NARRATIVE INFORMATION SHEET:
City of Ottawa, Illinois

1. Applicant Identification:
   City of Ottawa
   City Hall
   301 West Madison Street
   Ottawa, Illinois 61350

2. Funding Requested:
   a. Grant Type: Community-Wide Assessment Grant
   b. Federal Funds Requested:
      i. $300,000 in Federal Funds Requested
      ii. Not Applicable. Ottawa is not submitting a Site-Specific Grant, and will not be requesting a
          Waiver of the $200,000 limit

3. Location:
   a. City: Ottawa
   b. County: LaSalle 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:
       Ottawa’s target area for this assessment grant project is the Downtown and Marquette District
       (DMD Target Area).

     o For each Target Area that is smaller than a city/town, list the census tract number(s) within
       the target area:
       o 17099962600
       o 17099962700
       o 17099962800
o Provide the address of the Priority Site(s) proposed in the Narrative
  ▪ The Jordan Block: 101-123 W. Main Street
  ▪ Canal Hydraulic Basin Site: Former Central School parking lot for 400 Canal Street. Currently a city-owned parking lot without its own address along Woodward Memorial Drive.
  ▪ Peltier Glass Site: 518 Deleon Street

5. Contacts:
   a. Project Director: Mr. David Noble, Director of Community Development
      301 West Madison Street, Ottawa, Illinois 61350
      Phone: 815.433.0161
      Email: dnoble@cityofottawa.org

   b. Chief Executive: Mr. Daniel F. Aussem, Mayor
      301 West Madison Street, Ottawa, Illinois 61350
      Phone: 815.433.0161
      Email: mayor@cityofottawa.org


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>N/A</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 Ottawa’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 Ottawa
Attn: Mr. David A. Noble, PE CFM, Economic Development Director
301 West Madison Street
Ottawa, IL  61350

Dear Mr. Noble,

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 Ottawa is applying for a $300,000 Community-Wide Assessment Grant.

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

Illinois EPA acknowledges the City of Ottawa’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 AND PLANS FOR REVITALIZATION:

1.a. Target Area and Brownfields
1.a.i Background and Description of Target Area
The City of Ottawa is a community of 18,840 residents located in LaSalle County in north central Illinois. Positioned at the confluence of the Illinois and Fox Rivers, Ottawa grew around the river and the silica sand deposits surrounding it. The Illinois River is an important conduit connecting Lake Michigan in Chicago to the Mississippi River. This river connection and the rail and road networks throughout Ottawa contributed to its industrial success in the past. Because of the silica sand deposits, Ottawa was an important sand and glass center for more than 100 years. However, much of this industry has left the community, leaving behind in its wake environmental contamination and blight. Ottawa was home to the Radium Dial Company (1918-1936) and Luminous Process, Inc. (1937-1978). Both companies painted watch and clock dials with luminous paints. A 1986 film documented the effects of the radioactive paint on the “radium girls” who worked in the factories painting watch dials. The women had been told the paint was safe, and in fact had been encouraged to lick their paintbrushes to sharpen them. Many suffered ill effects including anemia, bone fractures, and necrosis of the jaw. Many died young. In 1985, the Illinois Department of Nuclear Safety dismantled the Luminous Process building. During that work, they learned that radioactive waste had been used as fill material throughout the Ottawa area. The Ottawa Radiation Sites are still active on the EPA’s National Priority List (ILD980606750)\(^2\).

Ottawa understands that NPL sites are not eligible for brownfields funding, but wanted to note that these facilities were located in the Target Area of this application. Former glass production and radium watch dial factories are not the only environmental challenges facing Ottawa. The community is significantly affected by brownfield sites ranging from coal gasification plants to filling stations to railroad sites and more. Ottawa’s initial 2006 brownfields inventory included over 200 sites—this is an overwhelming number for a small city. A large share of these brownfields are disproportionately threatening the health and economic well-being of sensitive populations. Previous assessment funds have helped position a number of sites for cleanup and redevelopment; however, additional Assessment grant funding will enable Ottawa to continue their work with developers and interested property buyers of brownfield sites to complete environmental assessment activities that will eliminate threats to human health and the environment, remove blight, stimulate private investment, and create local jobs.

