NARRATIVE INFORMATION SHEET:

City of Decatur, Illinois

1. Applicant Identification:
   City of Decatur
   1 Gary K. Anderson Plaza
   Decatur, Illinois 62523

2. Funding Requested:
   a. Grant Type: Community-Wide Assessment
   b. Federal Funds Requested:
      i. $500,000 in Federal Funds Requested
      ii. Not Applicable. Decatur is not submitting a Site-Specific Grant, and will not be requesting a Waiver of the $200,000 limit

3. Location:
   a. City: Decatur
   b. County: Macon County
   c. State: Illinois

4. Target Area and Priority Site/Property Information:
   • Community-Wide Assessment Grant Applicants, other than Tribes:
     o List the Target Area(s) discussed in the Narrative: The Target Area discussed in the Narrative is the Central Urban Corridor. The Central Urban Corridor is bordered on three sides by major state highways IL-48 and IL-121, and ends at Lake Decatur.
     o For each Target Area that is smaller than a city/town, list the census tract number(s) within the target area: 17115003100, 17115002100, 17115000900, 17115000500, 1711500400, 1711500200, 1711500300, 1711500600, 1711500100, 1711501100, 1711501200, 11711501900, 11711502000
     o Provide the address of the Priority Site(s) proposed in the Narrative
       ▪ 1000 Block of East Grand Avenue (3 parcels)
       ▪ 800/815 E. Kenwood Avenue (2 parcels)
       ▪ 2500 N. 22nd Street (5 parcels)
5. **Contacts:**

a. **Project Director:** Mr. Cordaryl Patrick, Director of Economic & Community Development  
1 Gary K. Anderson Plaza, Decatur, IL 62523  
Phone: 217.424.2784  
Email: cpatrick@decaturil.gov

Mr. Greg Crowe, Assistant Director of Economic & Community Development  
1 Gary K. Anderson Plaza, Decatur, IL 62523  
Phone: 217.450.2324  
Email: gcrowe@decaturil.gov

b. **Chief Executive:** Mr. Scot Wrighton, City Manager  
1 Gary K. Anderson Plaza, Decatur, IL 62523  
Phone: 217.424.2801  
Email: swrighton@decaturil.gov

6. **Population:** 70,522 (US Census, 2020)

7. **Other Factors Checklist:**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less</td>
<td>N/A</td>
</tr>
<tr>
<td>The applicant is, or will assist a federally recognized Indian tribe or United States territory</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land</td>
<td>N/A</td>
</tr>
<tr>
<td>Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or world be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures</td>
<td>N/A</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities as described in Section I.A. for priority site(s) within the target area.</td>
<td>2,7,8</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing</td>
<td>N/A</td>
</tr>
</tbody>
</table>
8. **Letter from the State Environmental Authority:**
   Please find attached the Letter of Acknowledgement from the Illinois Environmental Protection Agency regarding Decatur’s Community-Wide Assessment Grant Application.

9. **Releasing Copies of Applications:**
   Not Applicable. This application does not have confidential, privileged, or sensitive information included that cannot be shared.
November 22, 2021

City of Decatur
Attn: Mr. Cordaryl Patrick, Director of Economic and Community Development
1 Gary K. Anderson Plaza
Decatur, IL 62523

Dear Mr. Patrick,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Assessment Grant application to U.S. EPA. The City of Decatur is applying for a $500,000 Community-Wide Assessment Grant.

The grant will be an Assessment Grant for petroleum and hazardous substances.

Illinois EPA acknowledges the City of Decatur’s efforts to obtain federal Brownfields funds for this project. If you have any questions, I may be contacted at the above address or telephone number, or at Jenessa.N.Conner@illinois.gov.

Sincerely,

Jenessa Conner

Jenessa Conner, Project Manager
Voluntary Site Remediation Unit
Remedial Project Management Section
Division of Remediation Management
Bureau of Land
1.PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area and Brownfields
1.a.i. Background and Description of Target Area
The City of Decatur is a classic Midwestern City located in central Illinois, nestled alongside twenty-two miles of scenic Lake Decatur. Decatur had its beginnings as an agricultural hub. By the late 1800’s, Decatur had become a prosperous transportation leader featuring a network of railroads throughout its urban core, which was unlike anything else existing in Central Illinois at that time. With the access provided by the railroad, coal mining enterprises sprang up throughout the region as well. The prosperous nature of the City’s transportation network allowed for Decatur to become heavily industrialized, becoming home to numerous foundries, major manufacturing plants, and bulk flour and oil terminals. Decatur is still the home of vast industrial and agricultural processing production facilities, including the North American headquarters of agribusiness leader Archer Daniels Midland Co., international food ingredient producer Tate & Lyle’s, Mueller Co., a leading manufacturer of water distribution products, and the designing and manufacturing facilities for Caterpillar, Inc.’s wheel-tractor scrapers, offshore highway trucks, and large mining trucks. Even with Decatur’s major industrial successes, the City still fell victim to recessions, economic lapses, and a recent history of regression for heavy industry. Unfortunately, brownfields became a part of the City’s landscape, specifically within the Target Areas of this application: the Central Urban Corridor. The Central Urban Corridor is bordered on three sides by major state highways IL-48 and IL-121, and ends at Lake Decatur. The Central Urban Corridor is home to the majority of Decatur’s inventoried brownfield sites, 4 of 5 Opportunity Zones in the City, and encompasses the culture of the city’s industrial economy and neighborhood revitalization efforts.

