



Lawrence J. Morrissey
Mayor
Office of the Mayor

December 3, 2012

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

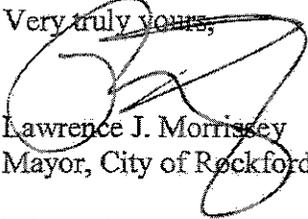
Ms. Deborah Orr
EPA Region V
77 West Jackson Boulevard
Mail Code SE-4J
Chicago, IL 60604-3507

Dear Mr. West and Ms. Orr:

The City of Rockford, Illinois, is pleased to submit our application to the USEPA for a \$ 200,000 Cleanup Grant for the Amerock (Ziock) Site located at 416 South Main Street. This property is City-owned and includes a vacant, 220,000 square foot, 13- story manufacturing building that has been vacant and deteriorating for several years. The Amerock (Ziock) Site is located within an economically distressed area of the City adjacent to Davis Park and very near the Rock River, which are both major community assets. The City has conducted site assessment activities and has found asbestos and lead-based paint throughout the structure. There is also a lead "hot spot" in the soil to the north of the building requiring soil excavation and disposal. In addition to these environmental issues, pieces of the building have fallen onto South Main Street and the abutting public sidewalk, resulting in a fence being installed around the building to protect the public from this health hazard. Because the structure has been determined to be historic, the City has entered into a Memorandum of Agreement with the Illinois Historic Preservation Agency. Pursuant to this Agreement, the City will market this property and will adaptively reuse the structure, or, if no developer is found, will proceed with demolition. This Cleanup Grant would be used to address the environmental issues under either scenario, adaptive reuse or demolition.

The cleanup and adaptive reuse of the Amerock (Ziock) site or the removal of the structure, if no developer can be found, will act as a catalyst for redevelopment of nearby brownfields properties along the Rock River and Cedar Street Corridors. The City has had a vision for several years to reclaim the riverfront and adjacent properties from industrial uses and provide public open space. This vision was initiated 20 years ago with the removal of several abandoned industrial buildings and the creation of Davis Park along the Rock River and adjacent to the Amerock (Ziock) structure. During 2013, Davis Park will be expanded into the former Tapco site, a site that was cleared and cleaned up this year using USEPA and State of Illinois funding.

Very truly yours,



Lawrence J. Morrissey
Mayor, City of Rockford

LJM/wmd

City of Rockford, Illinois USA

425 East State Street Rockford, Illinois 61104-1068 USA
(815) 987-5590 (815) 987-6952 fax www.rockfordil.gov

- a) **Applicant Identification:** City of Rockford, 425 East State Street, Rockford, Illinois, 61104
- b) **Applicant DUNS Number:** 136666174
- c) **Funding Requested:**
- i. Grant Type: Cleanup Grant
 - ii. Federal Funds Requested: \$200,000
 - iii. Contamination: Hazardous Substances
- d) **Location:** City of Rockford, Winnebago County, State of Illinois
- e) **Property:** Amerock (Ziock)Site, 416 S. Main Street, Rockford, Illinois, 61101
- f) **Contacts:**
- i. **Project Director:** Wayne Dust, AICP, Planning Administrator
Department of Community and Economic Development
425 East State Street, Rockford, Illinois 61104
P: 815.987.5636 F: 815.967.6933
Email: wayne.dust@rockfordil.gov

 - ii. **Chief Executive:** Mayor Lawrence J. Morrissey
425 East State Street, Rockford, Illinois 61104
P: 815.987.5590 F: 815.967.6952
Email: susan.skinner@rockfordil.gov
- g) **Date Submitted:** December 3, 2012
- h) **Project Period:** October 2013 – September 2016
- i) **Population:** 152,871 (2010 Census)
- j) **Special Considerations:** (See Checklist in the Attachments)

Project Description

1. Community Need

a) Health, Welfare and Environment

i) Effect of Brownfields on Targeted Community. The City of Rockford Amerock (Ziock) Site is located at 416 South Main Street and lies one block away from one of the nine Brownfield Clusters identified in the Community Wide Assessment Grant application for 2012, the Water Power District on South Main Street. The Amerock (Ziock) Site is located within Census Tract 29, one of the most economically distressed areas in Rockford, and this tract is part of a three census tract area defined as the Targeted Community for the Amerock(Ziock) Site. This three -tract area includes Census Tracts 29, 28 and 26 In addition to the 22 acre South Main/Water Power District Brownfield Cluster one block away from where the Amerock (Ziock) Site is located, the Targeted Community also includes the 25 acre South Main Rail Yards Brownfield Cluster in Census Tract 28 , the 32 acre Morgan Street Corridor Brownfields Cluster in Census Tract 28, the 32 acre Barber Colman Village South Brownfields Cluster in Census Tract 28, the 55 acre Preston Street Corridor in Census Tract 26 as well as smaller Brownfield sites such as the 4 acre Cedar Street Corridor and the 4 acre Nelson Knitting Site. Overall, the Targeted Community includes 175 acres of Brownfields sites within five major Brownfields Clusters as well as smaller sites.

Each of the five Brownfield Clusters (BCs) located within the Targeted Community has a severe impact on the health, welfare and environment of adjacent residential neighborhoods within the Targeted Community. Based on the Phase I and Phase II Environmental Site Assessments that have been performed within this three Census Tract area, these residents have potentially been exposed to a large number of health risks and environmental impacts due to more than one hundred and twenty years of industrial processes taking place at these Brownfield sites. The Water Power District BC, one block south of the Amerock (Ziock) Site, is Rockford's first industrial area. This area has had a concentration of industrial uses since the 1830s, initially using water power for industrial processing. The South Main Rail Yards BC has had a significant history of industrial use since the 1860's. The Preston Street Corridor BC and the Morgan Street Corridor BC have been industrialized since the 1880's. In addition to the Brownfields Clusters themselves, the Targeted Community has three major rail lines(the earliest from 1858), a rail yard, portions of two additional rail yards, and the air pollution associated with this rail activity located within its boundaries. The Amerock (Ziock) Site is in fact located one block north of the Union Pacific Rail Road line which has been there since 1858. The concentration of these rail lines, each of which crosses the Rock River to enter the Targeted Community, contributed heavily to the industrial density within this area. In addition, South Main Street/Illinois Route 2 is heavily traveled and carries a considerable amount of truck traffic. This street is adjacent to the Amerock (Ziock) site along the west.

In addition to the soil, groundwater and air quality issues associated with the industrial and transportation concentrations within the Targeted Community, this area has the oldest housing stock in the City of Rockford and the associated lead based paint hazards that are endemic with this housing stock. The average home is more than 70 years old. Winnebago Health Department Statistics for blood lead testing in children are available for a two year period, (8-1-07 to 8-31-09); this data was gathered by Zip Codes and is not available at the Census Tract level. The Targeted

Community is located within Zip Codes 61101 and 61102. The results of this testing indicate high incidences of elevated lead levels in the bloodstream of children residing in the two US Postal Zip Codes for the Targeted Community within which the Amerock(Ziock) Site is located. The blood lead testing showed that 4.5% of the children initially tested had lead levels at 10 or more micrograms per deciliter. County-wide figures indicate that 2.9% of the 10,157 children initially tested had elevated lead levels. If the two Zip Codes that include the Targeted Community are not included, the entire county excluding these two zip codes has an incidence in the initial test of only 1.1%. It is further estimated that within the Targeted Community approximately 65% of the housing units pose lead-based paint risks to their occupants. (Winnebago County Health Department) In addition, the USEPA Environmental Justice (EJVIEW) website provided additional health indicators that showed higher health risks within the Targeted Community than in the City as a whole. Neurological Risk was at less than .1 per cent of the population for 41 of the 51 Census Tracts in the City of Rockford, but the Targeted Community had 2 of its 3 Census Tracts in the higher incidence range, .1to .3 percent of the population within each tract. For Cancer Risk, 31 of the 51 Census Tracts in Rockford had a Cancer Risk of 30-50 per million. Of the 3 Census Tracts in the Targeted Community, 1 had a Cancer Risk in the 50-75 per million range and both of the remaining 2 Tracts had a Cancer Rate at the highest local level of 75-150 per million. Total Respiratory Risk was 2.5- 4 % for 45 of the 51 Census Tracts in Rockford. Six tracts had higher risk levels, and 2 of these 6 tracts are located within the Targeted Community. One of these two tracts was at the 4-6% risk level and the other tract was at the 6-10% risk level. Clearly the Targeted Community demonstrates several health disparities that affect livability and quality of life.

This high incidence of elevated lead levels among the children of this two Zip Code area that includes the Targeted Community coupled with the socioeconomic and housing data clearly show that the Targeted Community is an area with an older housing stock where lead-based paint has not been abated and, instead, the housing stock is deteriorating due to disinvestment by the property owners. This disinvestment results in elevated lead levels in the children and the related health issues within the Targeted Community, and is symptomatic of an area heavily impacted by Brownfields. The health risk indicators for Neurological Risk, Cancer Risk, and Respiratory Risk verify the health disparities of an area impacted by Brownfields and bearing a disproportionately high burden of environmental pollution compared to the City as a whole. As a result, the City has serious environmental justice concerns for the population of the Targeted Community. Even though some of the Brownfields in the Targeted Community have been cleaned up or have recently been funded (the 5 acre future Amtrak site at 715-815 S. Main St.) there is still a major need for cleanup.

For several decades up through the 1950's, the industries in the Targeted Community were part of a thriving "walk to work" community with thousands of workers and an extensive variety of retail establishments serving this workforce. With the major decline in these industries, at least partially due to antiquated industrial facilities, these Brownfields now contribute to crime and deterioration of the surrounding residential neighborhoods and form physical barriers to normal social interaction. In many ways, Brownfields such as the Water Power District, which the Amerock (Ziock) Site is in proximity to, form physical and psychological barriers between the adjacent neighborhoods to the south and west, and the Downtown Area which lies just north of this Brownfield. This division seriously impacts the welfare of our residents. It is not surprising that there has not been a major grocery store located within several miles of the Targeted Community for almost 25 years until the City of Rockford, with assistance from USEPA and HUD funding, developed a grocery store approximately nine blocks from the Amerock (Ziock) Site.

One major indicator of the health and welfare of this Targeted Community is population gain or loss. Not surprisingly, this area has experienced a major decline in population since 1970. The population in the three Census Tract area has declined from 9,830 in 1970, to 6692 in 2010. This is a 31.9% decline in population during the same time frame that the City of Rockford grew from a population of 147,370 in 1970, to 152,871 in 2010, a 3.7% increase. (Source: US Bureau of the Census: 1970 and 2010)

ii) *Sensitive populations.* Rockford is a diverse community with a highly sensitive population according to the 2010 Census and the 2006-2010 American Communities Survey (See the Demographic Information Chart below). For the City as a whole, the minority population is 41.55%. The African-American population is 20.1% of the total population, while the Hispanic or Latino population is 15.8%. Also, 23.3% of the total population in Rockford is living below the poverty level, and the median household income was \$38,583 in 2010. For the Targeted Community, Census Tracts 26, 28 and 29 the minority population is 70.6%, the African-American population is 44.0%, the Hispanic population is 23.4%, and those below the poverty level comprise 46.6% of the population. The median household income in the Targeted Community is estimated at \$18,135, with the median household income of each Census Tract (CT) as follows: CT 26 with 789 households, \$20,793; CT 28 with 610 households, \$23,081 and CT 29 with 868 households, \$12,242. The estimate for the Targeted Community as a whole as well as the median household incomes for the individual Census Tracts all demonstrate considerably lower incomes than the overall City of Rockford figure (data in this Section is from the 2010 Census or 2006-2010 American Communities Survey). The Targeted Community, described above, is clearly a disproportionately low income, disadvantaged and minority neighborhood. In addition to the low income and minority populations, there are other indices of sensitive populations that should be noted. In the Targeted Community, 7.5% of the households receive public assistance income, compared to 2.4% in the City as a whole. The Targeted Community also has a higher population of young children (under 10) than the City as a whole, 16.2% compared with 14.78%; a higher percentage of children (under 15) than the City overall, 22.0% compared to 18.68%; and a higher percentage of women of child-bearing age (15-49) than the City overall, 50.4% of the female population versus 38.9%. In terms of the total population (both genders), women of child-bearing age comprise 23.7% of the Targeted Community versus 20.1% for the City as a whole. The Targeted Community is predominantly a renter-occupied area, with owner-occupied units accounting for only 20.6% of the occupied units compared to 58.4% in the City as a whole. Households spending 30% or more of their income on housing account for 46.5% of the households in the Targeted Community versus 40.3% for the City as a whole. The housing stock in the Targeted Community has a median year built of 1944 or earlier in Census Tracts 26 and 28, (1970 for Census Tract 29) compared to 1959 for the City. These demographics clearly demonstrate the concentration of sensitive populations within the Targeted Community.