Ottawa’s target area for this assessment grant project is the Downtown and Marquette District (DMD Target Area). While Ottawa has made various efforts to position the Downtown and Marquette District (DMD) area for redevelopment, lack of funding for environmental assessment and remediation remains a major barrier to moving the City’s overall redevelopment efforts forward. The DMD Target Area starts at the Illinois riverfront, leads through the downtown and some residential neighborhoods, before ending at the commercial/industrial Marquette Street. This proposal makes the case as to why the City of Ottawa and the DMD Target Area needs these funds, how the City will use the funds, and most importantly, how these assessment grant funds will continue to transform the DMD Target Area. Although there are a number of brownfield-impacted areas in Ottawa, the City has selected the Downtown and Marquette District (DMD) as the targeted area of this application for the following reasons:

- The DMD Target Area has the highest concentration of brownfields in the community. In fact, 76% of the brownfield sites identified in the Ottawa Brownfields Redevelopment Prioritization Strategy are located in the DMD Target Area. Fourteen of the top fifteen high priority sites – and 28 of the top 30 – are located within the boundaries of the proposed target area.
- Ottawa is experiencing a new trend of inner-city flight, where residents are selling their downtown residences due to their lower value and higher tax rates to buy houses in a more rural district, which they hope to put a stop to with their brownfield reuse strategies. Inner-city flight is most detrimental to downtown students and schools. When people leave the downtown, they are effectively making school districts that are already struggling more poor.
- The adjacent neighborhoods and census tracts to the DMD Target Area include some of the City’s most economically-distressed areas, which stand to gain the most from new employment opportunities in the DMD. In fact, downtown on the waterfront, neighborhoods contain populations that reach over 80% low-to-moderate income status.

1.a.ii. Description of the Priority Brownfields Sites

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\(^1\) US Census 2020 https://www.census.gov/quickfacts/ottawacityillinois

\(^2\) National Priorities narrative for this site available at http://semspub.epa.gov/work/05/633417.pdf.
There are numerous brownfields located within the DMD Target Area that are in various states of blight and abandonment. In addition to being eyesores, they create a negative impression of the neighborhoods in which they stand. The environmental problems associated with these sites have made it quite difficult to attract private investment, which has made it difficult to revitalize the target area. The City has identified three priority sites for this project:

- **Canal Hydraulic Basin Site:** Historic Use: Canal Basin, that was filled 60 years ago with miscellaneous fill – parts of the site were historically used as car repair shops; Current Site Conditions: Vacant, underutilized land that was once the source of hydraulic power from the water canal. Currently a City owned parking; Potential Contaminants: asbestos, mercury, VOCs, PCBs, lead and other metals; Planned Reuse: Located at the downtown waterfront, the two lots north of the park will be located on the old canal basin. Proposals for redevelopment totaling $50 to $70 million for an amphitheater, hotel, and mixed use retail/residential are ready to proceed, but the sites present environmental challenges to redevelopment.

- **The Jordan Block:** Historic Use: This brownfield site is located on a critical downtown block along Main Street. Former operations included a hardware store and gas station. A fire in the early 2000’s destroyed the building. Current Site Conditions: part of this massive site has been redeveloped into garden and event space, but the rest remains vacant; Potential Contaminants: benzene, toluene, VOC’s, metals, PCBs; Planned Reuse: the long-range goal is for the space to be redeveloped with mixed uses including outdoor entertainment, shops and places to live. This property is a priority because of its waterfront location and the need for brownfields cleanup and reuse planning assistance to allow for further redevelopment and final environmental closure.

- **Peltier Glass Site:** Historic Use: Operated as a Glass factory for over 120 years in a residential neighborhood on Chestnut Street. Manufactured many glass products including marbles and automotive taillights with many building additions over the years; Current Site Conditions: Building is still on-site and used by the community for warehouse space at times, currently for the local Girl Scout Troop cookie sorting. City has taken over ownership after factory closed. One half of the building is in an unsafe condition and needs to be demolished. Contamination under the concrete floor requires reuse planning and environmental considerations; Potential Contaminants: lead, metals, benzene, VOC’s, PCB’s; Planned Reuse: Assessment grant funds will be utilized on this site complete assessment and guide the future demolition and reuse planning. Maker Space for local artisans and City unique project construction and assembly. Considered a priority because of the collapsing building and need of demolition and reuse in a residential area.

### 1.b. Revitalization of the Target Area
#### 1.b.i. Reuse Strategy and Alignment with Revitalization Plans
The City of Ottawa’s brownfields program will continue to be led by the “Ottawa Brownfields Redevelopment Prioritization Strategy”, which was completed in 2006, but has been updated as the City works on brownfields related projects. To date, the City of Ottawa has conducted assessment or remediation work on 45 properties, 30 of which were listed on the City’s Priority site list. Ottawa also utilizes their Downtown Plan and Comprehensive Plan for brownfields redevelopment strategizing. The City’s 2014 Comprehensive Plan, which won the Daniel Burnham Award for the Best Comprehensive Plan in the State of Illinois, will also be consulted for revitalization strategies. The City completed detailed sub-area plans of the DMD Target Area in its 2014 Comprehensive Plan, which was developed using an inclusive community engagement process that elicited a tremendous amount of public input on redevelopment in the DMD, including ideas for major public anchors (amphitheater, harbor and marina, botanical gardens); mixed use redevelopment; hotel and banquet facility; community center; boardwalk; and re-watering of portions of the I&M Canal (which is now half-complete). These plans include the redevelopment of several brownfield sites that will require remediation prior to any site reuse.