1.a.ii. Description of the Priority Brownfield Sites
The City of Decatur has compiled an initial Brownfield Inventory, identifying 114 sites ranging in size from former foundries of over 100 acres to former corner gas stations. Decatur received US EPA Brownfields Assessment grant funding in 2011, which enabled the City to make significant progress in their brownfields redevelopment efforts, but there is still work to be done. Decatur has identified three priority sites located in the Central Urban Corridor that will be specifically targeted with these grant funds. With the Central Urban Corridor’s demographics, it is clear that the presence of brownfields have had a significant economic impact on the area, subsequently creating an area with economic disinvestment. The Target Area’s Poverty Rate ranges by Census Tract from 32-58%, the Median Household Income ranges from approximately $17,000 to $29,000, and the Median Home Value is only $31,000. These project sites were chosen due to their location in the Central Urban Corridor, level of perceived and identified contamination during inventory, and high redevelopment potential. The Priority Sites include:

<table>
<thead>
<tr>
<th>PRIORITY SITE</th>
<th>ADDRESS &amp; SIZE</th>
<th>CURRENT SITE CONDITIONS</th>
<th>HISTORIC USE</th>
<th>*POTENTIAL CONTAMINANTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand Ave Corridor and N. Martin Luther King/Fans Field Neighborhood</td>
<td>1000 Block of East Grand Ave 3 parcels (2.4 acres)</td>
<td>Vacant Lot, Fire damaged building in process of demolition</td>
<td>Commercial Cleaning Service, Tavern &amp; Package Liquor Store, Sundry Shop, Office, Contractors</td>
<td>Petroleum, Volatile Organic Compounds, Polynuclear Aromatic Hydrocarbons</td>
</tr>
<tr>
<td>MLK Corridor and Hess Park Neighborhood</td>
<td>800 &amp; 815 E Kenwood Ave 2 parcels (18.7 acres)</td>
<td>Industrial Factories and Facilities, Vacant Space</td>
<td>Industrial Factories, Naval Weapons Plant</td>
<td>Petroleum, Volatile Organic Compounds, Polynuclear Aromatic Hydrocarbons</td>
</tr>
<tr>
<td>22nd Street Corridor</td>
<td>2500 N 22nd St 5 parcels (152.9 acres)</td>
<td>Industrial Factories and Facilities, Salvage Yards, Railroads</td>
<td>Industrial Factories and Facilities, Salvage Yards, Railroads</td>
<td>Petroleum, Asbestos, PCB’s, Volatile and Semi-Volatile Organic Compounds, Heavy Metals, Polynuclear Aromatic Hydrocarbons</td>
</tr>
</tbody>
</table>

*expected potential contaminants determined by historic use and current site conditions

The potential threat of human exposure to contaminants via direct contact, ingestion and inhalation of particulates and vapors, is intensified by the fact that these sites, and others in the Central Urban Corridor, are located directly adjacent to, or within a few mere blocks of residential neighborhoods, schools, parks, Lake Decatur, and the Sangamon River. These
brownfield sites have the potential to contaminate ground water and the Sangamon River and its tributaries, as each site connects directly to the City’s storm sewer system that discharges to the Sangamon River. Due to the location of the potential Brownfield sites in the City, Lake Decatur is also an at-risk water resource in the City. Decatur will work to promote environmental justice in affected neighborhoods near the priority sites.

1.b. Revitalization of the Target Area
1.b.i. Reuse Strategy and Alignment with Revitalization Plans
The Central Urban Corridor redevelopment is one of the key priorities identified by the City to ensure the future success as a community – it features the space and settings for the City to offer opportunities for abandoned industrial property resurrection and associated job growth, much needed affordable housing opportunities, and the growth and development of mixed-use properties through the City. Decatur will use this funding to further its Central Urban Corridor revitalization efforts, with special emphasis on the priority sites described previously. The reuse strategy for the three priority sites is to create mixed use spaces that will spark economic revitalization and activating underutilized existing properties while honoring the industrial legacy of the City. The adaptive reuse strategies developed for the priority sites are led directly by the City’s Neighborhood Revitalization Plans and Strategies. The revitalization efforts are also being reinforced by the needs identified in the City’s Sustainable Decatur Plan, which was based on the principle that a sustainable Decatur will provide economic opportunities, social and community well-being, and stewardship of the environment in it’s revitalization efforts. Brownfields redevelopment falls right in line with these strategies. These reuse strategies will also be fortified by the Corridor Studies that the City plans to incorporate into this grant, specifically for Martin Luther King Jr. Drive and Grand Avenue Corridor. With the help of these assessment funds, the planned revitalization strategies for the priority sites and Central Urban Corridor will incorporate strategic development components that will make the City a vibrant and healthy community long-term. These components include activating the incubator and entrepreneurial ecosystem, utilizing innovation to develop small scale manufacturing spaces, restaurant additions, creating mixed-use living and retail spaces, and programmable public open and green spaces that will create a sense of community while encouraging a culture of walking and biking.

1.b.ii. Outcomes and Benefits of Reuse Strategy
The City’s brownfield reuse plans focus on recalibrating Decatur’s economy to make it sustainable for the future, including: becoming a hub for entrepreneurship, creating incubator space for small business startups, supporting local foods and sustainability, and creating quality job growth within the City’s Central Urban Corridor by offering new restaurant, retail, housing, and entertainment space. The reuse plans for the City’s priority brownfield sites build on the redevelopment efforts already made in the downtown area. The Priority Sites are located in an Opportunity Zone, so the reuse plans will directly spur economic growth within the Opportunity Zone by providing tax benefits to investors. Job creation will be abundant, with workers needed for design, construction, and to fill the eventual jobs at the new and expanding businesses. During redevelopment and construction stages, the City will encourage energy efficient and sustainable building practices by encouraging as much infrastructure reuse as possible and if new infrastructure will be needed, the City will encourage the installation of energy efficient utilities.

