant. The Cleanup Grant is expected to be completed during the third quarter of FY 2019 and closed out at the end of FY 2019, one year before the end of the grant period. The Assessment Grant was recently closed out and all but $6.46 was expended.