#### 1.b.ii. Outcomes and Benefits of Reuse Strategy
Brownfields redevelopment is crucial to Ottawa’s economic growth. Although the City’s business incentives will help attract development, the use of Brownfields grant funds will further position environmentally challenged properties for redevelopment and reuse. Brownfields redevelopment will trigger $50-$100 Millions in planned reinvestment for the priority sites described previously. Redeveloping the priority sites will bring investors and developers to the City, eager to purchase and redevelop remediated property. 76% of the brownfield sites identified in the Ottawa Brownfields Redevelopment Prioritization Strategy are located in the DMD Target Area. Fourteen
of the top fifteen high priority sites – and 28 of the top 30 – are located within the boundaries of the proposed target area as well. Brownfields redevelopment investment in the City will create hundreds of jobs and improve the overall economic quality of our city. Much of the housing stock in the City, particularly in the areas where the majority of sensitive populations live, are on the lower end of the home value scale. The only draw to this area now is the lower cost housing, not the quality of life for the immediate area. Ottawa aims to have the housing in the target area become desirable not just for the cost, but for the proximity to well-planned and vibrant development that will provide residents with the services they desire and need in walking distance from their homes. As brownfields are redeveloped with mixed-uses, the City will attract residents from surrounding communities, increasing the City’s population and diversifying its workforce, rendering it less vulnerable to economic swings like they experienced in the past. If awarded, these grant funds will also facilitate the development of greenspace or natural and open space in Ottawa, particularly in the riverfront area. The addition of the amphitheater, parks, and open space will only add to the value of the properties located in the surrounding area.

1.c. Strategy for Leveraging Resources
1.c.i. Resources Needed for Site Reuse
The City of Ottawa has demonstrated tremendous commitment and capacity to leverage funding from multiple private and public (Federal, State and local) sources to advance redevelopment projects after they received previous brownfields funding. The City’s planned reuse for their priority sites include massive investments to ensure reuse after assessment activities are completed. The downtown waterfront Canal site will have a $50 to $70 Million investment from a financial stack including state, private investment, and city funding sources, and the Jordan Block redevelopment plans will be in the millions as well. Other recent examples of the City’s ability to get site reuse completed after brownfields funding stimulated redevelopment:

- The City leveraged $3 Million in TIF funds for the construction of a new Ottawa YMCA facility located at the former Central School Track Site. Construction will start in early 2022, and the project investment will be over $24M.
- $375,000 in local funds with US EPA Brownfields dollars ($384,800), Ike Disaster Recovery funds ($1,000,000), and private cleanup funding (Nico/Comed estimated at $4 Million in assessment funding and $4 Million in utilities) to acquire the Central School building site, demolish the building, and perform environmental assessment and cleanup activities. The cleanup costs totaled near $20 Million.
- The City leveraged $1.6 Million in local funds with $68,600 in Brownfields funding to attract an Illinois Valley Community College campus within the DMD at a former brownfield site.
- The City invested more than $94,500 in US EPA Brownfields Assessment funding on the Jordan Block within the DMD to advance the property toward redevelopment goals.
- The City leveraged $1,020,000 in local funding with $99,000 in USDA Rural Business Enterprise Grant funding as well as in-kind services from master gardeners and volunteers to complete landscape, streetscape, and lighting improvements within the DMD.
- The City has invested $170,000 in TIF Façade Grant funds within the DMD which has leveraged an additional $653,000 in private investment.