Redevelopment of the City’s priority brownfield sites will activate existing, underutilized properties to meet the rapidly changing economic growth needs of the City. Decatur is fast becoming a leader in American industry and technological breakthroughs, today growing the products that feed the world and leading the way nationally in the development of sustainable practices and other green initiatives necessary to the growth and protection of this country. In 2013, Decatur began to once again position itself as a transportation leader with the creation of Midwest Inland Port, a multi-modal transportation hub with market proximity to 95 million customers in a 500-mile radius. The Midwest Inland Port represents a complete economic game-changer for the region that positions Decatur as a transportation hub the likes of which have never been seen in the area. It is comprised of Archer Daniels Midland Intermodal container ramp, the three class I railroads that service the ramp and the City (the Canadian National Railway, CSX, and the Norfolk Southern Railway), five major roadways Decatur delivers toll-
free access to 5 major roadways, including Interstates 72, 55, 74, 57 and US Highway 51, and the Decatur Airport. The Midwest Inland Port also has a foreign trade zone, customs clearing and can accommodate access for business to all major ports and markets worldwide. These assessment grant funds will help remove the stigma of actual or perceived environmental contamination so that these sites along these corridors can leverage investment, job creation, and economic revitalization for the City.

1.c. Strategy for Leveraging Resources
1.c.i. Resources Needed for Site Reuse
The City’s staff, led by this proposal’s Project Director Cordaryl Patrick, knows exactly how to make vital community development projects happen. Within the last five years alone, the City has obtained and utilized various funding sources to successfully redevelop projects (both brownfield related and non-brownfield related) throughout the City, injecting approximately $10 million of public and private investments back into the City through capital expenditures. Decatur’s previous US EPA Assessment Grant have helped facilitate more than $36 million in capital expenditures through economic redevelopment and revitalization efforts. The City recognizes that they will need additional financial assistance to complete more assessment, cleanup, and redevelopment activities for the priority sites and other sites listed in the City’s brownfields inventory. But by completing the proposed assessment work and identifying the environmental site conditions with secure funding like this EPA Grant, the City is eliminating future financing barriers by addressing the unknown environmental conditions for the sites. The proposed assessment work is key for preparing brownfield sites for future redevelopment, which makes financing options become more immediately available to assist the City with their planned brownfield work, including the following:

- $6,000,000 in ARPA Funds
- $1,000,000 in CARES Funds
- $500,000 in CDBG/HOME Funds
- TIF, Low Income Housing Tax Credits, New Market Tax Credits, Historic Tax Credits, Regional Central Illinois Economic Development Authority bonds, and Opportunity Zone benefits can all be leveraged for redevelopment projects and will be evaluated on a case-by-case basis

1.c.ii. Use of Existing Infrastructure
The planned reuse/redevelopment plans for the Central Urban Corridor and priority project sites will primarily utilize existing infrastructure – this includes adapting existing building structures on-site for redevelopment, parking lots/facilities, site access roads, local roads, sidewalks, curb and gutters, water, sewer, gas, and electricity infrastructure. Some of the priority brownfield sites are large enough that, if divided, new infrastructure may be needed to serve specific redevelopment needs. In this case, the existing infrastructure may need to be extended from the City’s right-of-way. Redevelopment plans for the three priority sites features infrastructure that will provide for walkability through the downtown, providing more community connectivity for the City where it does not currently exist. Decatur’s redevelopment priority will always be infrastructure reuse, but will work with developers when new infrastructure is required. New infrastructure may be required for broadband capabilities or any energy efficiency installations like solar power, as they do not currently exist at the priority sites or at any of the sites listed in the City’s brownfields inventory. The IL-48 and IL-121 State Highways that run through the Central Urban Corridor, making up it’s boundaries, provide the City with immediate access to Interstates, which will be assets to the City’s redevelopment efforts, allowing for increased site visibility and access.

2.COMMUNITY NEED & COMMUNITY ENGAGEMENT
2.a. Community Need
2.a.i. The Community’s Need for Funding
The City of Decatur does not have the adequate resources to tackle the vital assessment work described in this proposal without financial support. Based on the City’s experience with brownfields assessment work, the estimation of cost to conduct necessary assessment work and cleanup planning for the selected priority sites alone could easily exceed the funding of a US EPA Assessment Grant. Like many municipalities throughout the United States, the City has
experienced increasing fiscal pressure over the past several years. The manufacturing industry is the cornerstone of the City’s economic base, and with that industry having flattened in growth, the City must find new ways to revitalize the economy and its neighborhoods. Decatur has allocated funding for significant capital improvements to public infrastructure and public transportation projects in the queue. In addition, Decatur has allocated and invested millions in redevelopment efforts, particularly in the downtown area. The City has thoroughly renovated the historic downtown, giving it a fresh new look with reconstructed roads, restored storefronts, enhanced parks and open space and a local focus on art and small businesses. With these ongoing efforts, Decatur does not have funds on-hand to fund brownfield assessment activities, remediation, and reuse planning on their own.