b. Financial Need

	Target Community, Census Tracts 26, 28 -29	Rockford	Illinois	National
Population:	6,692	152,871	12,830,632	308,745,538 ¹
Unemployment:	16.7%	12.4%	8.56%	7.87% ²
Poverty Rate:	46.6%	23.3%	12.6%	13.8% ³
Percent Minority:	70.6%	41.55%	36.34%	36.25% ³

Per Capita Income:	\$10,300	\$21,757	\$28,782	\$27,334 ³
Never Finished HS	39.4%	19.70%	13.79%	14.97% ³
¹ Data in this row is from the 2010 U.S. Census data and is available at http://www.census.gov/ . ² Data in this row , except for Rockford and the Targeted Community, is from the Bureau of Labor Statistics and is available at www.bls.gov . Rockford Data is from the <u>Illinois Monthly Labor Force Report, Illinois Department of Employment Securities, October 2012 Report; Targeted Community Data is from the US Census Bureau American Community Survey, 2006-2010</u> , available at: http://www.census.gov/newsroom/releases ³ Data in this row is from the 2006-2010 American Community Survey				

i) *Economic impacts of Brownfields on the Targeted Community:* Currently, the unemployment estimate for the Targeted Community is 16.7% , higher than the current figure of 12.4% for the City of Rockford and much higher than the State of Illinois and National figures. It should also be noted that the labor force participation rate is very low within the targeted community, 33.7% compared with 61.2% for the City as a whole. The 2006-2010 American Communities Survey data also reveals that 19.70% of the City’s population aged 18 and older never finished high school, while in the Targeted Community the figure is 39.4%. Per capita income levels for the Targeted Community are far lower than those of the City of Rockford, \$10,300 versus \$21,757.

Based on the demographics shown in the table above as well as those presented in the previous section, it is no coincidence that the Targeted Community demonstrates extremely high levels of economic need. Per capita income and poverty rates clearly document this financial need. All of the demographics verify that the Targeted Community is an economically disenfranchised area with a predominantly minority population. The combination of the concentration of Brownfields, lack of basic retail and other services, the aging housing stock and general lack of investment by the private sector have resulted in the precipitous decline of this Targeted Community which is reflected in both the concentration of poverty and minority populations as well as a severe decline in population. This trend will continue unless these Brownfields are assessed, cleaned and redeveloped. Clearly, there are environmental justice issues present in this Targeted Community and it would be a serious injustice if these Brownfields were not addressed by continuing assessment and cleanup programs. The Amerock (Ziöck) Site is the next priority for environmental cleanup.

ii) *Funding and resource limitations:* Overall, the City of Rockford has received six (6) USEPA Brownfield Assessment Grants. The first four grants, FY 2001, FY2004, FY 2006 and FY 2008 have successfully assessed Brownfields sites within the City, and funding has been completely exhausted. A FY 2011 Site Specific Assessment Grant for the South Main Rail Yards successfully funded Phase II work at the Depot Site and the Lorden/Eclipse Site, including the demolition of two structures on the sites; this grant is now completed and ready for closeout. The FY2011 Community-Wide Assessment Grant is already largely completed for three (3) additional Brownfield Clusters; Downtown, Morgan Street Corridor and West State Street. Progress has been made at other Targeted Brownfield Clusters, such as the West State Street Corridor where approximately 20% of the 47 Brownfield sites have had Phase I/Phase II ESAs performed, and the Downtown where approximately 10% of the Brownfield sites have had Phase I/Phase II ESAs performed. Other than eligibility determinations, the other targeted Brownfield areas have had limited environmental assessment work performed due to the exhaustion of the previous Assessment Grants. The FY 2011 Community Wide Assessment Grant will increase these acreages and

percentages somewhat before the grant is exhausted early in 2013, but there is a good probability that this program will also identify several additional sites needing Cleanup funding.

For the Amerock (Ziock) Site, Assessment work was completed using the FY2011 Community Wide Assessment Grant. The Amerock (Ziock) structure is 13 stories with over 220,000 square feet. It is currently being evaluated for renovation and adaptive reuse by a major developer of similar properties. If the structure is renovated, this Cleanup Grant would be used for asbestos removal and to address a soil hot spot to the north of the structure . If the structure is demolished, the Cleanup grant would be still be used to address these two environmental issues.

The State of Illinois River Edge Redevelopment Program provides assessment and cleanup funds to environmentally challenged properties adjacent to rivers in Illinois. The River Edge program will provide assistance to the City of Rockford for City-owned Brownfields sites following formal application for specific sites. The Amerock (Ziock) site may require River Edge Funding.

2. Project Description and Feasibility of Success

a. Project Description:

- i) Conditions of the existing property:* The conditions at the Amerock (Ziock) Site include asbestos and lead-based paint within the 220,000 Square Foot structure and a concentration of lead in the soil to the north of the structure at a former gas station site..
- ii) Cleanup Plan:* In response to identified environmental issues in the soil and within the structure, the recommended Cleanup Plan is Alternative 3 of the “Analysis of Brownfield Cleanup Alternatives” (included in the Attachments). This Cleanup Alternative includes abating the Asbestos materials inside the building and removing the SVOC and Metals impacted soil on the exterior of the building that exceeds the Soil Component of the Groundwater Exposure Pathway. In addition, standardized TACO equations would be used to model the extent of groundwater impacted by SVOC’s. Because of funding limitations, the lead-based paint inside the structure would have be addressed using other funding sources.

b. Budget for USEPA Funding and Leveraging Other Resources

i) Budget Table

Budget Categories	Project Tasks					Total
	Task 1	Task 2	Task 3	Task 4	Task 5	
(programmatic costs only)	Community Involvement	Cleanup Planning / Action Plan	Soil removal and disposal; backfilling*	Asbestos Abatement*	Professional/ Technical Services	
Personnel						
Fringe Benefits						
Travel ¹						
Equipment ²						
Supplies						
Contractual ³		\$5,000	\$5,000*	\$180,000*	\$10,000	\$200,000

Other (specify)						
Subtotal		\$5,000	\$5,000	\$180,000	\$10,000	\$200,000
Cost Share	\$5,000	\$10,000	\$5,000	\$10,000	\$10,000	\$40,000
Total	\$5,000	\$15,000	\$10,000	\$190,000	\$20,000	\$240,000
*The total cost of Task 3 is estimated at \$30,000 and Task 4 is estimated at \$225,000. Alternative funding from the IEPA River Edge Program will be sought for Task 3 and from the USEPA Supplemental RLF Program for Task 4.						
1 Travel to Brownfield-related training conferences is an acceptable use of these Grant Funds.						
2 USEPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies.						
3 Applicants must comply with the procurement procedures contained in 40 CFR 31.36, or for non-profits, with 40 CFR 30.40 through 30.48						

Task 1: Community Involvement

The objective of the Community Involvement task is to inform the City as a whole, and the community near the Amerock (Ziock) Site area, of the City's intent to conduct environmental cleanup activities and to provide timely details on cleanup plans and redevelopment efforts for the site. The City intends to rely primarily upon the following Community Outreach efforts: 1) monthly Ward Meetings conducted within the Targeted Community by Alderman Venita Hervey; 2) promotion of Planning and Development Committee Meetings of the City of Rockford, which are open to the public, published in all the media, and reported upon by the media; 3) the City of Rockford website, and press releases and legal notices in the local newspapers; 4) monthly meetings with the Brownfield Community Partners, and; 5) quarterly meetings with the Brownfield Redevelopment Advisory Committee. A Community Relations Plan will be prepared and Mr. Wayne Dust, the City of Rockford Brownfields Coordinator, will oversee these efforts. A \$5,000 Cost Share amount from the City is budgeted for this task.

Task 2: Cleanup Planning/ Action Plan/ Cleanup Bid Specifications/ RFP Process

The Brownfields Coordinator is Wayne Dust, who has served as a Planning Administrator for 37 years and has over eight (8) years of Brownfields experience. Mr. Dust coordinates with the Illinois Environmental Protection Agency (IEPA) on a regular basis, including the enrollment of sites in the Site Remediation Program (SRP) and the review of Remedial Action Plans. An environmental consulting firm will be selected to assist in preparation of these documents. Mr. Dust will use his extensive experience on past Brownfields Assessment and Cleanup programs to manage and oversee the activities that are necessary for the Amerock (Ziock) Site prior to remediation. This includes the preparation of draft bid specifications for contractors in order to ensure that the appropriate tasks are completed and required regulations are followed. This also allows the City to obtain fair pricing and follow the appropriate procurement process. Mr. Dust will also prepare the Action Memo and review the final ABCA. The \$15,000 budgeted for this Task includes Contractual Costs of \$5,000 and a City Cost Share of \$10,000.

Task 3: Soil Removal and Disposal and Backfilling (Site Cleanup)

Based on the draft ABCA, soil removal of approximately 150 cubic yards of impacted soil will be required. The estimate for the soil removal is expected to be \$30,000. The \$5,000 budgeted will be

supplemented by IEPA River Edge Funds. The Cost Share of the Site Cleanup Task of \$5,000 includes labor hours for cleanup activities management, IEPA SRP fees, and provision of security.

Task 4: Asbestos Removal

Asbestos removal will be required as documented in the ABCA. Total cost for asbestos removal is \$225,000. \$180,000 of the Cleanup Grant funds are proposed for the asbestos removal. Alternative funding will be provided to fund the \$45,000 gap, including the City Cost Share of \$10,000.

Task 5: Professional Technical Services

This will include Cleanup Oversight of the Asbestos Removal and Soil Cleanup expected to cost \$20,000 total. The proposed funding is \$10,000 from the Cleanup Grant and \$10,000 City Cost Share.

ii) Tracking and Measuring Progress: Tier 2 and Tier 3 Groundwater Modeling at the Amerock (Ziock) Site will be the key component in determining the need for additional remediation efforts. If groundwater treatment is required, groundwater monitoring will document progress towards achieving both the short term and long term project outcomes and outputs for the Amerock (Ziock) Site. The short term project outputs of this groundwater monitoring activity will be the measurable lowering of the groundwater contaminants of concern towards the IEPA TACO Tier I standard. The short term project outcome will be the Draft No Further Remediation Letter from the IEPA. The long term project outputs of this groundwater monitoring activity would be the measurable compliance of the groundwater contaminants of concern with the TACO Tier I standards. The long term outcome would be receipt of the Final No Further Remediation Letter from the IEPA.

iii) Leveraging: The City will attempt to utilize the State of Illinois River Edge Program.

In addition to the River Edge Program funding, the City is prepared to use its TIF Bonding capability to contribute to the Amerock (Ziock) Site Cleanup. The City has used this TIF bonding capability recently. During the summer of 2008, the City of Rockford used its TIF Bonding Authority to leverage \$1.1 million to prepare a portion of the City Yards site for a \$10 million expansion of Liebovich Steel, which initially included the addition of an 80,000 square foot structure and creation of 10 jobs. The City expects that the Cleanup of the Amerock (Ziock) Site will increase the chance that additional developers will come forward to renovate nearby underutilized properties.

c. Programmatic Capability and Past Performance

i) Programmatic Capability: The Brownfields Program Management System in place at the City of Rockford consists of the Planning Administrator, Wayne Dust, and support staff in both the Community and Economic Development Department (CED) and the Finance Department.

Wayne Dust is the Planning Administrator for the City of Rockford and a designated Brownfields Coordinator by USEPA Region 5 since 2003. Mr. Dust has a Masters Degree in Geography from Kent State University and over 37 years of City Planning experience, 32 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. Wayne prepares the Quarterly Reports for each grant, maintains the spreadsheets, reviews the technical

reports and invoices prepared by the environmental consultants, coordinates with the City Administration, communicates with the Aldermen and representatives of the Brownfield-impacted communities, and provides a wide variety of additional Brownfield-related work items.