1.c.ii. Use of Existing Infrastructure
This project focuses on developing the DMD Target Area in the City of Ottawa – an area already served with existing infrastructure – rather than greenfield development at the edge of the community which would necessitate extension of physical infrastructure and City services beyond existing boundaries. Ottawa’s existing infrastructure 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. The City’s Brownfields Initiative calls for adaptively reusing existing buildings over new construction, which both preserves historic architectural treasures in our community and reduces construction waste and demolition disposal. Some of the City’s brownfields sites are large enough that, if divided, new infrastructure may be needed to serve the redevelopment. New infrastructure may also 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.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
2.a. Community Need
2.a.i. The Community’s Need for Funding
Ottawa is a small community with limited resources to draw on to deal with the more than 200 brownfields located in the community. Ottawa has repeatedly demonstrated its willingness to contribute local funds to brownfields assessment and other revitalization efforts; however, the sheer volume of brownfields in the City makes it necessary to seek assistance through the US EPA brownfields program. Ottawa’s median household income is 23% lower than the State of Illinois and 12% lower than that of LaSalle County. Ottawa’s Poverty Rate is 17.1%, compared to 12.2% for the County and 11.5% for the State of Illinois. These economic factors impact the City’s tax base and ability to generate revenue, causing increasing pressures on the corporate fund. Despite budget pressures, the City must continue to provide for public safety, infrastructure and the basic elements of municipal services, making US EPA brownfields funding even more essential. In 2008, areas of Ottawa along the Fox and Illinois Rivers were heavily damaged by Hurricane Ike. In fact, the Central School site, a priority site for the City, was so devastated by the flooding that the local school district abandoned the building and built a new school in a different location. The City of Ottawa received Ike Disaster Recovery funds in 2013 and were able to acquire the Central School property and demolish the structure on it, but other areas damaged were not able to be redeveloped like the Central School site. On February 28, 2017, the City of Ottawa was hit by a massive tornado, causing $60 Million in damages. The only funding assistance the City received was approximately $500,000 to repair some streets. LaSalle County as a whole has been burdened by significant job losses in recent years. According to the Illinois Department of Commerce’s Worker Adjustment Retraining Notification (WARN) Act website, LaSalle County has had layoffs and closings over the last ten years that have resulted in the loss of hundreds of jobs from January 2011 to October 2021 – a significant number in a rural Midwestern county already struggling with decades of industrial job loss. The table featured below enumerates these job losses by employer and year:

<table>
<thead>
<tr>
<th>Firm</th>
<th>Year</th>
<th>Jobs Lost</th>
<th>Firm</th>
<th>Year</th>
<th>Jobs Lost</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD Listening Bar</td>
<td>2011</td>
<td>105</td>
<td>Pilkington N America</td>
<td>2012</td>
<td>57</td>
</tr>
<tr>
<td>JC Whitney</td>
<td>2012</td>
<td>68</td>
<td>Bay Valley Foods</td>
<td>2013</td>
<td>113</td>
</tr>
<tr>
<td>Applebees</td>
<td>2013</td>
<td>78</td>
<td>Office Max</td>
<td>2014</td>
<td>137</td>
</tr>
<tr>
<td>Jim’s Formal Wear</td>
<td>2014</td>
<td>58</td>
<td>Office Max</td>
<td>2015</td>
<td>192</td>
</tr>
<tr>
<td>Heritage Health</td>
<td>2016</td>
<td>83</td>
<td>JCPenney</td>
<td>2017</td>
<td>76</td>
</tr>
<tr>
<td>Aptim Services, Inc.</td>
<td>2017</td>
<td>87</td>
<td>iCall Services, Inc.</td>
<td>2018</td>
<td>75</td>
</tr>
<tr>
<td>Covia Holdings Corp.</td>
<td>2019</td>
<td>77</td>
<td>Del Monte Foods</td>
<td>2019</td>
<td>473</td>
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</tbody>
</table>

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The 3,321 people, mostly sensitive populations, living in the target area are neighbors to a staggering 76 brownfield properties. In the Target Area, the income differential compared to the City as a whole and the State is great—with a median household income of just 54% of the State of Illinois median household income. In addition, low-to-moderate-income rates reach 80% in the downtown neighborhoods. The target area is located in an area of the City with some of the highest levels of poverty (up to 25%, and up to 35% for women in poverty); people who do not speak English well; minority populations; and adults with lower levels of educational attainment. The Target Area has a 22.7% children aged 0-18 population and a 17.9% adults aged 65 and over. Some of Ottawa’s most vulnerable populations live within this area that is highly concentrated with brownfields. 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 eliminated.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to US EPA’s EJSCREEN tool, due to Ottawa’s industrial and manufacturing history, the downtown and target area neighborhoods are located in a higher cancer risk percentile than other areas of the City. The types of site contaminants associated with the priority sites are known carcinogens, and the suite of other health effects associated with chronic exposure to the contaminants listed include respiratory problems, developmental delay, central nervous system

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4 WARN data available at http://www.illinois.gov/dceo/WorkforceDevelopment/warn/Pages/default.aspx
5 http://ejscreen.epa.gov/mapper
effects, and reproductive system effects\(^6\). Residents located within close proximity to the priority project sites are potentially exposed to potential site contaminants through dermal contact, ingestion, particulate inhalation, and vapor migrations. The following statistics are specifically localized occurrences in the project’s Target Areas:

- LaSalle County has a much higher mortality rate from cancer and chronic lower respiratory disease than Illinois as a whole. The LaSalle County cancer mortality rate of 472.59 per 100,000 is 32.6% higher than the State rate of 356.3/100,000. The LaSalle County chronic lower respiratory disease mortality rate of 110.84/100,000 is 42.7% higher than the State rate of 77.66%\(^6\).
- LaSalle County’s incidence of children with elevated lead levels was 73.4% higher than the Illinois rate in 2012 and through today, according to the Illinois Department of Public Health\(^7\). Lead is a known or potential contaminant in several sites throughout the City, but especially in the DMD Target Area.