Decatur is classified as a chronically distressed city, meaning its rate of growth is slow relative to the national economy over an extended amount of years. Decatur is home to all 5 Opportunity Zones in Macon County, with 4 of them located in this project’s Target Area. The 5 Opportunity Zones make up 19% of the City’s total population. For the 4 Opportunity Zones located in the project’s Target Area, the Median Household Incomes range from $17,000 to $29,000, and Poverty Rates range from 32% to 58%. The Central Urban Corridor, or Project Area, is comprised of several Census Tracts, but the demographic data is relatively similar throughout. Median Household Incomes are 65%-75% lower than that of the State of Illinois, and Poverty Rates are more than doubled and even tripled than the State of Illinois’s rate. These areas are in desperate need of revitalization and redevelopment efforts. Brownfields contribute to impoverishment and unemployment in the City, and their heavy concentration in the Target Area complicates the City’s ability to solve vital redevelopment issues. The hundreds of acres of industrial brownfields in the Urban Core represent a lost opportunity for job development, economic diversification, and much-needed additional property and sales tax revenue. These sites hinder the expansion of housing opportunities, particularly for the low-income population. In addition, brownfields sites have the potential to create unhealthy living conditions, which can complicate residents’ ability to work and prosper. Without assessment and cleanup activities, these sites also represent lost opportunity for job creation.

2.a.ii. Threats to Sensitive Populations
(1) Health or Welfare of Sensitive Populations
The City’s Target Area, the Central Urban Corridor, is comprised of several Census Tracts. The Median Age of the Target Area is 31 years old. 32% of the children located in the Target Area are living in poverty, while 22% of the senior citizens in the Target Area are living in poverty. 29% of the population in the Target Area is age 50+ and 25% of the population is age 0 to 19 years old, illustrating that half of the population is made up of senior citizens and children.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions
Based on data from EPA’s EJScreen Tool, the southern half of the Central Urban Corridor is in the 86th percentile for cancer risk, while the northern half of the Target Area is in the 41st percentile. The entire Central Urban Corridor is in the 28th percentile for respiratory hazards. By addressing the environmental contaminant issues in the Target Area with these grant funds, any threat of exposure by nearby sensitive populations to contaminants via direct contact, inhalation, vapor intrusion or ingestion will be reduced.

(3) Promoting Environmental Justice
The City of Decatur seeks to promote environmental justice with this grant funding by: collaborating with community partners to address environmental and health-related challenges; work with our community partners and neighborhood leaders to enhance the understanding of environmental and health-related issues at the community level; and by providing accessible and culturally appropriate opportunities for low-income, minority and linguistically isolated stakeholders to meaningfully participate in decision-making processes on brownfields sites.

2.b. Community Engagement
2.b.i. Project Involvement
Decatur has partnered with local organizations that will serve vital, relevant, and meaningful roles in the City’s Brownfields Program. Each organization is committed to helping Decatur
reach their redevelopment and revitalization goals. In addition, these organizations already have experience working with the City, providing financial and technical support to reuse existing buildings/facilities. Decatur’s Community Partners include: Greater Decatur Chamber of Commerce, Economic Development Corporation for Decatur and Macon County, Decatur Park District, and the Decatur Housing Authority.

2.b.ii. Project Roles

<table>
<thead>
<tr>
<th>Project Partner</th>
<th>Specific Role in the Project</th>
<th>Point of Contact (name &amp; email)</th>
</tr>
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<tbody>
<tr>
<td>Greater Decatur Chamber of Commerce</td>
<td>Identify potentially contaminated sites &amp; promote City’s efforts in assessment &amp; cleanup of brownfield sites. Business attraction, expansion &amp; retention; Entrepreneurial development &amp; recruitment</td>
<td>Mirinda Rothrock <a href="mailto:mirinda.rothrock@decaturchamber.com">mirinda.rothrock@decaturchamber.com</a></td>
</tr>
<tr>
<td>Economic Development Corporation for Decatur &amp; Macon County</td>
<td>Marketing of City’s industrial park lands, vacant properties &amp; redevelopment sites. Identify potentially contaminated sites &amp; promote City’s efforts in assessment &amp; cleanup of brownfield sites. Business attraction, expansion &amp; retention; Entrepreneurial development &amp; recruitment</td>
<td>Nicole Bateman <a href="mailto:nbateman@decaturedc.com">nbateman@decaturedc.com</a></td>
</tr>
<tr>
<td>Decatur Park District</td>
<td>Maintenance of Public Open Space &amp; Green Space that will be redeveloped following assessment activities</td>
<td>Clay Gerhard <a href="mailto:cgerhard@decparks.com">cgerhard@decparks.com</a></td>
</tr>
<tr>
<td>Decatur Housing Authority</td>
<td>Works with Neighborhood groups that are actively engaged in furthering the redevelopment, neighborhood improvements and perceptions. The group includes residents, landlords, nonprofit community partners, faith based organizations and business interests. The group will provide critical input and feedback on proposed activities that would be undertaken in the neighborhood.</td>
<td>Terri Goodman <a href="mailto:tgoodman@decaturhousing.com">tgoodman@decaturhousing.com</a></td>
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</tbody>
</table>