The support staff in the CED for the Brownfields Program will be Brenda Alegria, Laura Brown and Susan Diehl. Susan Diehl, Administrative Assistant to the CED Director, has a degree in Computer Science and 7 years of experience in payroll, accounts payable and general office administration. Ms. Diehl handles all payments to the environmental consulting firms under contract with the City of Rockford, and coordinates with Steve Stromquist of the Finance Department who performs the draw downs from USEPA. Laura Brown is Ms. Diehl's assistant and performs her duties in her absence. Brenda Alegria has translated many of the Planning Division's documents into Spanish. Ms. Alegria has walked the commercial area in the 900-1100 blocks of South Main Street to introduce Hispanic business owners to the South Main Revitalization Strategy effort. Ms. Alegria will translate community involvement notices and reports for the Community Involvement process in conjunction with future USEPA Grant awards.

ii) Adverse Audits: There has been only one (1) minor adverse finding from the July 26, 2006 OMB Circular A-133 Audit performed by McGladrey and Pullen for 2005. Finding 2005-7 stated that "the City is required to submit quarterly reports to the USEPA within 30 days after the end of each quarter that details expenditures and other activities under the programs, as well as progress being made at the clean-up sites. We noted that out of eight quarterly reports that should have been filed for the year ended December 31, 2005, six of the reports were late..." The Cause stated "Delays in submitting the quarterly reports have been due to delays in receiving billings from the five environmental consulting firms under contract to perform the environmental work for the City. Section 2.2 of the required quarterly report by USEPA requires documentation of the "Funds Expended" during the reporting period". The Management's Response by the City stated... "If necessary, we are prepared to send an incomplete report to meet the USEPA Cooperative Agreement deadline to be followed by a final report when we have received all of the information". It should be noted that all quarterly reports from July 30, 2006 through the present have been submitted on time, with the exception of two reports submitted one day late.

iii) Past Performance: Currently has USEPA Brownfields Grants and has received Previous Grants: The Brownfields Coordinator, Wayne Dust, Planning Administrator for the City of Rockford, has over 37 years of City Planning experience and has managed numerous USEPA Grants during the past eight (8) years. The five most recent USEPA Grants, not including the FY2013 Cleanup Grants that were just received, include the following:

1) FY 2011 Community Wide Assessment Grant for \$400,000 (active): the \$200,000 hazardous substance portion of this grant has \$14,282.54 remaining and there is a Phase II ESA's in process that will soon expend most of the balance; the \$200,000 petroleum portion has \$37,991.07 remaining and there are 3 Phase I ESA's and 2 Phase II ESA's in process that will expend most of these funds; the City has been in compliance with the grant requirements; accomplishments include completing 3 Phase II ESA's at hazardous substance sites and 3 Phase II ESA's at petroleum sites; these totals will increase to 4 hazardous substance sites and 5 petroleum sites when this grant is completed during the second quarter of FY2013; the petroleum sites are key sites in the implementation of the West State Street Corridor Plan Improvements and the hazardous substance sites are key sites to improving public access to the Rock River and expansion of public open space.

2) FY2011 Site Specific Assessment Grant for the South Main Rail Yards for \$350,000 (completed): all funds have been expended in this grant; the City has been in compliance with the grant

requirements; through this grant, environmental assessment work was completed for a five-acre site within the South Main Rail yards, including the removal of two dilapidated structures; this five-acre site will be cleaned up through the FY2013 USEPA Cleanup Grants and the IEPA River Edge Program and will be the site of the City's new Amtrak Station in 2014 with service to Chicago. This Amtrak station will be located in the heart of the Targeted Community and will include an intermodal station to linking local and regional bus service with the Amtrak service.

3) FY2011 Supplemental Revolving Loan fund of \$1.7 million (active) (\$1million petroleum and \$700,000 Hazardous); the \$700,000 hazardous substance RLF has \$12,828.77 remaining but obligated and will soon be drawn down; the \$1.0 million petroleum portion has not had any drawdowns because petroleum sites needing cleanup have not yet been identified ; the City has been in compliance with all grant requirements; the cleanup of the Tapco site, including the demolition of the 140,000 square foot structure was accomplished through the hazardous substance RLF as well as the Illinois EPA River Edge Program, the Illinois DCEO River Edge Program and the USEPA Cleanup Grant (FY2013). This project is 98% complete and will allow the expansion of Davis Park.

4) FY 2010 Cleanup Grant for the former Ingersoll facility on South Water Street (active); this grant has \$95,916.01 remaining of the \$125,000 hazardous portion of this grant and \$8,053.99 remaining of the \$75,000 petroleum portion; the soil cleanup and petroleum product recovery components of this cleanup grant are nearing completion and will soon be drawn down; asbestos removal will take place during the second quarter of FY2013; and has requested a six month extension to complete the asbestos cleanup; during this project, the City and the Rockford Park District have announced that this facility, a large open industrial structure, will be renovated to become an indoor sports complex for amateur athletics, especially basketball;

and 5) FY 2008 Community Wide Assessment Grant for \$400,000 (completed and closed out); no funds remain in this grant; the City has been in compliance with all grant requirements; the major accomplishments of this grant were the completion of Phase II ESA work at the 15 acre Barber Colman site, including demolition of two structures to allow soil borings, preparation of Phase I ESA's at 7 downtown sites, and preparation of Phase I ESA's for 7 petroleum sites on West State Street.

The USEPA Assessment Grants, Cleanup Grants and Revolving Loan Funds coupled with the IEPA Assessment Grants have been instrumental in the reuse of several Brownfield sites that will benefit the Targeted Community. The FY 2010 Cleanup Grant for the Ingersoll Site, for example, is preparing this large open industrial building for an indoor sports facility, primarily for local and regional basketball tournaments. This is part of the "Reclaiming First" program, a joint effort by the Rockford Park District, the City of Rockford and other governmental bodies in the Rockford area. Another example is the Amtrak Station Development which is being made possible through several USEPA and State of Illinois programs. This five acre site has been cleared and will be cleaned up through the FY2013 USEPA Cleanup Grants and the IEPA River Edge Program. This project is on schedule to have Amtrak service to Chicago starting in 2014. This Amtrak station will be located in the heart of the Targeted Community and an intermodal station will be provided to link local and regional bus service with the Amtrak service. Another recent example is the expansion of Davis Park into the former Tapco site. Currently, the City has IEPA River Edge funds for soil and groundwater cleanup sites, but the City is in need of the Cleanup Grant for the Amerock (Ziock) site because of the need for asbestos cleanup funds.

3. Community Engagement and Partnerships

a) Plan for Involving the Affected Community:

Rockford understands the importance of involving the community in Brownfield redevelopment. The City has been actively involved with various stakeholders within the community in its Brownfield initiatives. As the Amerock (Ziock) Site is located within the Fifth Ward, 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 Assessment and Cleanup Grants at several of the Fifth Ward meetings at the Montague Branch Library, at City Hall and at other nearby sites. When Alderman Victory Bell did not run for alderman during the 2008 election after 30+ years of service, Mr. Dust saw the need for a general and detailed presentation of the USEPA Brownfields program for the new Fifth Ward Alderman, Venita Hervey. A general presentation was made at the June 26th, 2008 Fifth Ward Meeting and a more detailed presentation was made at a September 25, 2008 Meeting. At this September 2008 meeting, Mr. Dust provided a status report on current environmental assessment activities and indicated the City's intentions to apply for Assessment and Cleanup Grants and perform environmental assessments at additional locations within the Fifth Ward. Status reports on the Brownfield program and the City's plans to apply for Brownfield grants have been submitted throughout 2009, 2010, 2011 and 2012. Recently, during 2011, brief presentations were made at the fifth Ward Meetings on January 27th, April 14th, June 28th and October 27th. A public hearing concerning the Cleanup at the Ingersoll Site and the use of RLF funds at the Tapco Site was conducted October 31, 2011 at City Hall. A November 21, 2011 Public Meeting was held concerning the three Cleanup Grants for the November 2011 submittal. This year the final presentation of the "South Main Strategy" was made in Rockford City Council Chambers February 6, 2012. The Public Meeting for the Amerock (Ziock) Cleanup Grant application was held November 13, 2012 at Rockford City Council Chambers.

The citizens residing within the Fifth Ward have been kept well informed of the City's efforts to redevelop numerous Brownfield sites, and continue to be very supportive of the City's efforts. Mr. Dust will continue to provide status reports and seek input from the community at these Fifth Ward Meetings. In addition, Brenda Alegria will accompany Mr. Dust to answer questions and provide information to the Hispanic Community. The current Fifth Ward Alderman, Venita Hervey and the Retired Fifth Ward Alderman who has remained active in the community, Victory Bell, have both been very supportive of the Brownfields Program.

b) Identification and Establishment of State and Local Partners:

The recent designation of the City of Rockford River Edge Zone has created a major new opportunity to partner with IEPA on redevelopment projects that are planned for Brownfields sites requiring cleanups. During May of 2012, the City of Rockford received \$1million in IEPA River Edge Funds for Brownfield Cleanups. The IEPA funds are severely restricted and do not include cleanup other than soil and groundwater. Combined with USEPA programs, however, the City will strive to tap into this valuable resource to accomplish the redevelopment of Brownfield sites.

The City is also actively developing partnerships at local, state, and Federal levels. The City developed a Master Plan with the assistance of the Rockford Local Development Corporation (RLDC) for the Barber Colman Village area and continues discussions with potential developers. Working with the RLDC, after assessment and remediation was completed; a portion of the former Barber Colman facility was redeveloped as a grocery store in order to serve the surrounding area. The City has also partnered with Winnebago County and the U.S. General Service Administration for the development of the \$100 Million Winnebago County Justice Center (completed in July of 2007) and the \$100 Million Federal Courthouse (completed late in 2011).

The City plans to develop additional partnerships to successfully accomplish sustainable development at the Amerock (Ziock) Site. A good example is the partnership developed for the Ingersoll Site as part of the redevelopment of the Ingersoll /Watch Factory Targeted Brownfield area located on the east bank of the Rock River directly across the Rock River from the Amerock (Ziock) Site in the Third Ward. This site is planned to become a Whitewater Park (kayaking and rafting) adjacent to a major indoor sports facility proposed at the former Ingersoll facility. Success for this project requires a partnership between the City, who owns half of the proposed site; Commonwealth Edison, who owns the other half of the site in addition to the dam; the Winnebago County Health Department, located adjacent to the ComEd site, and; the Illinois Department of Natural Resources, who is interested in both modifying the dam to become a fish passage and serving the proposed Whitewater Park. The City of Rockford has completed a study of the structural integrity of the dam and the feasibility of re-watering the former hydro-electric plant water race; this \$187,000 investment demonstrates the City's commitment to this project. The Rockford Park District anticipates owning and operating the Whitewater Park when completed. Brownfield issues include a former coal-fired powered generating plant, former hydro-electric plant, two (2) former foundries, a former transformer storage yard, and underground petroleum storage tanks. The USEPA could be a possible partner in this site for time critical removal actions similar to the Sparkle Cleaners site in Rockford during February of 2008.

Successful redevelopment efforts at the Amerock (Ziock) Site will require partnership with the State of Illinois and the Rockford Park District concerning the improvements required, to implement the plan for the Davis Park expansion, and the pathways and greenway corridors to be developed along the Rock River and major creeks flowing into the Rock River. Davis Park, adjacent to the Amerock (Ziock) Site, will be the focal point for major extensions of the Rock River Recreation Path south along the Rock River, and the development of the long-planned Davis-Pec Path connection west from the Rock River Recreational Path along the Kent Creek basin towards the Pecatonica Prairie Path. When completed, the Davis-Pec connection will provide a continuous pathway from Freeport, Illinois to the east edge of McHenry County, a distance of about sixty miles.

c) Description of and Role of the Key Community-based Organizations:

i) The Rockford Local Development Corporation (RLDC) is a not-for-profit development company, certified by the Small Business Administration, that strives to be a champion for small business and economic development. RLDC has frequently partnered with the City, including the development of a Gray's IGA Store on a former Brownfield site located on South Main Street, and a Brownfields Cleanup at the former Invensys Site. Most recently, the RLDC partnered with the City for redevelopment of a portion of the Reed-Charwood Storage Site as a medical clinic and general merchandise store. RLDC has also partnered with the City to relocate families from the flood-impacted Keith Creek floodway, where over 100 homes were severely damaged by two severe floods in less than one year's time. Most recently, RLDC participated in the Tapco Building Demolition through its subsidiary, the South Main Shopping Center, by functioning as the RLF loan recipient and managing the demolition project. Mr. John Phelps is the Executive Director of the RLDC [815.987.8675].

ii) The Rockford Metropolitan Agency for Planning (RMAP) is the Metropolitan Planning Organization for the Rockford Metropolitan Area under the supervision of the Federal Transportation Administration. Over the past several decades, this organization and its predecessor, the Rockford Area Transportation Study, have provided transportation planning required by the

Federal Highway Act of 1962 ("3 C" Planning Process). In recent years, RMAP has partnered with the City of Rockford specifically in the development of a new Amtrak Station, proposed at the site of the previous station where service had been terminated in 1982. This Depot Site and the adjacent Lorden/Eclipse Site were acquired by the City of Rockford in September of 2010 from the Canadian National Railroad. Upon remediation of the Depot Site and Lorden/Eclipse Site, RMAP will channel funding commitments for the pre-construction phases of the Amtrak Station and will continue efforts to secure funding for construction. Steve Ernst is the Executive Director of RMAP [815.967.7611].

iii) The Rockford Park District is a separate regional taxing district with an elected governing board. The District has been a long term Community Partner with the City of Rockford in the development of Parks and Pathway systems. The City of Rockford and the District have coordinated planning efforts for several decades, including the City's incorporation of the Park District's Park and Pathway plans into the City's 2000 Comprehensive Plan (approved in 1982) and the 2020 Plan (approved by City Council in 2004). Additional efforts with the District included the construction of the Bicentennial Bike Path (1970's), the Mel Anderson Path (1980's) and 10th Avenue Park expansion (the last few years). The District and City are currently coordinating the extension of the Rock River Recreational Path south from Davis Park through the Water Power District, Morgan Street Corridor, and Barber Colman Complex. Similar efforts are being made to extend the Davis-Pec Path through the Lorden and Depot Sites approximately 3 blocks south of the Amerock (Ziock) site. Monthly coordination meetings are held between the City of Rockford's CED, Public Works Department, and the Park District staff. The Director of the Rockford Park District is Tim Dimke [815.987.8800].