These grant funds will help address the environmental contaminant issues in the Target Area reducing threats of exposure by nearby sensitive populations to contaminants via direct contact, inhalation, vapor intrusion or ingestion and exasperating these existing health conditions.

(3) Promoting Environmental Justice
The City of Ottawa seeks to promote environmental justice with this grant funding by: collaborating with community partners to address environmental and health-related challenges; work with 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
The City of Ottawa has been fortunate to have a number of community organizations actively engaged in promoting and supporting brownfields redevelopment efforts in the community.

<table>
<thead>
<tr>
<th>Project Partner Name</th>
<th>Point of Contact</th>
<th>Specific Role in the Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ottawa Area Chamber of Commerce</td>
<td>Jeff Hettrick, Executive Director (Phone: 815-433-0084; Email: <a href="mailto:J.Hettrick@ottawachamberillinois.com">J.Hettrick@ottawachamberillinois.com</a>)</td>
<td>Assist with Community Outreach efforts and help identify/locate new development/redevelopment opportunities for brownfield sites</td>
</tr>
<tr>
<td>Illinois Valley Realtor’s Association</td>
<td>Judie McConville, Ottawa member (Phone: (815) 488-7195; Email: <a href="mailto:judietabor@hotmail.com">judietabor@hotmail.com</a>)</td>
<td>Assist with Community Outreach efforts and education of realtors on brownfield property redevelopment</td>
</tr>
<tr>
<td>North Central Illinois Economic Development</td>
<td>Gina Czubachowski, Sites Manager (Phone: 815-712-0164; Email: <a href="mailto:gina@edCNCI.org">gina@edCNCI.org</a>)</td>
<td>Help identify and locate new industrial development and redevelopment opportunities</td>
</tr>
<tr>
<td>North Central Illinois Council of Governments</td>
<td>Kevin Lindeman, CEO (Phone: 815-433-5830; Email: <a href="mailto:klindeman@ncicg.org">klindeman@ncicg.org</a>)</td>
<td>Assist in identifying new funding avenues to attract new development and redevelopment</td>
</tr>
<tr>
<td>Starved Rock Country Alliance</td>
<td>Everett Solon, President (Phone: 815-673-4426; Email: <a href="mailto:everett.solon@centrue.com">everett.solon@centrue.com</a>)</td>
<td>Fund Small Business Development to help the City attract and support new businesses locate in Ottawa</td>
</tr>
<tr>
<td>Ottawa Port District</td>
<td>Keith Conrad, President (Phone: 815-434-6653; Email: <a href="mailto:kconrad@halmelectric.com">kconrad@halmelectric.com</a>)</td>
<td>Guidance with projects inside and outside City limits; potential interim owner of sites</td>
</tr>
<tr>
<td>Ottawa Industrial Development Corporation</td>
<td>Bill Franklin, President (Phone: 815-228-2335; Email: <a href="mailto:wfranklin@freqdev.com">wfranklin@freqdev.com</a>)</td>
<td>Provide low-interest gap loans for new development/redevelopment</td>
</tr>
<tr>
<td>Upper Illinois River Valley Community Development Corp.</td>
<td>John McCormick, President (Phone: 815-223-0700; Email: <a href="mailto:johnm@eurekasavings.com">johnm@eurekasavings.com</a>)</td>
<td>Provide low-interest gap loans for new development/redevelopment</td>
</tr>
</tbody>
</table>

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\(^6\) Source: Center for Disease Control ATSDR ToxFAQ sheets