2.b.iii. Incorporating Community Input

The City has been involved in building an alliance amongst key stakeholders involved in environmental issues since they conducted their initial Brownfields Inventory in 2007. In 2011, armed with the Brownfields Inventory, the City of Decatur applied for and was awarded its first US EPA Brownfields Assessment grant funding. Immediately following grant award, the City created a Brownfields Redevelopment Advisory Committee (BRAC) to guide them in their site inventory and prioritization and redevelopment efforts. Those efforts brought together residents, visionaries, community groups, government entities, and private and non-profit organizations to marshal financial and intellectual resources to improve the overall economic and environmental well-being of the City and its residents. Through this entire process, the City has been very vocal and transparent about their brownfield redevelopment plans, and they will continue in the same manner if they are awarded these assessment funds. The City has utilized Community/Public Meetings since their initial Brownfields funding in 2011 for public outreach and to seek valuable input from residents and stakeholders. Each Community/Public Meeting is highly publicized through various outlets, including: local newspapers, local radio stations, social media, City’s website, and the local 24-hour cable access channel. With new grant funding, the City will continue to hold the Community/Public Meetings and the BRAC Meetings, as they have done with the past to much success. This Proposal outlines our Community Partners, who will be vital members of our community involvement plan by broadcasting the City’s Brownfields news at their regular meetings and events. The City will maintain the authority to make final decisions on the use of the grant funds, but will use their Community Partners’ and BRAC Members’ input in shaping those decisions. For any cleanup planning activities funded by this grant, the City will seek the community’s input into cleanup and redevelopment decisions by presenting information regarding the proposed cleanup and reuse plans at one or more community meetings in collaboration with their appropriate...
Community Partners. Translation services are available through the City and via social media postings, so we will accommodate any non-English speaking residents/stakeholders, etc. when it is appropriate.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

3.a.i. Project Implementation

The City of Decatur’s Brownfields Assessment Grant project is composed of six (6) tasks: Cooperative Agreement Oversight, Community Engagement, Inventory & Prioritization, Revitalization Planning, Environmental Assessments, and Cleanup Planning. These six project tasks were selected for their appropriateness to the project and for their ability to help the City reach their Assessment Grant goals in the most efficient and effective way.

<table>
<thead>
<tr>
<th>Task 1: Cooperative Agreement Oversight</th>
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<tbody>
<tr>
<td>i. Project Implementation:</td>
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<tr>
<td>This task is comprised of the following:</td>
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<tr>
<td>oversight of the Cooperative Agreement,</td>
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<td>Quarterly and Annual Reporting to US EPA,</td>
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<td>coordination between the City and US EPA,</td>
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<td>updating of the City’s GIS system as the brownfields</td>
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<td>inventory is developed, data entry into US EPA’s ACRES program, procurement of a</td>
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<tr>
<td>Qualified Environmental Professional (QEP), documentation of the site assessment</td>
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<tr>
<td>selection process, management of the City’s brownfields inventory, and sending two City</td>
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<td>reps to the National Brownfields Conferences. Work under this task will be performed on</td>
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<tr>
<td>the priority sites and other sites within the City’s Target Area.</td>
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<tr>
<td>ii. Anticipated Schedule: QEP will be retained within 60 days of award. Quarterly Reports</td>
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<td>and ACRES updates will submitted at the close of each quarter and an Annual Report will</td>
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<td>submitted within 30 days of fiscal year-end.</td>
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<td>iii. Task/Activity Lead: Program Management will be led by Director of Economic &amp;</td>
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<tr>
<td>Community Development, Cordaryl Patrick, and the City’s selected Environmental</td>
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<td>Professional.</td>
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<td>iv. Outputs: Anticipated outputs of this Task include: 12 Quarterly Reports to US EPA, 3</td>
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<td>Annual Reports to US EPA, and the number of sites in the City’s Brownfields Inventory.</td>
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<tr>
<th>Task 2: Community Engagement</th>
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<tbody>
<tr>
<td>i. Project Implementation:</td>
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<tr>
<td>The Community Engagement Task is comprised of activities that encourage and facilitate the City’s community involvement and outreach plans. The City’s Brownfields Redevelopment Advisory Committee (BRAC) will be created under this task, and they will meet at least twice a year to keep the brownfields inventory current, ensuring that the highest priority sites are being assessed and made ready for reuse. As the project progresses, the City’s Project Partners will play key roles in both the BRAC and Community Outreach activities. The City will hold 3 Community Meetings to ensure the residents are aware of project activities and developments. The Community Meetings will be coupled with the release of project Fact Sheets, which will be distributed by the City, Project Partners, and posted on the City’s website. The priority projects identified in this proposal will take precedence in this task.</td>
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<tr>
<td>ii. Anticipated Schedule:</td>
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<tr>
<td>There will be 2 BRAC Meetings each year and one Community Meeting annually. Fact Sheets will be disbursed immediately after Community Meetings and Project Progress activities will continue throughout the three year project period.</td>
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<tr>
<td>iii. Task/Activity Lead:</td>
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<tr>
<td>Community Outreach task activities will be led by Cordaryl Patrick, with the Qualified Environmental Professional assisting with the BRAC and Project Partners assisting with Community Outreach and site prioritization/reuse efforts.</td>
</tr>
<tr>
<td>iv. Outputs: Anticipated outputs of this Task include: 6 BRAC Meetings, 3 Community Meetings, and 3 Fact Sheets distributed to the community regarding the project.</td>
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<tr>
<th>Task 3: Inventory &amp; Prioritization</th>
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<tbody>
<tr>
<td>i. Project Implementation: This task will help Decatur prioritize properties based on a</td>
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<td>specific reuse plan. Eventually, the inventory will be used to prioritize sites for future</td>
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<td>assessment, cleanup, and redevelopment by capturing information that will help estimate</td>
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<td>the complexity of such activities.</td>
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<tr>
<td>ii. Anticipated Schedule: This Task will take place in the first year of the project period.</td>
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</table>
### Task 4: Revitalization Planning

**i. Project Implementation:** This Task includes the development of two Corridor Studies in the Target Area, envisioning how each proposed site reuse contributes to the community’s revitalization vision, overall land use plans already in place, and determining feasible site reuse opportunities are critical planning steps in the brownfields redevelopment process.

**ii. Anticipated Schedule:** This Task will take place in the last year of the project period.

**iii. Task/Activity Lead:** This task will be led by the City’s Planning Consultant & Mr. Greg Crowe, Assistant Director of Economic & Community Development at the City.