4. Project Benefits

We understand the importance of identifying the outcomes and outputs for our Brownfields Program and how they promote the general welfare of the Targeted Community through the improvement of the public health and safety, economy and environment. We also understand it is important to document how these outcomes contribute to the community "vision" for the revitalization of the City's Brownfield sites. A summary of the outcomes and outputs is followed by more detailed documentation of specific benefits to the Targeted Community:

Outcomes of Cleanup Grant Funding:

- Acreage of land in which environmental threats have been characterized: this proposed Cleanup Grant at the Amerock (Ziock) Site encompasses 1.6 acres
- Acreage of land positioned for reuse: based on the "South Main Revitalization Strategy" recently completed by the Lakota Group, Cleanup of the Amerock (Ziock) Site and subsequent construction of the Amtrak Station 4 blocks to the south provides a catalyst for redevelopment of an additional 15 to 20 acres of mixed use on privately-owned properties along the 400 through 800 blocks of South Main Street
- Jobs leveraged; the renovated Amerock (Ziock) Building is anticipated to produce 50 to 100 full time jobs once completed and occupied; anticipated private development nearby along South Main Street could produce another 50 to 100 jobs in the relatively short term, 3 to 5 years.
- Funding leveraged: through the Rockford Park District and Illinois DCEO River Edge Programs, as much as \$500,000 Park expansion/ improvements is estimated at Davis Park; another \$250,000 is anticipated to provide pathway improvements between Davis Park and the future Amtrak site. Acreage of green space created or preserved: although it is unlikely

that this site, Amerock (Ziock) will provide significant green space on site, the renovated site will enhance adjacent Davis Park by providing amenities for those using Davis Park and provide a catalyst for enhancements to the Park.

Outputs of Cleanup Grant Funding:

- Measurements of the Contaminants of Concern: the Cleanup grant would address the soil cleanup and asbestos removal, prior to renovating this 220,000 square foot structure as a LEED certified building. The City will work with the Developer to address remaining issues inside the structure such as lead-based paint and mold.

a) Welfare and Public Health: There are multiple public health and welfare benefits from the proposed Cleanup of the Amerock (Ziock) Site. The Amerock (Ziock) Site is adjacent to Davis Park which is a riverfront park along the Rock River. On a larger scale, another important public health benefit of the Amerock (Ziock) Site Cleanup is tied to the economic benefits of the resulting mixed use development that would occur. These developments are likely to occur because of the Cleanup of the Amerock (Ziock) Site, the Depot Site, the Tapco Site (recently completed) and the Lorden/Eclipse Site and the major developments that would follow, starting with the construction of the Amtrak Station and the expected renovation of Amerock (Ziock) Building as a major mixed-use development with many of the uses complimenting adjacent Davis Park and the Riverfront Pathway there. The resulting economic development activity is expected to result in the reversal of the decline of population and housing quality within the Targeted Community. New housing construction, removal of the worst housing units and lead based paint abatement as part of housing renovation are all expected to occur. These positive housing developments should considerably lower the percentage of housing units with lead-based risk from the current level of 65.6%. In addition, the expansion of Davis Park into the cleared and cleaned Tapco Site will be a catalytic project in the long-planned extension of the Rock River Recreation Path and Davis-Pec Path to the Amtrak Station and beyond. Rather than the “end” of the Rock River Recreation Path, it will become the new focus for future southern and western extensions of the Pathway System. This will further encourage non-motorized transportation as part of a lifestyle promoting personal health while reducing air emissions.

b) Economic Benefits and/or Green Space:

i) *Economic Benefits:* Without the City’s concern for the redevelopment of Brownfields within the Rock River corridor and the railroad corridors, and without the USEPA programs to assist with these redevelopment efforts, there is considerable evidence that these Brownfield areas would simply expand and intensify over time as more and more industrial buildings approach the end of their useful life. Instead, many buildings along the Rock River corridor and the rail corridors have been acquired by the City or other public or private entities that have been working with the City of Rockford towards the phased redevelopment of these areas. One of these public entities is the Rockford Park District which share’s in the City’s Vision for reclaiming the Rock River shoreline from industrial use, providing a continuous system of Riverfront Pathways and replacing nearby vacant industrial buildings with a mixture of housing, retail, offices and public amenities that compliment the Riverfront Pathway System and the Catalytic Projects in the immediate area. Among the Catalytic Projects are the expansion of Davis Park in 2013, the construction of the Amtrak Station in 2013-2014 and pathway extensions in 2014 to connect Davis Park with the Amtrak Station. The Vision encompasses far more than the next two years and is focused on the “South Main Revitalization Strategy” prepared by the Lakota Group with extensive input by the Targeted Community during 2011. This Vision includes 4 of the Targeted Brownfield Clusters surrounding South Main Street and includes adaptive reuse or redevelopment of these areas to replace

Brownfield properties with residences, retailers, offices, and public destination points, all of which contribute to the tax base as these areas are revitalized. All include retail services for the surrounding community and job creation. Prevention of Brownfields, and prevention of existing Brownfields from expanding or intensifying, is extremely important to the surrounding neighborhoods which are already economically disadvantaged, as demonstrated in Section 1, Community Need.

The Northeast-Midwest Institute (NEMW) report on the Environmental and Economic Impacts of Brownfields Redevelopment states, "public investments in Brownfields leverage total investments at a ratio of approximately \$1/ public investment to \$8/ total investment...Brownfield sites in severely distressed areas require higher subsidy levels..." The potential for investment by the Rockford Park District for the expansion of Davis Park and major Pathway extensions and the potential for private developers to make major investments in the renovation of the 13 story 220,000 square foot Amerock (Ziock)Building, are much more likely now that the removal of the adjacent Tapco Building has been completed. This will set the stage for surrounding redevelopment for mixed uses, just as the development of the Amtrak station four blocks to the south will be the catalytic project there. The potential for private investment surrounding the Amerock (Ziock) Site is considerable, especially once environmental cleanup of this building (Amerock(Ziock))has taken place and the building has been renovated and repurposed for mixed uses. The \$1 to \$8 ratio or better could be achieved. The Cleanup Grant for the Amerock (Ziock) Site would be a major economic catalyst for other public and private investments. The "South Main Revitalization Strategy"(The Lakota Group, September 2011), indicates a strong potential for redevelopment of properties adjacent to the Amerock (Ziock) Site with mixed use development including residential and retail. The major public investments being made to improve South Main Street including the Morgan Street Bridge project and the development of the Amtrak Station in the near future are some of the key reasons for this development potential in the South Main Corridor where the Amerock (Ziock) site is located.

ii) Other non-economic benefits for sites to be used for green space. The City's primary non-economic benefit goal within the Brownfield Program is to provide adaptive reuse and/or redevelopment of these Brownfield areas to include a major public open space component. Plans for the Amerock (Ziock) Site incorporate the City's and Rockford Park District's plans for the expansion of Davis Park onto the Tapco Site and providing public amenities within the renovated Amerock(Ziock) building, such as restrooms and snack/refreshment shops and /or restaurants. The expanded Davis Park would serve as a focal point for the long-planned continuous system of greenways and pathways along the Rock River and its major tributaries, including Kent Creek. The Rock River Recreational Path currently ends at the south edge of Davis Park, but it is part of the pathway network that extends from Davis Park to the west edge of McHenry County, Illinois, 25 miles to the northeast. The Davis-Pec Path would extend from Davis Park west to tie in with the Pecatonica Prairie Path approximately 4 miles further west. Completion of the Davis- Pec Path would complete a major 60-mile section of the Grand Illinois Trail system, developed by the Illinois Department of Natural Resources. Enhancement of Davis Park is an important step in the future Davis-Pec connection.

The "Boone and Winnebago (Counties) Greenways Plan" (Greenways Plan) prepared by RMAP includes converting the Illinois Railway trestle over the Rock River to a pedestrian pathway, linking the east and west sides of the Rock River approximately 100 feet south of Davis Park. The City will soon take ownership of this trestle structure and the approaches. The section of the Davis-Pec Path connection to be constructed near the Amerock (Ziock) Site during redevelopment will link with this trestle pathway, as well as the existing Rock River Recreation Path that currently ends in Davis Park. This development will be completed using existing public right-of way, existing Rockford

Park District property and existing easements. It is anticipated that several of the pathways will be completed within the next few years. With this pathway system starting at Davis Park, pedestrians will easily access the future Amtrak Station on the Depot Site four blocks south of the Amerock (Ziock) site.

The City of Rockford is committed to including Green space and open space in urban redevelopment strategies for its Brownfields sites. The 2020 Plan for Rockford places an emphasis on smart growth techniques, which includes making a commitment to preserving the Green space that is available to the City and preventing the consumption of land on the City's fringe. Protecting and preserving the Rock River Corridor and its tributaries by providing an open space component in all Brownfield redevelopment proposals provides a major amenity to the redevelopment taking place in these Brownfield areas. The Amerock (Ziock) Site is an important focus of a much more extensive plan for pathways, open space and recreation. The public amenities component of the Amerock (Ziock) building renovation will help provide safe pedestrian and non-motorized transportation access to the Amtrak Station.

c) Environmental Benefits from Infrastructure Reuse/ Sustainable Reuse: The overall goals for Cleanup and Redevelopment of the Amerock (Ziock) Site for mixed uses including ground floor uses that would compliment Davis Park heavily emphasize the City's Goals for Infrastructure Reuse and Sustainable Development, reclaiming the Rock River Valley from riverfront industrial uses. The City will do everything it possibly can to sustain all aspects of the Amerock (Ziock) Site Cleanup and the adjacent Davis Park Expansion. Working with the Rockford Park District, these important goals will be incorporated into our redevelopment efforts both at the Amerock (Ziock) Site and in the surrounding area. A major component of infrastructure reuse will be improved public access to the Rock River, reuse of the nearby railroad trestle over the Rock River, and improved non-motorized and public transportation access between Davis Park, the future Amtrak Station, the east bank of the Rock River on the other side of the trestle and the core of Downtown, a little more than a half mile to the north and west. All public utilities and infrastructure at and near the Amerock (Ziock) Site will be better utilized with site cleanup and the adjacent Davis Park expansion. Native landscaping will be restored after the Davis Park expansion is completed. The City and Rockford Park District will have several opportunities to develop storm water management and reuse innovations, including the ability to incorporate water quality improvements and water features into the site design for the Davis Park expansion. By providing an attractive and safe environment that encourages non-motorized transportation and public transportation as well as the use of the nearby future Amtrak service, the sustainability of this redevelopment will be optimized and the environmental benefits, including air and water quality, will be optimized.

Leveraging the EPA Brownfield Grant monies, one of the City's partners, RMAP, has received a Sustainable Communities Grant from the EDA and "Preferred Sustainability Status" for the Region, including the City of Rockford.