2.b.iii. Incorporating Community Input
Since the inception of the City’s Brownfields Program, Ottawa has strived to involve the community in a meaningful way. In 2014, Ottawa hosted community meetings coordinated by Kansas State University to involve the community in reuse planning for the City’s Peltier Sites, a major brownfield site in Ottawa. In the most recent engagement activities, the City has held public presentations, updating the community on the status of their brownfields program and the work that it has done to date to benefit redevelopment in Ottawa. Moving forward, the City of Ottawa will work with their Community Partners, specially the Chamber and Realtor Association, to continue communication with the targeted community, including neighborhood organizations, citizens groups, property owners, lenders, business organizations and developers in the development and implementation of the brownfields program. Community and neighborhood organizations, businesses and professional organizations, real estate professionals, financial institutions, economic development agencies and citizens will have the opportunity to express their concerns, identify their needs, and participate in the brownfields project as stakeholders. Since this proposal is community-wide, Ottawa’s outreach efforts also will be community-wide, with extra emphasis on reaching members of the Target Area most directly affected by brownfields. Ottawa is committed to using diverse notification methods to ensure that our efforts reach a broad audience. The City also is committed to ensuring that our outreach efforts describe project activities and progress in ways that are easily understood by residents who will most likely be unfamiliar with environmental and scientific terminology. In addition, translation services will be provided by those in our community who do not speak English. There will be 3 Community Meetings and 3 Fact Sheets throughout the project period. Ottawa will ensure that directly affected residents and neighborhoods are well informed and have an opportunity to have questions and concerns addressed as assessment activities take place, and have input into reuse planning for sites in their neighborhoods. Ottawa will seek out the expertise of the LaSalle County Health Department to assist at community meetings to ensure that public health and welfare issues are adequately addressed.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS
3.a. Description of Tasks/Activities and Outputs
The City of Ottawa has a very successful Brownfields Redevelopment Program, and the City is familiar with exactly what it takes to complete assessment activities, including costs and reporting requirements. The project tasks and budget costs described here take the City’s knowledge of assessment into account. The project scope and budget are in-line with assessment activities that the City has undergone to date, and the three year project period is more than feasible for all tasks to be completed. The City is ready to proceed with this project immediately upon funding.

<table>
<thead>
<tr>
<th>Ottawa Downtown Merchants</th>
<th>Mary Olsen</th>
<th>Represent concerns of downtown businesses and promote activities to grow business in Ottawa.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Phone: 815-200-7705; Email: <a href="mailto:mary871@sbcglobal.net">mary871@sbcglobal.net</a></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Starved Rock Country Community Foundation</th>
<th>Bob Eschbach, Board Chairman</th>
<th>Identify new funds and grants to address education, economic development, conservation, and community challenges</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Phone: 815-481-5010; Email: <a href="mailto:eschbachlaw@gmail.com">eschbachlaw@gmail.com</a></td>
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</tbody>
</table>

Task 1: Cooperative Agreement Oversight

1. Project Implementation: This task is comprised of the following: oversight of the Cooperative Agreement, Quarterly and Annual Reporting to US EPA, coordination between the City and US EPA, updating of the City’s GIS system as the brownfields inventory is developed, data entry into US EPA’s ACRES program, procurement of a Qualified Environmental Consultant, documentation of the site assessment selection process, management of the City’s extensive brownfields inventory, and sending two City reps to the National Brownfields Conferences. Work under this task will be performed on priority sites and other sites within the City’s brownfields inventory.

2. Anticipated Schedule: This oversight will start immediately once the grant is awarded, and will continue throughout the duration of the grant period.

3. Task/Activity Lead: This task will be led by Director of Community Development, Dave Noble, and the City’s selected Environmental Consultant.
iv. Outputs: Anticipated outputs of this Task include: 12 Quarterly Reports to US EPA, 3 Annual Reports to US EPA, and the number of sites managed in the City’s Brownfields Inventory.

Task 2: Community Outreach

i. Project Implementation: The Community Outreach 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 reconvened 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. If there are any access issues, or reuse plan changes, the City will move on to other sites in the brownfields inventory.

ii. Anticipated Schedule: There will be 2 BRAC Meetings each year and one Community Meeting annually. Fact Sheets will be disbursed 6 months after Community Meetings and Project Progress activities will continue throughout the three year project period.

iii. Task/Activity Lead: Community Outreach task activities will be led by Dave Noble, with the Qualified Environmental Consultant assisting with the BRAC, and Project Partners assisting with Community Outreach and BRAC efforts.

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.

Task 3: Phase I 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 priority sites will utilize assessment funds first, and then the City will pursue other sites within the Target Area that are positioned for redevelopment.

ii. Anticipated Schedule: This Task will take place throughout the entire 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 15 Phase I Site Assessments and the identified number of acres assessed.

Task 4: Phase II Environmental Site Assessments

i. Project Implementation: 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 priority sites, will be considered for Phase II Assessment work first. Ottawa 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 compared to Illinois EPA’s Tiered Approach to Corrective Action Objectives (TACO) 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 Illinois EPA’s voluntary cleanup program for further investigation and remedial planning. The City anticipates the enrollment of at least two 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 QEC in accordance with the US EPA’s guidelines.
ii. Anticipated Schedule: The QAPP will be completed within the first three quarters of the grant period. The HASP and Phase II ESA’s will take place following US EPA approval of the QAPP, and throughout the remainder of the project period.

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

iv. Outputs: The anticipated outputs of this task include: 6 Phase II Site Investigations, a Health & Safety Plan, a Quality Assurance Project Plans, the identified number of acres assessed, and the enrollment of 2 sites in the State’s Voluntary Cleanup Program.

