



*Office of Mayor Lawrence J. Morrissey  
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## **PRESS RELEASE**

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**FOR IMMEDIATE RELEASE:**

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**June 20, 2012**

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### **Tapco Building Demolition**

**ROCKFORD** – On Wednesday, June 20, 2012 the City of Rockford will commence the demolition activities of the Tapco Building, located at 502 South Main Street. Demolition activities will include the disassembly of the structure using traditional methods. It is expected that the project will generate significant truck traffic in and around the demolition site.

The City acquired the Tapco property in 2010 with the intent of either re-purposing the facility or to remove the structure to expand Davis Park or to create a site for potential re-development. After extensive analysis of the facility, and due to high re-development costs, it was determined that demolition of the facility would yield the best opportunity for revitalization of the area.

“We have looked at many options for the property and determined that due to the age and poor condition of the structure that demolition was the best option,” stated Jim Ryan, City Administrator. “Much of the long range planning that has been undertaken for the downtown core talks about either removing or rehabbing these older, obsolete manufacturing facilities. We believe the demolition of the Tapco provides us with new opportunities for Davis Park and the downtown core.”

In recent years, the city was forced to restrict access to sidewalks around the structure due to falling debris from the building’s exterior. A series of owners with plans to re-purpose the facility did not yield any significant progress. The City stepped forward to purchase the structure in an attempt to finally bring some stability to revitalization efforts.

The Tapco facility was part of a series of older, obsolete manufacturing facilities located in the Founder's Landing area. This area is considered to be the cultural beginning of the City and has seen extensive planning and construction in recent months. Tapco is located near the \$40 million Morgan Street Bridge Replacement project; only blocks away from the site of the soon-to-begin Train Station project. Additionally, the old building is located on South Main Street, scheduled to be reconstructed in 2013 through 2014.

"We are re-inventing this entire section of the City through the development of infrastructure and aggressive programming," said Larry Morrissey, Mayor of the City of Rockford. "Each of these projects takes us a step closer to revitalization efforts envisioned through the South Main Corridor Revitalization Project and Downtown Redevelopment Plans. We undertake these planning efforts in order to provide a blueprint for our efforts. The demolition of the Tapco facility is another positive step in this process," stated Mayor Morrissey.

The City has been aggressively utilizing available funding in the demolition of the structures that contribute to slum and blight conditions. Approximately \$500,000 of the funding for the demolition is coming from the Department of Commerce and Economic Opportunity (DCEO), River Edge Redevelopment Zone funding. These funds are targeted for economic development activities related to properties found within aging river corridors. "The City has demolished over 600 structures since 2007, many using available state and federal funding sources," said Reid Montgomery, Community Development Director. "We have found that through our efforts to reduce blight conditions that we actually improve our chances for success through re-development and re-investment from the private sector."

The remaining funding for the demolition activities will come from a \$700,000 USEPA Brownfields Revolving Loan Fund, a \$240,000 IEPA River Edge Zone Cleanup Grant, and a \$200,000 USEPA Clean-Up Grant. The demolition costs are expected to total approximately \$1,126,000, and will include a soil remediation project after the total removal of the structure.

"The funding is multi-layered and is the result of our efforts to tap into as many public sources as possible," stated Wayne Dust, Long Range Planning Manager, and City Brownfield Coordinator. "We have had a lot of recent success in garnering these state and federal funds, including much of the demolition and remediation efforts at the Barber Colman facility and the Train Station site. The Tapco project has been affords us another opportunity to apply these funds and bring value to our revitalization efforts."

It is anticipated that the demolition activities will take approximately two and half (2½) to three (3) months. The majority of the demolition activities will be completed prior to the Labor Day holiday, with the environmental remediation to begin sometime in early September 2012.

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