List of Attachments: Cleanup Grant

Attachment i: Threshold Documentation

Attachment ii: Letter from the State of Illinois

Attachment iii: Letters of Support from Community Based Organizations, including:

Attachment iii-1 Rockford Local Development Corporation (RLDC)

Attachment iii-2 Rockford Park District

Attachment iii-3 Rockford Metropolitan Agency for Planning (RMAP)

Attachment iv: Documentation of Community Notification

Attachment v: Analysis of Brownfield Cleanup Alternatives (ABCA)

Attachment vi: Special Considerations Checklist; Documentation of Plant Closings and Documentation of Leveraged Funds

Threshold Criteria for Cleanup Grant

1. Applicant Eligibility

Rockford is a municipal corporation formed by the authority of the State of Illinois. Rockford is eligible to apply for Cleanup Grants from the USEPA. The City of Rockford currently owns the Proposed Cleanup Site which is the Amerock (Ziock) site located at 416 South Main Street and adjacent to Davis Park across Wyman Street. The City intends to perform remediation activities on this site; after which time the site will be redeveloped for mixed commercial and residential uses.

2. Letter from the State or Tribal Environmental Authority

The Letter from the Illinois Environmental Protection Agency is provided in Attachment ii.

3. Site Eligibility and Property Ownership Eligibility

Site Eligibility

a. Basic Site Information

- (a) Name of the Site: Amerock (Ziock) Site
- (b) Address: 416 South Main Street, Rockford, Ill. 61101
- (c) Current Owner: The City of Rockford
- (d) Date of Ownership: The City of Rockford acquired this property on May 11, 2010.

b. Status and History of Contamination at the Site

- (a) Type of Contaminant: Hazardous Substances
- (b) Operational History and Current Uses: Amerock Ziock has been the site of several manufacturing operations within this large structure which has been vacant for the last 20 plus years.
- (c) Environmental Concerns: The environmental concerns for the Amerock (Ziock) Site consist primarily of asbestos materials and lead-based paint inside the structure and, in the soils, lead, solvents and PNAs. Phase I and Phase II environmental site assessments (ESA) were conducted on this site. The Phase I indicated that the former industrial/manufacturing nature of the site and surroundings properties was an environmental concern. The Phase II ESA Comprehensive Site Investigation Report, completed on April 26, 2011, indicated metals (especially lead), solvents and PNAs were found in the soil and groundwater samples. An asbestos survey was recently completed, and this survey revealed that asbestos remained in several areas within this large structure.

(d) Nature and Extent of the Contamination: This site became contaminated due to the age of the manufacturing facility, where lead based paint and asbestos containing materials were regularly used in the construction process. The building was found to contain lead-based paint and asbestos containing materials. Contaminants of concern in the soil at a former gas station site exceed TACO Residential Soil and Groundwater Remediation Objectives. The primary contaminants of concern are lead, other metals, solvents and PNAs, specifically tetrachloroethylene, tetrochloroethene, trichloroethylene, trichloroethene, vinyl chloride, 2-methylnaphthalene, carbazole, lead, aluminum, antimony, iron, manganese, vanadium,

c. Sites Ineligible for Funding

- (a) Listing on NPL: The site is not and is not proposed to be listed on the National Priorities List.
- (b) CERCLA: The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
- (c) United States Government: The site is not subject to the jurisdiction, custody, or control of the United States Government

d. Sites Requiring a Property-Specific Determination

The former Tapco Site does not require a Property-Specific Determination. This site is eligible for funding from the USEPA.

e. Environmental Assessment Required for Cleanup Proposals

A Phase I ESA was conducted on the properties during October of 2009 and again in September of 2010 just prior to City Acquisition on November 20, 2010. These Phase I ESAs conformed with ASTM E1527-05. A Phase II ESA was conducted on the property in April of 2011. The results of the Phase II investigation were summarized in a Phase II Report.

f. CERCLA 107 Liability The City of Rockford is not a potential liable party for contamination at this Site under CERCLA's bona fide prospective purchaser provision. The City has provided proof that this provision was met to the USEPA Region V Brownfield Division for previous grant opportunities, the FY2008 Assessment Grants, for the former Tapco manufacturing facility.

g. Enforcement Actions - The City is not aware of any enforcement actions for this property. The City of Rockford has enrolled the site into the Illinois EPA voluntary Site Remediation Program with the intent of receiving a No Further Remediation (NFR) letter for the property.

h. Information on Liability and Defenses/Protections

i) Information of Property Acquisition: The City of Rockford purchased the property on November 20, 2010 as a result of an effort to purchase Downtown and riverfront Brownfield sites to restore the Riverfront to Public Access and public park land. The previous owner was a private individual. The City is the sole owner of the property.

- Acquired Ownership: The City of Rockford Acquired Ownership by negotiated purchase from a private individual
- Date of Acquisition: The City of Rockford acquired the property on November 20, 2010 following the completion of a Phase I ESA
- Type of Ownership: The City of Rockford has fee-simple title to this property
- Previous Owner: Mr. John Cotton
- The City of Rockford had no familial, contractual, corporate or financial relationships with any prior owners or operators or potentially responsible parties

ii) Timing and /or Contribution Toward Hazardous Substance Disposal: Any disposal of hazardous substances occurred at the site prior to ownership by the City of Rockford. The City has not caused or contributed to any release of hazardous substances at the site. The City has not arranged and will not arrange to have hazardous substances disposed of or transported to the site.

iii) Pre-Purchase Inquiry: The City of Rockford performed a Phase I ESAs in accordance with ATSM E1527-00 in 2009 and on September 10, 2010 just prior to acquisition. They also conducted a Phase II ESA in April of 2011 all through the use of USEPA Brownfield Assessment Grants. The Phase I and Phase II ESAs were performed by Fehr-Graham and Associates, a regional engineering/environmental professional consulting firm.

iv) Post-Acquisition Users: The City of Rockford has not used this building or site.

v) Continuing Obligations – The City has installed a controlled access system so that no unauthorized persons have access to the property. This controls any illegal activities that may occur at abandoned facilities. The fencing part of this system also serves to keep pieces from the building from falling onto South Main Street or Cedar Street. The City has entered the property into the IEPA voluntary remediation program. The City has conducted Phase I and Phase II ESAs in accordance with both the USEPA Brownfield program and the IEPA Site Remediation Program to determine if there are any concerns to human health and the environment. This cleanup grant opportunity will facilitate the removal of asbestos from the structure and provide for Hot Spot Soil Excavation and/or Installation of an Engineered Barrier on the property so that the property may be redeveloped and the users of the site will be protected from hazardous substances. The City of Rockford will comply with all of the land use restrictions and institutional controls that are applicable to the property's remediation activities. The City will provide full access to the contractor's responsible for the remediation activities at the site. The City will comply will all information requests and administrative subpoenas that have or may be issued in connection with the property. Any legal notices required as part of remediation activities will be provided by the City of Rockford.

i) Petroleum Sites – This is a Hazardous Substance site.

4. Cleanup Authority and Oversight Structure

1. The City of Rockford will soon enter the site into the IEPA Site Remediation Program SRP. This is a voluntary based cleanup program for the State of Illinois. The City is preparing all of the documentation for the property and will submit this documentation for review and approval. After this documentation has been submitted and approved, the last remaining step under this program is the cleanup activities for the site. The City is preparing this grant application in the hopes of acquiring the necessary dollars to conduct cleanup activities for the site. Remedial action for the property will be carried out in accordance with the IEPA SRP as well as any City ordinances for construction or demolition and the Winnebago County Health Department. An environmental consultant will conduct cleanup oversight and will provide details of the cleanup activities. A Remedial Action Completion Report (RACR) will be submitted to the City of Rockford, to demonstrate that remediation has occurred, and to the IEPA in order for the site to receive a NFR.

2. The City of Rockford will not require access to adjacent properties to conduct either the asbestos or the soil cleanup; therefore, access to these properties is not a concern for the remediation activities.

F. Cost Share

The City of Rockford will provide for the 20% cost share of the \$200,000 cleanup grant through the use of programmatic expenses. The \$40,000 will be made up from:

- the labor hours of the Brownfield Coordinator for management and oversight of the cleanup activities.
- the City's public works department to prepare and solicit public bids for the remediation activities at the site and the management of these contractors.
- Legal fees in relation to cleanup activities and the filing and reviewing of the NFR. The review fees applied by the IEPA SRP to review and provide for the NFR will be paid by the City of Rockford.
- The Resolution committing the City to this local match is contained within Attachment iv.
- The Community Notice Documentation, summary of comments received, meeting notes and sign in sheet are provided in Attachment iv.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

JOHN KIM, INTERIM DIRECTOR

November 1, 2012

Ms. Deborah Orr
U.S. EPA, Region 5
77 West Jackson Blvd. (SM-7J)
Chicago, IL 60604-3507

Dear Ms. Orr:

The City of Rockford is applying for the following grants from U.S. EPA:

1. \$200,000 Brownfields Assessment Grant for Hazardous Substances;
2. \$200,000 Brownfields Assessment Grant for Petroleum; and
3. \$200,000 Brownfields Cleanup Grant for the Amerock Building Site, also known as the Ziock Building, located at 416 South Main Street;

The first two grants will be used to perform community-wide assessments. If the City of Rockford identifies properties in the target area potentially contaminated with petroleum, it will seek an eligibility determination from Illinois EPA before conducting site-specific assessments.

Illinois EPA supports the City of Rockford's efforts to obtain federal Brownfields funds for these projects. If you have any questions, please contact me at 217-785-4729 or at heather.nifong@illinois.gov

Sincerely,

A handwritten signature in black ink that reads "Heather Nifong".

Heather Nifong
Programs Advisor
Division of Remediation Management



November 6, 2012

Mayor Lawrence J. Morrissey
 City of Rockford
 425 East State Street
 Rockford, Illinois 61104

Dear Mayor Morrissey:

The Rockford Local Development Corporation (RLDC) is a not-for-profit Certified Development Company by the U. S. Small Business Administration. Our mission is to be a champion for small businesses and promote economic development, especially in the economically distressed areas of the community. We have frequently partnered with the City of Rockford, including the development of a shopping center on a former Brownfield site in the 1400 block of South Main Street (previously known as the Reed Chatwood Retail and Storage area) following the environmental assessment and cleanup of the site starting with the USEPA Brownfields Assessment Pilot Program in 2000 and 2001. BEDI Grant funding, CDBG funds and TIF funding were all utilized in the development of this shopping center. This shopping center initially had a grocery store which was the first grocery store to serve this area, the Southwest side of Rockford, in over 25 years. More recently a general merchandise store and a clinic were added to this shopping center.

During 2004-2005, the RLDC partnered with the City of Rockford in the Cleanup of the Invensys Site, a 3.5 acre area within the Barber Colman complex located just a few hundred feet from the shopping center mentioned above. At the Invensys site, the RLDC was the loan recipient of a \$400,000 USEPA Revolving Loan Fund Grant (Cooperative Agreement number BL-97541801-1) which was used for the Cleanup of the Invensys Metal Plating site. This Cleanup project included demolition of the structures, soil excavation (heavy metals), soil treatment and disposal. This site now has a Draft NFR letter from the Illinois EPA.

The RLDC has also partnered with the City in the City's program to relocate families from the Keith Creek Floodway, an area where, in less than one calendar year's time, two 500-year floods occurred. Over 100 homes and businesses were severely damaged by the floods, with some of the business properties considered to be potential Brownfields. The RLDC acquired over 100 flood-damaged homes and business properties on the City's behalf and in cooperation with the Federal Emergency Management Agency Program (FEMA). The City has since demolished many of the structures with the intent of returning this floodway area to open space.

The RLDC is currently partnering with the City in its effort to cleanup the Tapco Site at 502 South Main Street. The RLDC is the Recipient of a \$700,000 loan from the City using the USEPA Supplemental RLF funding, Cooperative Agreement BF- 00E45801-3, to perform the initial stages of the Tapco Cleanup project. This project also includes funding from a USEPA Cleanup Grant, from the Illinois EPA and from Illinois DCEO. This cleanup project is nearing completion.

Regarding the Cleanup Grant Application for the Amerock (Ziock) site at 416 South Main Street, the RLDC is also prepared to be a major partner with the cleanup and redevelopment of this site. The RLDC is prepared to step in and become the loan recipient of a supplemental USEPA Revolving Loan in the event that the Cleanup Grant is approved but falls short of the total funds needed or if the Cleanup Grant is not approved. The Amerock (Ziock) site is immediately adjacent to the Tapco site and overlooks Davis Park and the Rock River, so there is considerable potential for redevelopment.