Task 5: Cleanup Planning

i. Project Implementation: The City will evaluate cleanup by preparing an Analysis of Brownfields Cleanup Alternatives (ABCA). The ABCA may lead to the preparation of Remedial Action Plans, assessment of Brownfields cleanup and reuse alternatives, and the evaluation of institutional and engineering controls. The Jordan Block priority site will utilize these task funds first. The City anticipates completing two (2) Hazardous Substances Remedial Action Plans one (1) Petroleum Remedial Action Plan.

ii. Anticipated Schedule: This Task will take place in the last four quarters of the project period. The priority sites will be assessed first, and their cleanup planning will be completed first.

iii. Task/Activity Lead: This task will be led by the City’s Qualified Environmental Consultant with assistance from Dave Noble at the City.

iv. Outputs: The anticipated outputs of this task include: 1 ABCA, 2 Hazardous Substances Remedial Action Plans, 1 Petroleum Remedial Action Plan.

3.b. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1: Cooperative Agreement Oversight</th>
<th>Task 2: Community Outreach</th>
<th>Task 3: Phase I Environmental Assessments</th>
<th>Task 4: Phase II Environmental Assessments</th>
<th>Task 5: Cleanup Planning</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>$2,000</td>
<td>$6,000</td>
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<td>Fringe Benefits</td>
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<tr>
<td>Travel</td>
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<td></td>
<td>$4,000</td>
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<tr>
<td>Equipment</td>
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<tr>
<td>Supplies</td>
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<tr>
<td>Contractual</td>
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<td>$60,000</td>
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<td>$46,000</td>
<td>$287,500</td>
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<td>Other</td>
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<td>Total Direct Costs</td>
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<td>$10,000</td>
<td>$60,000</td>
<td>$174,000</td>
<td>$46,000</td>
<td>$300,000</td>
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</tbody>
</table>

3.b.i. Development of Cost Estimates

Task 1: This task budget includes $2,000 of City personnel time at $50/hour. This will provide approximately 40 hours of City staff time to review and submit reporting and cooperative agreement management activities. $4,000 is reserved for City staff to attend 2-3 National Brownfields Conferences through the grant period; these funds will cover travel, lodging, and meal cost. The remaining $4,000 is reserved for QEP assistance on preparation cooperative agreement oversight reporting.

Task 2: This budget includes $6,000 of City personnel time at $50/hour. This will provide approximately 120 hours of City staff time for the development of Fact Sheets, Website updates, and conducting Public Meetings. The City will utilize a total of $500 for supplies to support community engagement activities. The City’s QEP will provide community engagement assistance ($125/hour x 28 hours = $3,500).

Task 3: This task includes conducting 15 Phase I ESA’s at $4,000 each for a total of $60,000.

Task 4: This task includes creating Sampling & Analysis Plans coupled with Phase II ESA’s for a total of 6 Phase II ESA’s at $21,750 each for a total of $130,500. The Quality Assurance Project Plan and Health and Safety Plan will also be prepared by the QEP under this task for a total of $4,000. 2 Site Investigation Reports for SRP enrolled sites that would also include IEPA enrollment and review fees at $19,500 for each, for a total of $39,500.

Task 5: This task includes completing 2 Remedial Action Plans at $23,000 each

3.b.ii. The cost estimates and breakdowns provided above were developed by the City, along with a QEP. These figures are reasonable and realistic, positioning the City to effectively and efficiently accomplish the goals of their assessment project. Ottawa has allocated $234,000 of the total budget for Phase I and Phase II ESA activities. This is 78% of the total grant budget, illustrating the City’s desire to address the priority sites and position them for reuse.
3.c. Measuring Environmental Results
Tracking and measuring progress throughout the period of performance will ensure the City of Ottawa achieves the intended project results. 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. The table below summarizes the proposed project outcomes, which the City will track and report to EPA on throughout the project.

<table>
<thead>
<tr>
<th>PROJECT OBJECTIVES AND OUTCOMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>TASK</td>
</tr>
</tbody>
</table>
| Cooperative Agreement Oversight | • Documentation of progress  
                               | • Efficient project management  
                               | • Accurate / timely data for EPA  
                               | • Ready data for City use        |
| Community Outreach             | • More informed and educated stakeholders  
                               | • Increased program buy-in       |
| Phase I and II Environmental Site Assessments | • Knowledge of RECs; AAI compliance  
                                           | • Safe, efficient and reliable assessments  
                                           | • Characterization of contamination; AAI compliance |
| Cleanup Planning               | • Review cleanup alternatives  
                               | • Sites ready for cleanup / reuse   
                               | • More efficient activities through 3rd party oversight |

4.PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
4.a. Programmatic Capability
4.a.i. Organizational Capacity
The City of Ottawa, led by the Director of Community Development Mr. David Noble and a Qualified Environmental Professional (QEP), will continue to progress their brownfields program to support assessment, remediation, and redevelopment/reuse of brownfields. Noble has successfully led Ottawa’s brownfields program for fifteen years. City staff will serve on the Brownfields Redevelopment Advisory Committee. The City has extensive experience facilitating and managing redevelopment projects and will utilize that experience to support the most strategic use of the assessment grant funds.

