



## **COMMUNITY RELATIONS PLAN**

**Barber Colman Campus /  
Colman Yards Redevelopment Site  
1200 – 1300 Blocks of Rock Street  
Rockford, IL 61101**

**Colman Yards Buildings  
Asbestos Abatement, Wood Block Floor Removal, Lead Paint  
Removal/Encapsulation**

**Colman Yards Redevelopment Site  
Groundwater Cleanup, Soil Excavations/Disposal,  
Engineered Barrier Design/Construction**

**US EPA Brownfields Revolving Loan Fund Program**

**Updated - June 2023**

## 1. OVERVIEW

The purpose of this Community Relations Plan (CRP) is to delineate the communication strategies that will address the needs and concerns of the citizens of Rockford, particularly the residents who are directly or potentially affected by the proposed Cleanup Actions at the former Barber Colman Campus redevelopment site located at 1200 Rock Street in the City of Rockford, Illinois.

On October 4, 2021, after sitting vacant for two decades, Rockford City Council approved the sale of the Barber Colman Campus for \$500,000 to J. Jeffers & Company with a due diligence period that expires on March 1, 2022. The Milwaukee based development group specializes in the adaptive reuse of historical properties and intends to preserve the heritage of the campus. The company anticipates the project to include a mixture of residential and commercial uses that could be a multi-cultural destination point for the entire community to experience. On December 28, 2022, the first RLF loan was executed between the City of Rockford and the J. Jeffers & Company (J. Jeffers Co.). An amended loan agreement including supplement RLF and program income will be executed as part of the final Development Agreement that is anticipated to be approved by City Council in April 2023. The amended loan agreement includes a loan totaling \$6,502,438.38 of RLF monies and RLF program income. Additionally, a \$2 million locally funded environmental grant will be provided by the City to the J. Jeffers Co. to assist with the require cleanup actions proposed within. The Proposed Cleanup Actions include the following:

- (A) **Asbestos Abatement:** Asbestos Containing Building Materials (ACBM) remain on and inside several of the historic structures making up the campus. In 2008 and 2009, approximately \$720,000 in US EPA Cleanup Grant funds and local match resources were utilized to abate most of the friable asbestos in the buildings. However, there were some non-friable materials left on structural building components as a result of not having a final development course to replace them once removed. Additionally, no asbestos removal occurred in Building 13 and the subgrade pipe tunnels due to lack of funding. Asbestos containing window glazing was also left in place in all of the structure due to the board up cost to secure if the windows were removed. **Estimated cost \$1,150,000**
- (B) **Wood Block Flooring Removal:** Creosote is common wood preservative derived from coal tar, oil-tar, and other chemicals. The flooring systems within several structures are comprised of Creosote treated wood blocks. Once a layer of creosote treated wood blocks was laid, the grooves were filled with a hydrocarbon based tar pitch that binds the floor into one solid unit. This flooring was common in old factories because of its sound insulating properties, worker comfort, and its ability to prevent damage to dropped parts. Previously, RLF was used for certain environmental site preparation work inside Buildings 4, 9, 17 and 18 as part of a proposed Rock Valley College (RVC) Advanced Technology Center project that did not mature. This included the removal and landfilling of approximately 44,500 square feet of wood block flooring. In addition to the presence of SVOCs, low-level PCBs where detected in two floor samples below Toxic Substances Control Act (TSCA) standards. This work included the removal of creosote

and oil saturated wood block flooring in each of the structures subject to the RVC project. The wood block flooring was profiled and disposed of as non-regulated general waste at a local landfill. However, approximately 35,000 square feet of additional wood block flooring persists in Buildings 5, 11, 12, and 13. **Estimated cost \$34,500**

(C) **Lead Paint Abatement/Encapsulation:** Lead-based paint and lead-contaminated dust are some of the most widespread and hazardous sources of lead exposure for young children and adults in the United States. Lead-based paints were banned for residential use in 1978. While the use of lead paint was restricted for residential applications in 1978, no such restrictions applied to paints used for industrial structures. Lead paint has been previously identified in each Barber Colman campus building. Lead paint hazards must be addressed before the buildings can be reoccupied by commercial and residential tenants. **Estimated Cost \$1,454,877**