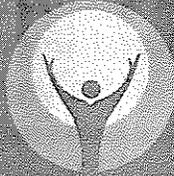
The RLDC also strongly supports the City's intent to apply for Community Wide Assessment Grants, Hazardous and Petroleum; previous assessment grants have been instrumental in Brownfield redevelopment projects, such as the South Main Shopping Center, and the City's proposed targeted areas represent the most economically distressed areas of the City. Among these are the Preston Street Corridor, the Morgan Street Corridor and the West State Corridor, each of which are prime examples of areas impacted by vacant industrial plants, vacant businesses and vacant lots. In each area there is strong need for an influx of small businesses to serve the surrounding neighborhoods. The City has been very effective in using previous Assessment Grants to perform Phase I and Phase II ESA's prior to acquisition of Brownfield sites for redevelopment. RLDC has provided input to the City to identify priority sites for assessment on a regular basis.

On behalf of the Rockford Local Development Corporation, I commend the City's Brownfield Cleanup and Assessment Programs and appreciate being a Brownfield Community Partner with the City in the implementation of the USEPA RLF program for the Cleanup of two contaminated sites as well as the additional development and program partnerships with the City. The RLDC appreciates its role on the Brownfield Redevelopment Advisory Committee especially as the City focuses its Brownfields Assessment efforts to additional Brownfield Corridors such as the Preston Street Corridor. The RLDC fully supports the City's applications for the Cleanup Grant and the Community – Wide Assessment Grants to the USEPA.

Respectfully



John J. Phelps
Executive Director



ROCKFORD PARK DISTRICT

The mission of the Rockford Park District is to HELP PEOPLE ENJOY LIFE

November 8, 2012

Mayor Lawrence J. Morrissey
City of Rockford
425 East State Street
Rockford, Illinois 61104

Dear Mayor Morrissey:

The Rockford Park District is pleased to provide support to the City of Rockford in its efforts to secure USEPA Brownfields Assessment and Cleanup Grants for former industrial sites, especially those along the Rock River and along the major tributaries to the Rock River especially Keith Creek and Kent Creek. The Rockford Park District and City of Rockford have been Community Partners for decades and on dozens of major park, open space and greenways projects. Major examples are the Bicentennial Bike Path during the mid 1970's, the Mel Anderson Path during the 1980's and , more recently, the major expansion of the 10th Avenue Playground in conjunction with the improvements to Kishwaukee Street and the relocation of Keith Creek to reduce upstream flooding. In each case, City- owned land was donated to the Park District for pathway/ greenway development or park expansions.

Specific to Brownfields, the 10th Avenue Park Expansion/ Relocation of Keith Creek is a prime example. The City acquired several dilapidated homes and an abandoned factory, International Saws, to provide the land for these improvements. Now what was once a small underutilized park is now a major neighborhood asset that also is clearly visible from and enhances Kishwaukee Street (Illinois 251). Currently, the Rockford Park District is partnering with the City of Rockford to provide the major extension of the Rock River Recreational Path from its existing terminus at the south end of Davis Park to the 15th Avenue Bridge, a distance of almost 2 miles . This major extension is very close to design stage because of the City's successful property acquisitions and the right-of-way acquisitions along South Main Street by the Illinois Department of Transportation (IDOT) for several hundred feet north of the 15th Avenue bridge. An existing Rockford Park District facility, South Park, provides an important link in the extension of this Path. The \$40 million Morgan Street Bridge is under construction and the South Main Street project will be under construction during 2013. This Path extension has been planned for decades and is now very close to design stage and implementation.

The City utilized the USEPA Brownfields Revolving Loan Fund (RLF) Program to clean up the riverfront portion (formerly known as Invensys Metal Plating Area) of the Barber Colman property. This section had the worst soil contamination of the 15 acre Barber Colman campus. The Rockford Park District is very aware of the important role funding from the USEPA has played in the City of Rockford's ability to



401 South Main Street, Rockford, IL 61101-1321 • Phone 815-987-8800 • TTY 888-871-6171 • Fax 815-987-8877 • rockfordparkdistrict.org
Serving the Communities of Cherry Valley, Loves Park, New Milford, Rockford, and unincorporated areas of Winnebago and Boone Counties

PRINTED ON RECYCLED PAPER



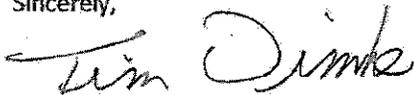
prepare the Barber Colman property for redevelopment (and specifically, the future extension of the recreational path along the riverfront).

The City of Rockford and the Rockford Park District are also currently partnering in the Kent Creek basin to provide the Davis-Pec Path connection through the north edge of the Water Power District and then west within the Kent Creek basin through the City-owned Depot and Lorden properties. The City has now received USEPA and IEPA Cleanup Grants for these sites. Environmental Cleanup of the Depot site and Lorden/Eclipse site will be instrumental in preparing for both the Davis-Pec Path and the Amtrak station. The Davis-Pec connection is actually an important connection between the existing Pecatonica Prairie Path to the west and the Davis Park portion of the existing Rock River Recreational Path to the north and east. All three paths are important sections of the Grand Illinois Trail developed by the Illinois Department of Natural Resources. Continued environmental assessment in this area of the South Main Corridor will be crucial to the completion of the Davis-Pec Path.

Rockford Park District is in full support of the City of Rockford's Brownfield Assessment and Cleanup Grants. The Community Wide Assessment Grants would enable the Park District and City to assess Brownfield sites within our planned Greenway/ Pathway corridors. For example the Preston Street Corridor, one of the nine Brownfield Clusters targeted for the Community Wide Assessment Grant, includes Kent Creek and the route of the Davis-Pec Path. The Water Power District, another of the nine Brownfield Clusters, is the first portion of the planned Davis-Pec Path and the planned extension of the Rock River Recreational Path. The proposed Cleanup Grant for the Amerock (Ziock) site would provide for public amenities that would benefit not only the pathway system but also the planned indoor sports complex at the nearby former Ingersoll facility.

Because of the partnership between the City of Rockford and the Rockford Park District, USEPA Grant funding and funding from other Federal and State sources will continue to be channeled into former industrial sites along the Rock River and its major tributaries to become parkland and greenway/pathways. Many of these sites are located within the 100 year flood plain or floodway so this conversion to parkland will also benefit the community by lessening the impact of future floods. The USEPA Brownfields Grant programs are essential to the continued success of this partnership.

Sincerely,



Tim Dimke
Executive Director
401 South Main Street
Rockford, Illinois 61101
815-289-0700
timdimke@rockfordparkdistrict.org

Date: November 13, 2012

RESOLUTION 2012-162R

A RESOLUTION AUTHORIZING APPLICATIONS FOR USEPA BROWNFIELD GRANTS AND A LOCAL MATCH FOR A USEPA CLEANUP GRANT FOR FEDERAL FISCAL YEAR 2013

By, Alderman Jacobson on behalf of the Planning and Development Committee:

WHEREAS, the City of Rockford has been committed to the redevelopment of Brownfields sites for several years; and

WHEREAS, in partnership with United States Environmental Protection Agency and the Illinois Environmental Protection Agency, the City has been instrumental in several Brownfields Initiatives, most recently directed at the Environmental Assessment, Cleanup and Redevelopment of several Downtown, Riverfront, South Main Street and West State Street sites; and

WHEREAS, the USEPA Cleanup Grant program has been used for the environmental cleanup at Barber Colman and Ingersoll, and, in conjunction with the IEPA River Edge Program, at Tapco and ,in the near future, at the South Main Rail Yards; and

WHEREAS, the Amerock (Ziock) building at 416 South Main Street, in downtown, comprises a substantial Brownfield site and historic structure with environmental issues that need to be addressed prior to redevelopment; and

WHEREAS, the City of Rockford is seeking a USEPA Brownfield Cleanup Grant to address this site; and

WHEREAS, environmental assessments are also needed to address the numerous abandoned gas stations and former gas station sites throughout the City of Rockford, many of which are located in economically distressed neighborhoods west and south of the Downtown; and

WHEREAS, assessments are also needed at additional Downtown redevelopment sites, remaining industrial corridors and remaining sites on the West State Street Corridor; and

WHEREAS, there has been and will continue to be extensive community involvement in the selection of these sites for environmental assessment and cleanup.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Rockford, Illinois as follows:

Rockford Register Star

★rrstar.com • It's what you know

To: Wayne Dust

Firm: CITY OF ROCKFORD COMMUNITY & ECONOMIC

From: 28

Subject: Register Star Ad number RRP1885165

Order:	RRP1885165	Pubs:	1,5	Rate:	LR
Phone:	(815)987-5636	Class:	2006		
Account:	RRP9875636Way	Start Date:	11/04/2012	Total Price:	\$ 134.60
Name:	Accounts Payable, Wayne	Stop Date:	11/04/2012	Payments:	\$ 0.00
Sales	28	Taken by	28	Taken On	11/01/2012
Firm:	CITY OF ROCKFORD			Balance:	\$ 134.60
Columns:	1	Inches:	4.215	Lines:	59

Notice of a Public Meeting
 November 13, 2012 at
 5:00PM, City Hall Council
 Chambers, Grant Applica-
 tion to USEPA for Brown-
 fields Cleanup Grant. Notice
 is hereby given that the City
 of Rockford will submit an
 Application to the U.S. Envi-
 ronmental Protection Agency
 (USEPA) for a Brownfields
 Cleanup Grant for the Am-
 erock (Ziock) site at 416 South
 Main Street (The City will also
 submit an application for a
 Community-wide Brownfields
 Assessment Grant for hazar-
 dous substances and petro-
 leum). A draft of the
 Cleanup Grant Application
 will be available on the
 City of Rockford's website,
<http://rockfordil.gov/>, un-
 der "Community and Eco-
 nomic Development De-
 partment"; "Long Range
 Planning"; "Brownfields"
 (on the right side of the
 page) and at the Rockford
 Public Library, Downtown
 and Montague Branch Li-
 brary, starting November
 5, 2012 and will be pre-
 sented to the public at a
 Public Meeting on Novem-
 ber 13, 2012, at 5:00 PM,
 City Hall Council Cham-
 bers, second floor. The
 grant proposals are due to the
 USEPA on November 13, 2012.
 Please direct any comments
 on the City's intention to pur-
 sue grant funding from the
 USEPA or on the draft Grant
 Application to the Community
 Development Department, 475
 East State St., Rockford, Illi-
 nois, 61104. Comments should
 be directed to Wayne Dust,
 815-987-5636, e-mail
wayne.dust@rockfordil.gov
 Written and verbal comments
 will be accepted until 5:00 PM,
 November 15th, 2012.
 RRS November 6, 2012

Classified Ads - 815-962-2400
 Employment Ads - 815 962-9400
 Classified Fax - 815-962-6578

Rockford Register Star
 99 E. State St
 Rockford, IL 61104

Public Meeting on City of Rockford Proposed Grant Applications to US
Environmental Protection Agency (USEPA)

City of Rockford, November 13, 2012

2012 USEPA Cleanup Grant Application

- Amerock (Ziock) Building and Site at 416 South Main Street:
The City will be requesting a \$200,000 USEPA Brownfields Cleanup Grant to address Hazardous Substances at this site including asbestos, lead-based paint, mold and other hazardous substances if detected

2012 USEPA Community –Wide Assessment Grant Application

- \$200,000 Hazardous Substances and \$200,000 Petroleum
City has initially targeted 9 Brownfield Clusters for further Environmental Assessment Work. These are:
 1. Morgan Street Corridor
 2. Preston Street Corridor
 3. Water Power District
 4. South Main Rail Yards
 5. Southeast Industrial Area
 6. Watch Factory Area
 7. West State Street Corridor
 8. Auburn Street Corridor
 9. Downtown and near Downtown

Date: November 13, 2012

RESOLUTION 2012-162R

A RESOLUTION AUTHORIZING APPLICATIONS FOR USEPA BROWNFIELD GRANTS AND A LOCAL MATCH FOR A USEPA CLEANUP GRANT FOR FEDERAL FISCAL YEAR 2013

By, Alderman Jacobson on behalf of the Planning and Development Committee:

WHEREAS, the City of Rockford has been committed to the redevelopment of Brownfields sites for several years; and

WHEREAS, in partnership with United States Environmental Protection Agency and the Illinois Environmental Protection Agency, the City has been instrumental in several Brownfields Initiatives, most recently directed at the Environmental Assessment, Cleanup and Redevelopment of several Downtown, Riverfront, South Main Street and West State Street sites; and