**iv. Outputs:** The anticipated outputs of this task include: two (2) Corridor Studies (Grand Avenue and Martin Luther King Jr. Drive, both located in the Target Area).

### Task 5: Environmental Site Assessments

**i. Project Implementation:** Phase I Environmental Site Assessments (ESA’s) will be conducted on eligible sites to move them towards cleanup and/or redevelopment. All Phase I ESA’s will be performed in compliance with the requirements of the All Appropriate Inquiry as well as the applicable ASTM standards and practices. The three priority sites will utilize assessment funds first, and then the City will pursue other sites within the Target Area that are positioned for redevelopment. Phase II Environmental Site Assessments (ESA’s) will be conducted on eligible sites to position them for cleanup and redevelopment. Prior to conducting any Phase II work, a Sampling & Analysis Plan will be prepared and submitted to US EPA for approval. All Phase II ESA’s will be performed in compliance with the requirements of All Appropriate Inquiry as well as applicable ASTM standards and practices. The City anticipates conducting up to 6 Phase II Environmental Site Assessments at sites to supplement the Phase I Environmental Site Assessments where Recognized Environmental Conditions were identified. The City’s three priority sites, will be considered for Phase II Assessment work first, and will then pursue other sites in the Target Area before venturing to other locations in the community. The results of the Phase II ESA’s will be shared with IEPA to evaluate contaminants through human exposure pathways. If contamination is identified at problematic levels, the City will seek to enroll the impacted sites in the IEPA voluntary cleanup program for further investigation and remedial planning. The City anticipates the enrollment of four to six sites into the voluntary cleanup program. Site-Specific Health and Safety and Sampling Analysis Plans will be prepared for all Phase II Environmental Site Assessment activities. A Quality Assurance Project Plan (QAPP) will also be prepared by the contracted QEP in accordance with the US EPA’s guidelines.

**ii. Anticipated Schedule:** Phase I and II ESA’s will start in the 3rd quarter of the project’s first year and will continue as needed throughout the project period.

**iii. Task/Activity Lead:** This Task will be led by the City’s Environmental Consultant.

**iv. Outputs:** Anticipated outputs of this Task include 12-15 Phase I Site Assessments and, the identified number of acres assessed.

### Task 6: Cleanup Planning

**v. Project Implementation:** The City will evaluate cleanup by preparing a Remedial Objectives/Remedial Action Plan (RAP) for IEPA. Any site in need of cleanup will have a Alternatives to Brownfields Corrective Action (ABCA) completed. The priority sites will utilize these task funds first. The City anticipates completing two (2) Hazardous Substances Remedial Action Plans one (1) Petroleum Remedial Action Plan.

**vi. Anticipated Schedule:** This Task will take place in the last year of the project period.

**vii. Task/Activity Lead:** This task will be led by the City’s Qualified Environmental Professional with assistance from Cordaryl Patrick at the City.

**viii. Outputs:** The anticipated outputs of this task include: two (2) Hazardous Substances Remedial Action Plans, one (1) Petroleum Remedial Action Plan.
3.b. Cost Estimates

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<th>Budget Categories</th>
<th>Project Tasks</th>
<th>Task 1: Cooperative Agreement Oversight</th>
<th>Task 2: Community Engagement</th>
<th>Task 3: Inventory &amp; Prioritization</th>
<th>Task 4: Revitalization Planning</th>
<th>Task 5: Environmental Assessments</th>
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3.b.i. Development of Cost Estimates

**Task 1:** This budget includes $3,000 of City personnel time at $50/hour. This will provide approximately 60 hours of City staff time for all reporting and cooperative agreement management activities. The remaining $1,400 is for City Staff to attend a National Brownfield Conference. The $9,600 for contractual work is 80 hours of QEP time ($120/hr x 80 hrs. = $9,600)

**Task 2:** This budget includes $4,000 of City personnel time at $50/hour. This will provide approximately 80 hours of City staff time for the development of Fact Sheets, Website updates, and conducting Public Meetings. The $6,000 for contractual work is for 80 hours of QEP assistance ($120/hour x 50 hours = $6,000).

**Task 3:** This budget includes $2,000 of City personnel time at $50/hour for site prioritization. This will provide 40 hours of City staff time to review the inventory and guide site prioritization process with the community and our selected QEP. The $13,000 for contractual work is for 144 hours of QEP assistance ($120/hour x 25 hours = $3,000 and $80/hr. x 125 hrs = $10,000).

**Task 4:** This budget includes 30,000 of City personnel time at $50/hour for revitalization planning efforts. This will provide 1500 hours of City staff time to procure a qualified urban planning firm for the revitalization planning that will work with our select QEP to ensure the planning and environmental impairment items are considered in concert, provide pertinent information for planning efforts, and work alongside the QEP. The $120,000 for contractual work is for 650 hours of Urban Planning firm assistance ($150/hour x 650 hours = $97,500 and $150/hr. x 150 hrs = $22,500 for the participation from our contract QEP.

**Task 5:** This task includes conducting 12 Phase I ESA’s at $3,500 each for a total of $42,000, a Quality Assurance Project Plan and Health & Safety Plans for $4,000, 5 Sampling & Analysis Plans coupled with Phase II ESA’s at $25,000 each for a total of $125,000 and 3 Site Investigation Reports for SRP enrolled sites that would also include IEPA enrollment and review fees at $26,000 for each, for a total of $78,000.