(D) **Groundwater Cleanup:** At a location just south of Building 12, chlorinated VOCs remain in the groundwater. The presumed source of the VOCs is a former wash out pit and vapor degreaser once located on the interior of Building 12. The groundwater plume extends in a southeasterly direction towards the Rock River. Groundwater samples collected adjacent to the river contain chlorinated VOCs, indicating the compounds are actively discharging to the river. The chlorinated VOCs must be treated to reduce concentrations to acceptable levels before a No Further Remediation (NFR) letter can be issued by the Illinois EPA. **Estimated Cost \$835,000**

(E) **Soil Excavation/Disposal:** Various pockets of contaminated soil will be encountered in conjunction with utility installations, new construction excavations, and excavations that are the preliminary steps in the installation of the Engineered Barrier and Storm water Retention facilities. The exact location and extent of these soil excavation sites will be determined when the Site Plan and Engineered Barrier Design are completed. Excavated soil will be tested and either used on site if clean or landfilled if deemed contaminated. **Estimated Cost 3,260,000**

(F) **Engineered Barrier Design/Construction:** In order to obtain a NFR letter for the entire site, an engineered barrier will be required to address contaminant exceedances of the soil ingestion pathway. Preliminary Site Plans have identified the primary components of the Engineered Barrier and their general locations which include the following: 1) Driveways and parking lots; 2) sidewalks and pedestrian/bikeway facilities; 3) courtyards; 4) landscaped or lawn areas; and 5) storm water detention facilities. **Estimated Cost 7,730,000**

This CRP provides an overview of how the City has involved and will continue to involve affected residents, City officials, and local organizations, in the decision-making process regarding the environmental remediation efforts at the site. As with the dissemination of information and the coordination and facilitation of community outreach throughout the activities on the Barber Colman site, the City is primarily responsible for implementing Community Involvement pertaining to the site.

Active residents and institutions in the community are essential resources for the success of the CRP as they hold positions of responsibility within the community. The City of Rockford perceives these citizens and organizations as key points of contact and communication. The success of the environmental remediation and subsequent redevelopment of the Colman Village Phase 1 site hinges on informed citizen involvement in each step of the remediation process.

## **2. SPOKESPERSON AND INFORMATION REPOSITORY**

The spokesperson for this project is Mr. Robert Wilhelmi, Brownfields Redevelopment Specialist for the City of Rockford. Mr. Wilhelmi may be contacted at:

**City of Rockford  
425 East State Street  
Rockford, Illinois 61104  
(779) 348-7425  
[robert.wilhelmi@rockfordil.gov](mailto:robert.wilhelmi@rockfordil.gov)**

The Information Repository is located at the Hart Interim Rockford Public Library, 214 N. Church Street and the Montague Branch Library at 1238 S. Winnebago Street, Rockford, Illinois. The Montague Branch Library is located less than one-half mile from the Barber Colman redevelopment site. Additionally, the information will be posted and maintained on the City of Rockford's webpage for the Barber Colman Campus at <https://rockfordil.gov/city-departments/community-and-economic-development/long-range-planning/brownfields/barber-colman/>.

## **3. SITE DESCRIPTION AND HISTORY**

In 1894, inventor Howard Colman collaborated with investor W. A. Barber and founded Barber & Colman in a small office in Rockford's Water Power District. In 1900/1902, Barber & Colman established its first factory building at the southwest corner of Loomis and Rock Streets on what eventually grew into a 20 plus structure manufacturing campus spanning approximately 17 acres. In 1904, the company was officially incorporated as the Barber Colman Company, specializing in the manufacturing of textile machinery. Five new buildings were constructed on the complex by 1907. The company rapidly grew and ventured into several markets, leading to the creation of several new divisions. In 1984, Reed-Chatwood purchased the textile division along with the property, continued operations, and leased back a large portion of the campus to the remaining divisions of the Barber Colman Company, including the former metal finishing division that was purchased by Invensys Companies in 1987. Manufacturing on the campus ceased in 2001, when Reed-Chatwood (later Chatwood, LLC) dissolved.