WHEREAS, the USEPA Cleanup Grant program has been used for the environmental cleanup at Barber Colman and Ingersoll, and, in conjunction with the IEPA River Edge Program, at Tapco and, in the near future, at the South Main Rail Yards; and

WHEREAS, the Amerock (Ziock) building at 416 South Main Street, in downtown, comprises a substantial Brownfield site and historic structure with environmental issues that need to be addressed prior to redevelopment; and

WHEREAS, the City of Rockford is seeking a USEPA Brownfield Cleanup Grant to address this site; and

WHEREAS, environmental assessments are also needed to address the numerous abandoned gas stations and former gas station sites throughout the City of Rockford, many of which are located in economically distressed neighborhoods west and south of the Downtown; and

WHEREAS, assessments are also needed at additional Downtown redevelopment sites, remaining industrial corridors and remaining sites on the West State Street Corridor; and

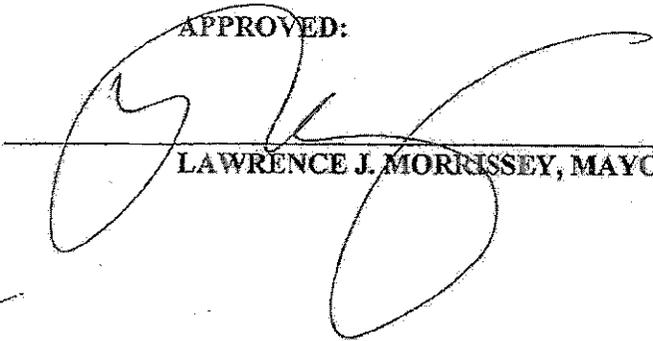
WHEREAS, there has been and will continue to be extensive community involvement in the selection of these sites for environmental assessment and cleanup.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Rockford, Illinois as follows:

1. The City of Rockford fully supports the United States Environmental Protection Agency Brownfields Assessment Grant Program and Cleanup Grant Program and recognizes the importance of the United States Environmental Protection Agency's assistance to compliment local investment in these Redevelopment efforts.
2. The City authorizes staff of the Department of Community Development to make an application to the United States Environmental Protection Agency for the Brownfields Cleanup Grant Program for up to \$200,000 total Federal Share for this grant at the Amerock (Ziock) site. (The 20% local match of up to \$40,000 for this grant would be in the form of labor, material, and other services provided by the City from non-federal sources)
3. The City authorizes staff of the Department of Community Development to make application to the United States Environmental Protection Agency for the Community-wide Brownfields Assessment Grant Program for up to \$400,000 Federal Share. (There is no local match required for assessment grants)

**PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, ILLINOIS, ON
NOVEMBER 13, 2012.**

APPROVED:



LAWRENCE J. MORRISSEY, MAYOR

ATTEST:



PATRICK W. HAYES, LEGAL DIRECTOR

✓

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

**E. Thomas Wold / Former Amerock Building
400 – 416 South Main Street
Rockford, Illinois 61101**

Prepared For:

**City of Rockford
425 East State Street
Rockford, Illinois 61104**

Prepared by:

**Fehr-Graham & Associates, LLC
1920 Daimler Road
Rockford, Illinois 61112**

November 29, 2012

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1.0 INTRODUCTION

The former Amerock manufacturing facility is located on South Main Street, immediately south of downtown Rockford, Illinois. The project is located adjacent to Davis Park, along the banks of the Rock River. The City of Rockford is located in Winnebago County. Rockford has a population of approximately 152,000 residents according to the most recent Census and is the largest community in Winnebago County.

This Analysis of Brownfield Cleanup Alternatives (ABCA) is provided to outline the three alternatives evaluated during the cleanup planning process for the former Amerock manufacturing facility. The cleanup activities are planned to commence in the fall of 2014.

2.0 SITE BACKGROUND

The site was developed within the City of Rockford's downtown commercial sewing district in the early to middle nineteenth century. The current structure on the site was built in three phases between 1912 and 1950 and has remained vacant since the middle 1990s as a result of the manufacturing recession that has challenged our economic sustainability. Review of historical city directories, Sanborn Fire Insurance Maps, and other historical sources identified industrial/commercial activities at the Remediation Site dating back to the early 1900s. Prior to the industrial uses, the site contained several private dwellings, small storefronts, and a boarding house into the 1880s. From the late 1920s until approximately 1994, the current building was primarily occupied by multiple manufacturers with electro-metal plating lines, parts degreasing, and painting/lacquering operations, most notably Amerock Corp. In addition, smaller onsite tenants conducted historical industrial machining, printing, automotive service, and cleaning

operations. A filling station operated near the northwest section of the site from the late 1920s until approximately 1973.

3.0 CONTAMINANTS AND EXPOSURE ROUTES

Contaminants of concern identified in soils include several semi-volatile organic compounds (SVOCs) and inorganic compounds including: Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(a)pyrene, Dibenzo(a,h)anthracene, Indeno(1,2,3-cd)pyrene, Copper, and Lead. The exposure routes for the aforementioned contaminants include the Soil Component of the Groundwater Ingestion Exposure Route, the Soil Inhalation Exposure Route, and the Soil Ingestion Exposure Route as determined in a Comprehensive Site Investigation Report submitted to the Illinois Environmental Protection Agency (IEPA). In general, the exceedances were observed in shallow soils and unconsolidated urban fill that extends from the ground surface to approximately 4 - 5 feet below grade throughout the site.

Groundwater was found to be impacted by several SVOCs and inorganic compounds including: Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Chrysene, Indeno(1,2,3-cd)pyrene, Antimony, and Manganese. It is anticipated that the antimony and manganese are attributed to natural conditions, which are consistent with other sites in the surrounding area. These constituents were detected at concentrations greater than their applicable Tier I, Class I groundwater ingestion exposure pathway at one or more sample locations.

In addition to the contaminants detected in soil and groundwater, there are building materials inside the building that contain asbestos and lead paint. The building is planned to be adaptively reused and therefore the asbestos and lead paint must be address due to the inhalation and ingestions exposure routes.

4.0 CLEANUP ALTERNATIVES

There are three reasonable cleanup alternatives identified for the former Amerock site that could be applied to address soil and groundwater contamination and eliminate asbestos and lead paint containing building materials. These alternatives include:

4.1 Alternative 1 – No Action

The City does not address the contamination in any way at the site.

1. Effectiveness – This alternative does not address the contamination in any manner and, therefore, is not effective.
2. Implementability – Implementing this alternative takes no effort on the part of the City, but considering the fact groundwater at the site has been affected at concentrations exceeding those established in 35 IAC, Part 620, an investigation into the source and extent, along with any required corrective action would be necessary. In addition, asbestos and lead painted building materials would remain an exposure risk to site workers and future occupants, especially if left to further deteriorate.
3. Cost – there is no cost for inactivity. However, if asbestos and lead painted building materials are left deteriorate further, future cleanup costs would be

4.2 Alternative 2 – Tier 3 Approach using Numerical Flow Model, Implementation of Engineered Barrier, and Asbestos/Lead Paint Abatement

Setup, run, calibrate, perform sensitivity analysis, and calculate error for a groundwater flow model to predict the maximum distance metal and SVOC contaminants present attenuate to Tier 1 Remediation Objectives assuming steady state. Abate asbestos and lead painted materials.

1. Effectiveness – This alternative does not remediate the contaminants in groundwater, but instead attempts to prove based on the receptors present that zero risk remains. This is accomplished by collecting site specific hydrogeologic data and developing a conceptual model with corresponding layers. The engineered barrier is an effective corrective action used to exclude the Soil Ingestion and Soil Inhalation Exposure Routes. Abatement of asbestos and lead paint containing building materials would eliminate interior exposures to future occupants or site workers.
2. Implementability – The implementability of this alternative is complex in procedure and requires an exhaustive effort to derive a water balance and align calculated hydraulic head to measured hydraulic head. This approach would be cost problematic if at the completion of the flow model it was determined corrective action was necessary, however minimal or comprehensive in extent. In addition, the presence of metal contaminants exceeding the soil component to groundwater exposure pathway further complicates the modeling process, since metals typically have no degradation constant and will model to a near limitless extent. The engineered barrier would consist of utilizing the existing asphalt parking lot on the exterior areas of the site and would utilize the concrete foundations slab of the existing building for interior areas. Based on the proposed end use of the site, an exterior engineered barrier consisting of impermeable pavement may conflict with the redevelopment plan, which calls for green space to tie in with the adjacent Davis Park festival grounds.

3. Cost – The cost to complete Alternative 2 is as follow:

Asbestos Abatement	\$ 225,000.00
<u>*Professional/Technical Services</u>	<u>\$ 100,000.00</u>
**TOTAL	\$ 325,000.00

** Does not preclude possibility corrective action may be necessary after development of groundwater flow model.*

*** In addition to the estimated line items above, the abatement of lead painted building materials and cleaning for the purpose of completing required asbestos air sampling is estimated at \$1,150,000, which significantly exceeds the capability of a US EPA Cleanup Grant. However, the City will attempt to leverage supplemental Brownfields Revolving Loan Funds and IEPA River's Edge where eligible to fill funding voids.*

4.3 Alternative 3 – Limited Soil Excavation/Disposal followed by Tier 2 Approach using Standardized TACO Equations, Partial Engineered Barrier, and Asbestos/Lead Paint Abatement

Remove SVOC and metals impacted soil on exterior of building exceeding the Soil Component of the Groundwater Exposure Pathway and use standardize TACO equations to model extent of groundwater impacted with SVOCs. Abate asbestos and lead painted materials.

1. Effectiveness – SVOC and metal-impacted soils with the potential to leach contaminants to groundwater will be eliminated, leaving only detected SVOCs in groundwater to be modeled to prove based on the receptors present that zero risk remains. Since no metals will remain to require modeling, the complexity of the evaluation will be reduced by allowing for standardize Tier 2 equations to be utilized. Soil excavation and removal on the exterior of the building coupled with implementing the existing building's concrete slab as an engineered barrier is an

effective corrective action exclude all Soil Ingestion and Soil Inhalation Exposure Routes. Abatement of asbestos and lead paint containing building materials would eliminate interior exposures to future occupants or site workers.

2. Implementability – The implementability of this alternative is simple in procedure and requires a less exhaustive effort to evaluate receptor impacts since modeling of metals is not required. The engineered barrier would consist of utilizing the concrete foundations slab of the existing building for interior areas. Excavation and disposal of approximately 150 cubic yards of impacted soil is expected. Backfilling the exterior excavation with clean soil and re-vegetating will be congruent to the redevelopment plan, which calls for green space to tie in with the adjacent Davis Park festival grounds.
3. Cost – The cost to complete Alternative 2 is as follows:

Asbestos Abatement	\$ 225,000.00
Construction of Engineered Barrier	\$ 0.00
Limited Excavation/Disposal/Sampling/Backfilling	\$ 30,000.00
<u>Professional/Technical Services</u>	<u>\$ 50,000.00</u>
*TOTAL	\$ 305,000.00

**In addition to the estimated line items above, the abatement of lead painted building materials and cleaning for the purpose of completing required asbestos air sampling is estimated at \$1,150,000, which significantly exceeds the capability of a US EPA Cleanup Grant. However, the City will attempt to leverage supplemental Brownfields Revolving Loan Funds and Illinois EPA River's Edge where eligible to fill funding voids.*

5.0 RECOMMENDATION

Based on the analysis presented in the previous section, the third alternative addresses the contaminant impact, completely removes future ingestion risk, is the most compatible with the proposed end use, and is the least costly with exception to conducting no activities. Alternative 2 is also more risky because additional corrective action may be necessary after development of groundwater flow model. Full abatement of asbestos and lead painted building materials is necessary and is the only method that would support plans for a mixed use building. Therefore, the third alternative is recommended.

6.0 DECISION DOCUMENT

A decision document will be issued at the close of the 30-day public comment period with additional details on the selected alternative.

I:\Documents\2010\10-462\Amerock\RMW 10-462 - Analysis of Brownfield Cleanup Alternatives for Amerock.doc

v:

Appendix 3 Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- Community population is 10,000 or less
- Federally recognized Indian tribe
- United States territory
- Applicant assisting a Tribe or territory
- Targeted brownfield sites are impacted by mine-scarred land
- Targeted brownfield sites are contaminated with controlled substances
- Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- Project is primarily focusing on Phase II assessments
- Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.
- Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- Community is implementing green remediation plans.