**Task 6:** This task includes completing 2 ABCAs/Remedial Action Plans at $30,000 each by our QEP and submittal to the IEPA SRP. This would also include IEPA review fees. $1,000 has been allocated to City Personnel for Coordinating & Leading the Public Comment & Presentation on the DRAFT ABCA’s.

**Budget Note:** The City of Decatur has highlighted the Fringe Benefits, Equipment, Supplies, and Other categories to specifically note that they will put forth as many in-kind efforts as appropriate towards these categories throughout the life of the grant to further illustrate their commitment to their Brownfields Program.

3.b.ii. Application of Cost Estimates

The cost estimates and breakdowns provided above were developed by the City, along with a QEP to ensure cost appropriateness for each task. These figures are reasonable and realistic, positioning the City to effectively and efficiently accomplish the goals of their assessment project. Decatur has allocated half of the total budget for Phase I and Phase II ESA activities. This illustrates the City’s desire to address their priority sites and position them for reuse.

Decatur has allocated 30% of the total budget for Corridor Studies/Reuse Planning efforts for both the Grand Avenue Corridor and Martin Luther King Jr. Drive Corridors, both located in the Central Urban Core Target Area.

3.c. Measuring Environmental Results

Tracking and measuring progress throughout the period of performance will ensure the City of Decatur achieves the intended project results described in this proposal. Quarterly and Annual Reports will cover work progress and current status, any difficulties encountered, a record of financial expenditures, data results, and anticipated further action. Project Profile forms will be completed for each assessment site noting specific accomplishments and contaminants found, which materials were impacted, if cleanup activities are required, and resources required to leverage and complete the planned reuse. All of these sites will also be entered into the ACRES database, which will also be utilized to track job creation and acres of land assessed as part of this grant project.
4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a. Programmatic Capability

a.i. Organizational Capacity
Decatur has the requisite ability and capacity to manage this Assessment grant. The City of Decatur is very experienced in managing local, state, and federal grants, including compliance with the reporting requirements associated with any funding. Economic & Community Development Department Director Cordaryl Patrick will serve as the City’s Project Manager for this project, and he will be assisted by Assistant Director of the Economic & Community Development Department, Greg Crowe. Decatur will retain a qualified environmental consultant to conduct the assessment, cleanup planning, and redevelopment planning described in the Project Description component of this proposal. In addition, Decatur will retain a qualified Planning Firm to help complete the Corridor Studies described in the Project Description section.

a.ii. Organizational Structure
Mr. Patrick will serve as the City’s primary contact and will be responsible for submitting quarterly reports, financial reports, progress reports, and the final summary report to EPA Region 5 Staff with the assistance of the City’s environmental consultant. As the Project Manager, Mr. Patrick will also be responsible for the coordination of grant work with the City’s Environmental Consultant, all appropriate governmental bodies, community partners, the public, and all other stakeholders involved in these grant related activities. Mr. Crowe will lead the Corridor Study and planning efforts with the procured Planning Consultant.

a.iii. Description of Key Staff
Mr. Patrick, the City’s Economic & Community Development Director, is now serving in his 1st year with the City of Decatur and is very committed to the City’s brownfields program. Prior to this role, he served as the Assistant Vice President of Community Investments for the St. Louis Economic Development Partnership and the Brownfields Coordinator. As the Economic & Community Development Director, he oversees a division charged with administering the planning, sustainability, neighborhood revitalization efforts, neighborhood and building inspection functions of the City, and with managing economic and urban development efforts, in addition to the City’s Brownfields efforts. As the Economic & Community Development Director, he is part of an executive team that manages the day-to-day operations for a municipal government of more than 70,522 residents with an annual budget of over $205 million. Mr. Crowe, Assistant Director of the Economic & Community Development Department of the City of Decatur, is now serving in his 9th year with the City. As Assistant Director of the Economic & Community Development Department, he promotes the comprehensive growth and sustainability of the City and its neighborhoods. The department also oversees the City’s zoning and land use policies and employs a variety of resources to encourage business and real estate development, historic preservation, accessible waterfronts, walkable neighborhoods, and related community improvements.

a.iv. Acquiring Additional Resources
Decatur will identify, coordinate and leverage any public and private resources needed to complete the described grant tasks. The City will follow EPA’s procurement policies to hire a Qualified Environmental Professional (QEC) to effectively and efficiently manage the City’s assessment grant project. Project Partners will assist in providing supplies for community outreach activities, and the City will provide in-kind time for extensive GIS mapping, as the information will be an asset to the City as well. Moving forward with new redevelopment projects, including the priority project sites discussed previously, Decatur will seek funding as appropriate from federal agencies like DOT, EDA, and FEMA. IEPA has also been a great partner to the City in brownfields related redevelopment activities, so the City will continue to work with them on a case by case basis. The City will also access the following incentives for redevelopment:

- **Economic Development Corporation Funds:** Multiple financing and Business Incentive Programs, including: Industrial Development Revenue Bonds, Enterprise Zone and Foreign Trade Zone incentives
Private Investments from Local/Regional Developers: Decatur is fortunate to have development companies in the area that have a commitment to revitalizing the community and finding ways to reuse existing buildings.

4.b. Past Performance and Accomplishments
4.b.1. Currently Has or Previously Received an EPA Brownfields Grant
The City of Decatur has been the recipient of two previous Brownfields Grant: a $400,000 Brownfields Assessment Grant in FY2011 (BF00E00879).