The historic complex has been vacant since the doors abruptly closed in 2001. In 2002, the City of Rockford purchased the property and began the environmental assessment and cleanup process to better position the property for redevelopment. On August 8, 2006, the Barber Colman Campus was recognized by the National Park Service with a listing on the National Register of Historic Places. Nine historic structures remain on the property. Shortly after

acquiring the property, the City of Rockford began the environmental assessment and cleanup process to position the campus for redevelopment. In November 2001, the property was enrolled in the Illinois EPA's Site Remediation Program, a voluntary cleanup program that utilizes a risk-based approach to ensure that any contaminant exposure pathways are addressed prior to redevelopment. Between 2002 and 2022, several soil and groundwater sampling events occurred to characterize the site and identify potential exposure pathways. In 2005, the first cleanup project occurred with the demolition and removal of heavy metal contaminated soils from beneath the former Invensys-Colman Metal Finishing building. Subsequent assessment activities since that time have characterized soil and groundwater contamination and allowed for various cleanup activities to move forward. In 2008 and 2009, US EPA Brownfields Cleanup Grants were used to perform asbestos abatement in the historic structures. Most recently, US EPA Revolving Loan Funds (RLFs) were used to stabilize the historic structures for lead paint and asbestos abatement and to develop the plans and specifications for the balance of the required cleanup work that will be performed in conjunction with the property's redevelopment.

This Community Involvement Plan focuses on the remaining remedial activities at the redevelopment site that must be addressed for reoccupancy to occur, which include the following:

- A) Asbestos in window glazing, flooring components, thermal pipe insulation, and surface coatings. Full asbestos abatement is required.
- B) Polychlorinated Biphenyls (PCBs), mercury, and PNAs in various building components such as fluorescent lamps, light ballasts, and wood block flooring.
- C) Lead in lead based painted surfaces throughout the existing campus buildings.
- D) Polynuclear Aromatic Hydrocarbons (PNAs) and metals including arsenic, barium, beryllium, cadmium, chromium, copper, iron, lead, manganese, mercury, nickel, selenium, and vanadium in shallow soil as a result of historic manufacturing processes. These metals will be addressed between a combination of excavation with landfilling and a final engineered barrier.
- E) Volatile Organic Compounds (VOCs) carbon disulfide, trichlorofluoromethane, acetone, 2-butanone, methylcyclohexane, and chlorinated VOCs including 1,1-dichloroethane ("DCA"), 1,1-dichloroethene ("DCE"), cis 1,2-DCE, tetrachloroethene ("PERC"), 1,1,1-TCA, and trichloroethene ("TCE") as a result of historic manufacturing processes. Contamination occurs in both soil and groundwater and will be addressed using an engineered barrier and groundwater injection treatments.

#### **4. NATURE OF THREAT TO PUBLIC HEALTH**

To date, no direct negative health impact has been identified to surrounding residences. Currently, the entire redevelopment site is secured by a locked six-foot chain link fence. City of Rockford Public Works Staff inspect the property daily for evidence of trespassing and secure any illegal entry. The general public is not allowed on this site because of the potential for exposure to contaminants and building integrity issues. Protecting residents and sensitive

populations for the hazards are a priority. The environmental cleanup actions that are required for redevelopment site are necessary before it can be reoccupied and open to the public.

- Full asbestos removal throughout all structures and former utility tunnels.
- Removal all damaged and flaking lead paint and encapsulation of remaining lead painted building components is all structures.
- Treatment of chlorinated VOCs in groundwater to prevent discharge to the Rock River along with implementation of approved building control technologies to prevent vapor intrusion into overlying structures.
- Soil Excavation/Disposal of PNA and metal impacted soil in conjunction with infrastructure, utility, and engineered barrier installations. The soil excavation/disposal elements are required if laboratory analysis characterizes it as contaminated. All contaminated soil will be disposed of in accordance with State and Federal regulations.
- Engineered Barrier for the entire redevelopment site consisting of pavement, building foundations, geosynthetic layers, landscaping features or other approved methods to isolate metal and PNA impacted soil from exposure to future occupants.

## **5. COMMUNITY PROFILE**

The City of Rockford, Illinois is a community of approximately 147,000 people and is generally located in the southeast corner of Winnebago County, at the intersections of US 20 and I-90 with Illinois 251 and I-39. The City is approximately 90 miles northwest of downtown Chicago and 70 miles northwest of O'Hare International Airport.