Special Considerations Checklist Documentation: Cleanup Grant Application

Community is impacted by recent natural disasters: The Kent Creek Basin experienced two 500 year floods within a one year time period, with the first being in September of 2007 and the second being in August of 2008. Over 100 homes and 5 commercial or industrial buildings were removed as a result of this flood damage. The Kent Creek basin is located within the Southeast Side of the City of Rockford.

Applicant Demonstrates firm leveraging commitments: The City of Rockford received a \$1.0 million Municipal Brownfields Grant Agreement from the Illinois Environmental Protection Agency to be used within the City of Rockford's River Edge Zone. Additional documentation is provided in Attachment iv.

Community experiencing Plant Closures, 2007 or later: The City of Rockford has experienced numerous plant closures since 2007 the small to medium sized industries, as reported to the City in compliance with the Federal and State Worker Adjustment and Retraining Notification Act(Warn). The reports have been summarized in a spreadsheet attached as Attachment vii. A total of 1264 jobs were lost due to the closing of 17 small and medium sized plants within the City of Rockford.

Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities: The City of Rockford is a core partner in the Partner for Sustainable Communities Grant received by the Regional Transportation Planning Agency (MPO) for the Rockford Urbanized area, RMAP.

Plant Closings and Jobs Lost in the City of Rockford, 2007-2012

Company Name	Jobs Lost
A-1 Wire Tech, Inc.	48
Accument Global Technologies	50
Amerock	60
Asplundh	88
Cherry Valley Tool and Machine	37
Clarcor Air Filtration Products	105
Fulton Industries, Inc.	75
Gates Corporation	135
Glazer's Wholesale Drug Company	28
Greenlee, a Textron Company	105
Hamilton Sundstrand	65
Jeid-Wen Millwork Masters	43
Oldham Group	9
Pacific Scientific (Danaher Motion)	180
Tote Cart	109
Unison Industries	127
Total	1264

Documentation Indicating Leveraged Funds are Committed to the Project

The attached copy of the "News Release" from the Illinois Environmental Protection Agency and the Attached copy of the "Municipal Brownfields Redevelopment Grant Agreement, Illinois Environmental Protection Agency" provide documentation that the City of Rockford has funding available for soil and groundwater cleanup at Brownfields sites. The approved sites in this Grant are, as noted in the "News Release", the former Tapco Facility at 502 South Main Street, the former Depot site at 815 S. Main St. and the former Lorden/ Eclipse site at 715 South Main St. Subsequent to receiving this Grant from the Illinois EPA, the City received USEPA Cleanup Grants for these 3 sites. As a result, Illinois EPA Municipal Redevelopment Grant Funds for soil and groundwater cleanup activities will be available for additional sites, subject to formal application to the Illinois EPA. The contact at the Illinois EPA is Steve Colantino, 217-785-3497.



NEWS RELEASE

Illinois Environmental Protection Agency
1021 North Grand Avenue East, P.O. Box 19276
Springfield, Illinois 62794-9276
Phone: 217/782-3397

FOR IMMEDIATE RELEASE
May 10, 2012

CONTACT: Maggie Carson 217/558-1536
Cell: 217/725-0589

Illinois EPA Awards \$1 Million River Edge Grant to Rockford for Redevelopment

*River Edge Municipal Brownfield Redevelopment Grant will help clean up and
redevelop sites along South Main Street*

SPRINGFIELD – Illinois Environmental Protection Agency Interim Director John Kim has announced that it has awarded the City of Rockford a \$1 million River Edge Municipal Brownfield Redevelopment Grant to assist it with its long-term Brownfields environmental cleanup and redevelopment efforts.

“I have been committed to making sure Rockford and communities around Illinois have the tools needed to continue putting people to work and growing local economies. This funding builds on the commitment by enabling the city to convert abandoned structures into something that will continue to support this area,” Governor Pat Quinn said. “Redeveloping these brownfield sites will create jobs now and in the long-term as these businesses continue to expand and boost the Rockford economy.”

“River communities such as Rockford were the foundation of Illinois economy at one time,” said Director Kim. “Many of these underutilized and abandoned properties along major waterways are ideal for redevelopment and have a great potential for growth.”

Rockford will use the grant funds to do environmental investigation and cleanup work at three sites: the former Tapco facility, former Depot site, and former Lorden/Eclipse site, all of which are located along South Main Street in Rockford. The overall goal of the grant is to fund cleanup activities to make way for the expansion of Davis Park into the former Tapco facility site and the return of passenger rail to Rockford at the former Depot and Lorden/Eclipse sites. All three target sites have been acquired by the City of Rockford.

The City has conducted initial environmental site investigation activities at the sites and will use the State grant funds to complete site assessment activities, prepare corrective action plans and implement remedial action at all three locations. The investigation and cleanup activities will be conducted by the City under review and approval of the Illinois Environmental Protection Agency.

River Edge Redevelopment Zones, of which Rockford is one, consist of environmentally challenged areas that lie adjacent to rivers and have economic development potential, but the cost of redevelopment has made attracting investment extremely difficult.

Brownfields are abandoned, idled or underused industrial and commercial properties that have actual or perceived contamination and an active potential for redevelopment. While brownfields were once considered to be only an environmental health issue, they are now recognized as areas with the potential to play a vital role in the economic development of a community. In Illinois, there are an estimated 7,000-10,000 brownfields sites in need of remediation.

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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397
PAT QUINN, GOVERNOR JOHN J. KIM, INTERIM DIRECTOR

MUNICIPAL BROWNFIELDS REDEVELOPMENT GRANT AGREEMENT ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

THIS AGREEMENT is entered into this 22 day of May, 2012¹, between the City of Rockford (hereinafter referred to as the GRANTEE) and the Illinois Environmental Protection Agency (hereinafter referred to as the AGENCY). The following documents are incorporated herein by reference and made part of this Agreement: 1) grant application completed by the City of Rockford, dated April 13, 2012, including budget forms and grant application amendments, 2) grant award notification, and 3) Conditions/Certifications Financial Assistance Agreements.

I. Description of Grant

1. Award Type

Initial Amendment

2. Grantee Municipality

a. Municipality Name, Address:

City of Rockford
425 East State Street
Rockford, Illinois 61104

b. Contact Person/Telephone:

Mr. Wayne Dust, Planning Administrator (815/987-5636)

c. FEIN No.: 36-6006082

3. Project Cost

a. Grant Amount: \$1,000,000

b. Local Share: \$300,000

c. Total Cost: \$1,300,000

¹ The Agency will date the formal agreement upon receipt from the grantee. This date will be the first day that activities related to the grant will be reimbursable.

4. Timeframe for Grant Project:²

a. Beginning Date: 05/22/12

b. End Date: 05/21/15

5. Grant Budget

The complete grant budget is contained in the attached grant application. Grant eligible budgeted costs include:

<u>Cost Category</u>	<u>Grant Project Cost</u>
Direct Labor Costs	\$83,723
Other Direct Costs	\$18,000
Sub-agreements	\$898,277
Total Grant Project Cost	\$1,000,000

II. AGENCY Agreements

The AGENCY hereby agrees to provide financial assistance to the GRANTEE, in accordance with the authority provided under Section 58.13 of the Illinois Environmental Protection Act, 415 ILCS 5/58.13, using funds appropriated for this purpose by the Illinois General Assembly, in a sum not exceeding the amount specified to be the grant amount in Section I.3.a of this Agreement, for the brownfields redevelopment project detailed in the attached grant application. Provided, however, that obligations of the State will cease immediately, without further payment being required, if in any fiscal year the Illinois General Assembly or federal funding source fails to appropriate or otherwise to make available sums sufficient to fund the grant that is the subject of this Agreement.

This grant commitment is subject to all applicable State and Federal statutory and regulatory provisions, AGENCY rules governing brownfields redevelopment grants as contained in 35 Ill. Adm. Code 885, and the terms specified in the grant award notification, attached hereto and incorporated herein by reference.

² The Agency will fill in the timeframes for the grant project upon receipt from the grantee. The grant period shall begin on the date that the Agency receives the signed agreement from the municipality—and shall extend for three (3) years after such date.

1. Reimbursement

The AGENCY agrees to reimburse the GRANTEE, in accordance with the AGENCY rules governing brownfields redevelopment grants as contained in 35 Illinois Administrative Code, Part 885.

2. Downward Renegotiations/Recoupment

The AGENCY reserves the right to renegotiate the grant award downward or to recoup grant sums paid to the GRANTEE if the cost summary information set forth in the attached grant application and in Section I.5. of this Agreement is determined, as a result of audit or review, not to have been complete, current and accurate as of the date of execution of this Agreement.

III. GRANTEE Agreements

1. GRANTEE Representative

The GRANTEE names Mr. Wayne Dust as its authorized representative, authorized to sign all documents necessary to implement and process the grant, including grant agreement documents and reimbursement request forms.

2. Review or Audit of GRANTEE Accounts

The GRANTEE agrees to provide to the AGENCY any federal or state agency reviews or audits of GRANTEE accounts or records performed in connection with any federal or state grant or contract within the past twelve months.

3. Compliance with Laws and Regulations

The GRANTEE agrees that it has not violated any law pertaining to fraud, bribery, graft, kickbacks, collusion, or conflict of interest or engaged in any other unlawful or corrupt practice in obtaining the grant and will not violate any such law or engage in any such practice in implementing the brownfields redevelopment project funded by the grant award that is the subject of this Agreement.

4. Project Implementation/Completion

The GRANTEE has reviewed the regulatory provisions governing brownfields redevelopment grants, and agrees to comply with all applicable requirements. The GRANTEE agrees to comply with all applicable requirements set forth in 35 Ill. Adm. Code 885. The GRANTEE has or will obtain the engineering, managerial, legal, institutional and financial capability necessary to ensure completion of the project described in the grant application.

5. GRANTEE Share

The GRANTEE agrees to provide the sum specified in Section 1.3.b. of this Agreement as the local share of the project cost, in the form of cash or certification of local in-kind commitment from the GRANTEE or other governmental agencies.

6. Use of Grant Funds

The GRANTEE agrees to use grant funds awarded by the AGENCY solely for the purposes of the brownfields redevelopment project described in the attached grant application. All funds remaining at the end of the grant agreement or at the expiration of the period of time grant funds are available for expenditure or obligation by the grantee shall be returned to the State within 45 days.

7. Commitments in Grant Application

The GRANTEE agrees to abide by the representations and schedule set forth in the attached grant application, including the submittal of payment requests and quarterly progress reports. Quarterly reports should contain the dates that activities were performed and a narrative of such activities that are cross-referenced to the tasks identified in the approved or amended project plan.

8. Indemnification

The GRANTEE agrees to assume the entire risk, responsibility and liability for any and all loss or damage to property owned by the GRANTEE, the AGENCY or third persons, any injury to or death of any persons (including employees of the GRANTEE) caused by, arising out of, or occurring in connection with the execution of any work, contract or subcontract arising out of this grant award, and to indemnify, save harmless and defend the State of Illinois and the AGENCY from all claims for any such loss, damage, injury or death, whether caused by the negligence of State of Illinois, the AGENCY, their agents or employees or otherwise consistent with the provisions of "An Act in relation to indemnity in certain contracts" 740 ILCS 35/1 et seq. The GRANTEE further agrees to require that any contractor or subcontractor engaged by the GRANTEE agree in writing to look solely to the GRANTEE for performance of such contract or satisfaction of any and all claims arising there under.

9. Inspection and Audit

The GRANTEE agrees to permit the grantor agency, the Auditor General, or the Attorney General to inspect and audit any books, records, or papers related to the brownfields redevelopment project for which grant funds were provided.

IV. Execution of Agreement

THE PARTIES TO THIS AGREEMENT by their signatures acknowledges that they have read and understand this agreement and intend to be bound by its terms. The GRANTEE certifies under oath that all information in this grant agreement is true and correct to the best of the GRANTEE'S knowledge, information, and belief and GRANTEE agrees that the award of grant funds is conditioned upon this certification.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h)).

City of Rockford

By: _____

Name: Storance J. Morrissey
(Print or Type)

Title: Mayor, City of Rockford IL

Date: May 22, 2012

Attest:

By: _____

Name: Patrick Hayes,
(Print or Type)

Title: Legal Director, City of Rockford, IL

Date: May 22, 2012

Illinois Environmental Protection Agency

By: _____

John J. Kim, Interim Director
Lou Bonnett, Deputy Director

5/7/12
Date