(1). Accomplishments
2. Accomplishments
To date, the City of Decatur has completed Phase I activities on 178 individual land parcels with subsequent Phase II activities completed on 8 land parcels with their previous US EPA Assessment Grant funds. Redevelopment is actively occurring on 4 of these sites as a direct result of the grant funded Phase I and II activities. The City of Decatur has some incredible success stories from their Brownfields Program to date, which are described below:

Former Clark Oil & Refinery Project:
A former filling station site dating back to the late 1930s, the Clark Oil & Refining site is one of seventeen adjoining land parcels where redevelopment activities are nearing completion along with the issuance of a NFR letter. The City utilized their Assessment Grant funds to conduct Phase I and II activities on the 18 parcels to secure commitment from a developer to construct a County Market grocery store, Caribou Coffee, and Harvest Market Convenience Store. On March 28, 2014, a groundbreaking ceremony was held for the $15 million dollar project, which is a must-needed addition to a blighted section on the west side of Decatur that is also a known food desert. The capital investments of the project along with the approximately 70 full time jobs created were a great boost to the community. Although this is a depressed area of the City, the City and developer have worked closely together to bring fresh food and grocery pricing to an area where it is needed.

West Side Church of the Nazarene Project Site:
Decatur completed Phase I and Phase II ESA activities on three properties formerly owned by the West Side Church of the Nazarene. The assessment activities allowed for Akorn Pharmaceutical to transact the parcels. Akorn Pharmaceuticals is a well-established local company that was looking to continue expanding its footprint in Decatur after more than doubling its employment level over the past few years. The completed expansion includes a 40,000 square-foot addition that includes offices, a training room, expanded chemistry and microbiology labs, sample storage, packaging lines, and a new parking lot. Akorn is committed to its operations in Decatur, having spent $75 million in the City since purchasing Taylor Pharmacal in 1992. Since 2010, Akorn has increased the number of employees working in Decatur from 200 to 435. As a result of this expansion, all of these employees were retained along with the creation of 76 additional employment opportunities.

Community Health Improvement Center & Wabash Crossing Area:
The parcels located within the Wabash Crossing area have historically contained blighted residential dwellings intermixed with commercial buildings, many of which had fallen into a state of dilapidation and disrepair. After utilizing the City’s Assessment grant funds for Phase I and Phase II Assessment activities, the City has assisted with the redevelopment of a major initiative to redevelop the area. The Community Health Improvement Center project, now Healthcare Crossing, represents a $5 million expansion project financed by a $3 million Illinois Jobs Now! Grant and $2 million in local bank financing and Central Illinois Economic Development Authority funds. Healthcare Crossing currently provides primary outpatient healthcare primarily to low-to-moderate income patients. The new facility is equipped to handle patients who meets the federally-qualified health center’s criteria of patients at or below the poverty line.

(2). Compliance with Requirements
With both previous Assessment Grants, Decatur maintained compliance with the Workplans, stayed on schedule, and met all terms and conditions of the Cooperative Agreements. In addition, the City submitted all reporting documents on-time. Decatur will continue to maintain compliance with all US EPA Cooperative Agreement requirements for these grant funds as well.
THRESHOLD CRITERIA

1. Applicant Eligibility
   The City of Decatur is an incorporated municipality of the State of Illinois and has the authority to enter into a Cooperative Agreement with the United States Environmental Protection Agency.

2. Community Involvement
   The City has been involved in building an alliance amongst key stakeholders involved in environmental issues since they conducted their initial Brownfields Inventory in 2007. In 2011, armed with the Brownfields Inventory, the City of Decatur applied for and was awarded its first US EPA Brownfields Assessment grant funding. Immediately following grant award, the City created a Brownfields Redevelopment Advisory Committee (BRAC) to guide them in their site inventory and prioritization and redevelopment efforts. Those efforts brought together residents, visionaries, community groups, government entities, and private and non-profit organizations to marshal financial and intellectual resources to improve the overall economic and environmental well-being of the City and its residents. Through this entire process, the City has been very vocal and transparent about their brownfield redevelopment plans, and they will continue in the same manner if they are awarded these assessment funds. The City has utilized Community/Public Meetings since their initial Brownfields funding in 2011 for public outreach and to seek valuable input from residents and stakeholders. Each Community/Public Meeting is highly publicized through various outlets, including: local newspapers, local radio stations, social media, City’s website, and the local 24-hour cable access channel. With new grant funding, the City will continue to hold the Community/Public Meetings and the BRAC Meetings, as they have done with the past to much success. This Proposal outlines our Community Partners, who will be vital members of our community involvement plan by broadcasting the City’s Brownfields news at their regular meetings and events. Decatur has partnered with local organizations that will serve vital, relevant, and meaningful roles in the City’s Brownfields Program. Each organization is committed to helping Decatur reach their redevelopment and revitalization goals. In addition, these organizations already have experience working with the City, providing financial and technical support to reuse existing buildings/facilities. Decatur’s Community Partners include: Greater Decatur Chamber of Commerce, Economic Development Corporation for Decatur and Macon County, Decatur Park District, and the Decatur Housing Authority. The City will maintain the authority to make final decisions on the use of the grant funds, but will use their Community Partners’ and BRAC Members’ input in shaping those decisions. For any cleanup planning activities funded by this grant, the City will seek the community’s input into cleanup and redevelopment decisions by presenting information regarding the proposed cleanup and reuse plans at one or more community meetings in collaboration with their appropriate Community Partners. Translation services are available through the City and via social media postings, so we will accommodate any non-English speaking residents/stakeholders, etc. when it is appropriate.

3. Named Contractors and Subrecipients
   Not Applicable. The City of Decatur did not name Contractors or Subrecipients in this Grant Proposal.

4. Expenditure of Existing Grant Funds
   Not Applicable. The City of Decatur does not have any existing US EPA Brownfields Grant funds open.