Like many Illinois communities, the economic viability of Rockford was historically linked to older industry within the community, in particular to the industrial sites along the Rock River starting in Downtown Rockford and continuing south along the river for about one and one fourth miles on the west bank of the Rock River. As manufacturing and transportation have changed through the years, these older industrial areas struggled to remain economically viable in the face of increasing competition and global changes to industrial-based economies. Most of the manufacturing facilities in this corridor have been abandoned or are underutilized.

The loss of well-paying manufacturing jobs continues to take a toll on the area surrounding the Colman Yards redevelopment site and Rockford, as a whole, as the City continues to transition to other stable and sustainable employment sources. Decennial Census statistics for Rockford show that the City has experienced a slow population decline of -2.76% from 2010 to 2020. Decennial Census data for Census Tract 28 shows a -22.3% drop in the population from 2010 (1,787) to 2012 (1,388). The redevelopment project is located in Census Tract 28. Based on the ACS 2021 5-year community survey data, the median income for households in Census Tract 28 is only \$31,719, while the figure for the City of Rockford as a whole is \$47,002 and Winnebago County is \$57,779.

Brownfield sites in Census Track 28 are negatively impacting the welfare of sensitive populations. According to US EPA's EJScreen Viewing Tool, Census Track 28 is characterized by significantly elevated occurrences of unemployment and low income, with values more than

double state and national averages. Additionally, the census track shows high minority values when compared to state and national averages. An elevated demographic index is also present in the census tract, more than doubling State and National averages. Additional elevated socioeconomic indicators include Less than High School Education and Limited English Speaking Households. Table 1 below is a summary of the data values obtained from each of the discussed census tracts as obtained from the US EPA's EJ Viewer.

**Table 1 – US EPA EJ Viewer Data for Census Track 28**

Indicator	Value	IL Average	US Average
Unemployment	20%	6%	5%
Low Income	70%	27%	30%
People of Color	89%	39%	40%
Demographic Index	79%	34%	35%
Less than HS Education	47%	10%	12%
Limited English Speaking	19%	4%	5%

## **6. CHRONOLOGY OF COMMUNITY INVOLVEMENT**

The Colman Yards redevelopment site comprises approximately 26 acres. There has been considerable Community Involvement in the Barber Colman Redevelopment process for the past 21 years. This Community Involvement took place alongside considerable site assessment and cleanup activities and prior development proposals. The following is a chronology of the Community Involvement and its relationship to the environmental assessment, cleanup and planning efforts.

- January 2002: City of Rockford purchases the Barber Colman Complex as a component of its efforts with Rockford Local Development Corp. to develop a shopping center on S. Main Street. At this time, there had been considerable environmental assessment efforts performed by URS and community involvement and cleanup efforts for the shopping center site now located to the immediate south.
- April 2002: Mayor Doug Scott attended the Mayor's Institute on City Design (MICD), an institute sponsored by the U.S. Conference of Mayors. One of the major recommendations was to develop a Master Plan for the Barber Colman Campus.
- August 2002: The City of Rockford's Community & Economic Development (CED) Department hosted a three-day public planning workshop to solicit ideas for redevelopment in the area of the Barber Colman Campus. Real estate professionals and community leaders, including local neighborhood organizations, community organizations, developers, architects, engineers, planners, lending institutions,

community art organizations, and other institutions gathered in focus groups to discuss how to go about the redevelopment.

- September 2002: CED hosted a two-day public neighborhood charrette concerning the Barber Colman Redevelopment.
- October 7, 2002 Request for Qualifications to seek a Master Developer for Barber Colman is published. Walk through tours of the industrial complex were held on October 16 and 23, 2002. A Pre-Submittal Conference was held November 5, 2002, with final responses due on December 13, 2002.
- February 2003: Hendricks Commercial Properties Group of Beloit, WI was selected to be the Master Developer and the Master Plan Process was initiated
- Spring 2003: Concurrently with the development of the Master Plan, URS and, later, Wight and Company, was contracted using the City's US EPA Brownfields Assessment Grant to perform Phase II Environmental Site Assessment work to delineate the extent of environmental impact in a timely fashion. SB Friedman was selected to prepare a Market Analysis for redevelopment of the redevelopment site.
- May 6, 2004: A Memorandum of Understanding (MOU) regarding the development of the Master Plan was approved between the City of Rockford and Hendricks Development Corporation.
- November 29, 2004: The Barber Colman Redevelopment Plan by Hendricks Development Group was released for review and community input. This plan called for renovation of many of the existing buildings into college and university campus buildings that would become the "Center for Excellence"
- December 20, 2004: The Planning and Development Committee of Rockford City Council met to review the Redevelopment Plan, environmental issues, and the Pre-development Agreement for the implementation of the Plan. All City Council and Committee meetings are open to the public. The committee was chaired by 5<sup>th</sup> Ward Alderman Victory Bell, the ward where the Barber Colman Campus is located. Alderman Bell and his successor, Alderman Venita Hervey continued to conduct monthly 5<sup>th</sup> ward meetings that updated residents on the redevelopment during their combined 17 year terms.
- January 12, 2005: The Planning and Development Committee met again to discuss the Barber Colman Pre-development Agreement. Additional planning efforts were identified prior to the execution of the Pre-development Agreement. Mr. Weeden, representing the Hendrix Development Group, outlined the seven steps that needed to be resolved before this project can be started.
- March 31, 2005: At the culmination of URS's environmental assessment work on the former Invensys-Colman Metal Finishing area of the Barber Colman Campus, Mr. Wayne Dust conducted a Public Hearing at the Montague Branch Library concerning the cleanup of heavy metals and other contaminants detected at the location using US EPA Revolving Loan Funds (RLFs).

- August 2005: Demolition of the former Invensys-Colman Metal Finishing (Buildings 14 and 15) and the follow-up soil cleanup was completed.
- 2005 – 2006: Regular presentations at the monthly 5<sup>th</sup> Ward Meetings by Mr. Wayne Dust, Planning Administrator and USEPA-designated Brownfields Coordinator for the City of Rockford, to update the community concerning the status of assessment and cleanup activities and to announce pending grant applications.
- June 29 and November 30, 2006: Mr. Wayne Dust presented status reports and the intent to apply for \$600,000 in US EPA Brownfields Cleanup Grants for the Barber Colman Campus at the 5<sup>th</sup> Ward Monthly Meetings. Approval was granted by Rockford City Council to submit the Cleanup Grant Applications on November 27, 2006.
- May 2007: US EPA made a special presentation of the Assessment and Cleanup Grant awards to the City of Rockford at the MegaFab site located in the 5<sup>th</sup> Ward just north of the Barber Colman Campus. The Grant awards included a total of \$600,000 in Cleanup Grants for three sections of Barber Colman Campus. Status Report presentations by regarding the grants continued at the Fifth Ward Monthly Meetings throughout 2007. The cleanup grants focused on the removal of asbestos containing building materials from a majority of the campus buildings.
- December 2007: The founder and owner of Hendricks Development Corporation passes away unexpectedly, ending Hendricks Developments partnership in redeveloping Barber Colman.
- April 24, 2008: the Public Hearing for the Barber Colman Cleanup Grants was conducted at the Montague Branch Library just prior to Alderman Bell's regular 5<sup>th</sup> Ward Monthly Meeting. Status reports continued at these meetings throughout 2008. Also, Park Ridge, Illinois businessman Tim Neider proposed the development of an indoor sports center at Barber Colman Campus utilizing some of the existing buildings and new construction of buildings housing sports courts. Although this concept is thoroughly explored by City Staff and reported at the 5<sup>th</sup> Ward meetings, the concept is eventually moved to the Ingersoll Complex on S. Water Street.
- January - December 2009: Presentations on the status of Barber Colman at the 5<sup>th</sup> Ward meetings, including the asbestos and groundwater cleanups that occurred, development proposals and future grant applications.
- January – December 2010: Presentations on the status of the Barber Colman environmental and development efforts continued at the 5<sup>th</sup> Ward meetings. The City was granted permission from the Illinois Historic Preservation Commission to demolish several of the less historic buildings at Barber Colman including Buildings 10, 16, 19 and 20. With the announcement of the major infrastructure reconstruction of S. Main Street, the City begins the process of developing a Master Plan for the S. Main Street Corridor. The Lakota Group was procured to develop the Master Plan in late 2010.
- January - December 2011: In addition to the presentations by Mr. Wayne Dust at the 5<sup>th</sup> Ward monthly meetings, several community planning workshops were held in this area regarding the S. Main Street Revitalization Strategy. On January 27, 2011, Community

Planning Workshops were held at the YouthBuild Headquarters at 900 S. Main Street and at Klehm Arboretum at 2715 S. Main Street. On May 3, 2011, Lakota Group presented a “State of the Corridor Report.”

- January - December 2012: In additions to the presentations made by Mr. Wayne Dust at the Fifth Ward monthly meetings, additional Community Planning Workshops were held as well as an Open House concerning the S. Main Revitalization Strategy. The final Master Plan was presented at Pilgrim Baptist Church on June 28, 2012. the open House was held at Klehm Arboretum on October 27, 2012. The development group Belmont Sayer had also began working with the City through a Predevelopment Agreement for the redevelopment of the Barber Colman Campus.
- January - December 2014: Mr. Wayne Dust continued his presentations at the 5<sup>th</sup> Ward meetings. Significant infrastructure improvement projects occurred during this time in the forms of the Morgan Street Bridge S. Main Street rebuild. Although a considerable amount of beneficial information was developed through the relationship with Belmont Sayer, a final development of the Barber Colman campus never moved forward.
- January of 2015 to May of 2017: Wayne Dust continued his presentations at the 5<sup>th</sup> Ward meetings, and although S. Main Street was completed during this time, a major development proposal for Barber Colman did not take place until the summer of 2016 when it was announced that the City would be working with Rock Valley College (RVC) to develop a Technical Training and Educational Center. This was reported at the October 2016 5<sup>th</sup> Ward meeting.
- October 2020 – Completion of the Southwest Rockford Neighborhood Brownfields Revitalization Framework. The US EPA funded planning project developed a revitalization plan for the neighborhoods surrounding brownfields in southwest Rockford, with the Barber Colman Campus being the largest and the site with the highest redevelopment priority. The project included engagement and interviews of residents, businesses, and other stakeholders in the vicinity of the Barber Colman Campus.
- November 10, 2021. Alderwoman Gabrielle Torina holds a Ward 5 community meeting. Brownfields Redevelopment Specialist Robert Wilhelmi discusses the potential plans for redevelopment of the Barber Colman Campus by the J. Jeffers Company.
- November 2021 – March 2022. J Jeffers Company completes 5 months of community engagement as part of their due diligence period for purchasing the property. The interviews are conducted with residents, businesses, and major stakeholders regarding community and business needs in the vicinity of the Barber Colman Campus.
- March 11, 2022. Alderwoman Gabrielle Torina holds a Ward 5 community meeting at the Ethnic Heritage Museum that features speaker Brian Loftin from J. Jeffers Company. Mr. Loftin answers questions related to the Colman Yards redevelopment site.
- April 2022 - Southwest Rockford Revitalization Rapid Health Impact Assessment. The rapid HIA was undertaken by the EPA Office of Research and Development (ORD) in partnership with EPA OBLR, with input from EPA Region 5, the City of Rockford, and the

Land Revitalization Technical Assistance Contractor. The HIA utilized a mixed methods approach, including qualitative and quantitative data analysis, geographic information system (GIS) mapping, scientific literature review, and analysis of stakeholder input from multiple efforts that have taken place in the area, to evaluate the potential health impacts of proposed brownfields redevelopment and neighborhood revitalization in the South Main Corridor area.

- June 2022 – The Barber Colman Campus redevelopment webpage is created off the City’s Brownfield Revitalization webpage for the purpose of keeping the public updated on all project activity and to serve as a source for posting project documents.
- October 18, 2022 – The Colman Yards redevelopment project is presented and unanimously approved by the City’s Zoning Board of Appeals.
- December 6, 2022 – Latino Listening Session held at Saints Peter and Paul Church. The platform gave Latino residents and stakeholders of southwest Rockford a chance to comment on several community issues including the proposed Colman Yards Redevelopment project.

## **7. HISTORY OF ENVIRONMENTAL ASSESSMENT AND CLEANUP PLANS**

- Comprehensive Site Investigation Report/Remedial Objectives Report/Remedial Action Plan for Reed Chatwood Retail Properties, prepared by URS and dated March 6, 2002.
- Comprehensive Site Investigation Report/Remedial Objectives Report/Remedial Action Plan for Parcel 2 Reed Chatwood Storage Property, prepared by URS and dated August 2002.
- Response to Denial Letter, prepared by URS and dated April 1, 2003.
- Remedial Action Completion Report for Reed Chatwood Storage and Retail Properties, prepared by URS and dated April 2003.
- No Further Remediation Letter dated April 15, 2003 for 16.53-acre Reed Chatwood Storage and Retail Properties (Parcel 2). Controls in place: Industrial/Commercial land use and Institutional control is onsite groundwater use restriction.
- Work plan Addendum for the Invensys Portion of Reed Chatwood Industrial 1200 – 1400 South Rock Street, Rockford IL, prepared by URS and dated September 11, 2003.
- Comprehensive Site Investigation Report/Remedial Objectives Report/Remedial Action Plan for Parcel 3A – Invensys Portion of the Reed Chatwood Industrial Site, prepared by URS and dated March 2004.
- Soil Stabilization of Lead Contamination Letter, prepared by Trans Environmental, Ltd and dated June 24, 2005.
- Sampling and Analysis Plan for Barber Colman Village, Reed Chatwood Industrial Site Parcels 2 and 3, prepared by Wight and dated August 2005.
- Comprehensive NFR Letter Request/Remedial Action Completion Report, prepared by Trans Environmental, Ltd and dated March 2006.

- Comprehensive Site Investigation Report/Remedial Objectives Report/Remedial Action Plan for Parcel 3 of Barber Colman Complex, prepared by Wight and dated June 16, 2006.
- Work Plan for Parcel 1, Parcel 2, Parcel 3, and Parcel 3A of Barber Colman prepared by Fehr Graham and dated February 21, 2008. Summarizes the past work completed by URS, Wight, and Trans Environmental.
- Comprehensive Site Investigation Report for Parcels 1, 2, 3A, 3C, 3I and 3M of Barber Colman at 1300 Rock Street, prepared by Fehr Graham and dated February 6, 2009.
- Remedial Objectives Report/Remedial Action Plan for Parcel 1 and Parcel 3C of Barber Colman Rock Street Frontage, prepared by Fehr Graham and dated August 12, 2009 (Rock Street Frontage).
- Remedial Objectives Report/Remedial Action Plan, Volumes 1-4 for Barber Colman Machine Shop and River Street Frontage, Parcels 3A, 3I, and 3M, prepared by Fehr Graham and dated September 17, 2009 (River Street Frontage).
- Class V Injection Well Letter, prepared by Fehr Graham and dated June 10, 2010. Injection permit obtained for groundwater remediation in the area of Building 12.
- Notification of Field Activities Letter, prepared by Fehr Graham and dated June 25, 2010.
- Amended Sampling and Analysis Plan for proposed RVC layout, prepared by Fehr Graham and dated September 2, 2016. Approved by IEPA on 9/20/2016.
- Amended Remedial Objectives Report for proposed RVC layout, prepared by Fehr Graham and dated April 7, 2017. Approved by IEPA on August 11, 2017.
- Amended Remedial Action Plan for proposed RVC layout, prepared by Fehr Graham and dated October 13, 2017. Denied by IEPA on December 18, 2017.
- Response to Illinois EPA Comments to Remedial Action Plan letter by Fehr Graham to IEPA, dated March 7, 2018.
- IEPA response letter to Remedial Action Plan Comments, dated April 23, 2018. IEPA conditionally approves Remedial Action Plan.
- Brownfields Program Sampling and Analysis Plan for supplemental Phase II work by Fehr Graham, dated July 29, 2022. Denied October 26, 2022 by IEPA.
- Response to IEPA Comments to Brownfields Program Sampling and Analysis Plan by Fehr Graham, dated January 13, 2023. Approved by IEPA on March 7, 2023.

## **8. KEY COMMUNITY CONCERNS**

To date, no concerns related to the environmental cleanup portion of the project have been communicated. All concerns have focused on the economic and the socioeconomic effects of the proposed Colman Yards redevelopment project. The City will continue to document and evaluate all community concerns moving forward.

## **9. PUBLIC COMMENT**

The 30-day Public Comment Period, June 26, 2023 through July 26, 2023, and Public Hearing, July 11, 2023; will be the initial steps towards a continuing community relations program for the Barber Colman Campus/Colman Yards cleanup and redevelopment site.