4.a.ii. Organizational Structure
Mr. David Noble and the selected QEP will be responsible for day-to-day grant operations including: project tracking, reporting, procurement of contractual services, managing the City’s GIS database to include brownfields information, and managing/tracking all financial transactions. Upon award of the cooperative agreement, City staff will prepare a draft Work Plan. After the US EPA approves the work plan, the City will retain the QEP in compliance with all applicable federal and local procurement requirements. The QEP will assist with grant and program management and will conduct Phase I and II assessments, cleanup planning, and participate in program development, project reporting, and community engagement activities. The City will work with Illinois EPA’s Voluntary Site Remediation Program to provide independent oversight of assessment activities conducted under this program, to ensure all assessment is conducted appropriately and with consideration for public health and welfare.

4.a.iii. Description of Key Staff
Mr. David Noble, the City’s Economic & Community Development Director, is now serving in his 15th year with the City of Ottawa and is very committed to the City’s brownfields program. As the Economic Development Director, he manages a division charged with administering the planning, sustainability, neighborhood revitalization efforts, neighborhood and building renovation functions of the City, and with managing economic and urban development efforts, in addition to the City’s Brownfields efforts. As the Economic Development Director, he is part of an executive team that manages the day-to-day operations for a municipal government of more than 18,000 residents with an annual budget of over $45 million. The City will follow EPA’s procurement policies to hire a Qualified Environmental Consultant (QEC) to effectively and efficiently manage the City’s assessment grant project.
4.a.iv. Acquiring Additional Resources
The City of Ottawa will identify, coordinate and leverage any public and private resources needed to complete the described grant tasks. Ottawa has not had any trouble in the past in procuring a capable QEC, and does not foresee issues for this 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.

4.b. Past Performance and Accomplishments
4.b.i. Previously Received an EPA Brownfields Grant
The City of Ottawa has been awarded three previous Brownfields Assessment grants (2008, 2012 and 2014). With those funds, Ottawa has implemented a very successful Brownfields Program, positively impacting 277.46 acres (per ACRES database, which is up to date) of land throughout the City. Ottawa has conducted Phase I Environmental Site Assessments (ESA) on 37 sites; Phase II ESAs on 15 sites; cleanup and reuse planning on 7 sites; cooperated with US EPA on private cleanup actions on 2 sites; successfully leveraged millions of private and public funding, turning blighted properties into successful end-uses ranging from a community college campus to park space, and festival grounds to senior housing, restaurants and a market. The list below illustrates $65.5M in investments that were made possible by the City’s brownfields funding:

<table>
<thead>
<tr>
<th>Investment</th>
<th>Property</th>
<th>End Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1.6M</td>
<td>Illinois Valley Community College</td>
<td>Ottawa Satellite Campus</td>
</tr>
<tr>
<td>$20+ M</td>
<td>Downtown Waterfront</td>
<td>NFR Received – Utilities Cleaned Up</td>
</tr>
<tr>
<td>$24M</td>
<td>DTW Property</td>
<td>New YMCA Facility</td>
</tr>
<tr>
<td>$2M</td>
<td>Jordan Block</td>
<td>City Park &amp; Festival Space</td>
</tr>
<tr>
<td>$2M</td>
<td>Little City Building</td>
<td>Mixed Retail/Residential Space</td>
</tr>
<tr>
<td>$500k</td>
<td>620 Court</td>
<td>Court Street Pub; Residential Upstairs</td>
</tr>
<tr>
<td>$300k</td>
<td>622-624 Court</td>
<td>Residential Development - Downtown</td>
</tr>
<tr>
<td>$200k</td>
<td>1206 Fulton</td>
<td>Abandoned Industrial Building – Sold &amp; Repurposed</td>
</tr>
<tr>
<td>$500k</td>
<td>205-207 W. Main Street</td>
<td>Downtown Commercial Property Demolished; New Building in the Works</td>
</tr>
<tr>
<td>$1M</td>
<td>Ottawa River Rescue/Feece Oil</td>
<td>New Facility on former Bulk Oil Plant</td>
</tr>
<tr>
<td>$200k</td>
<td>Gaul Property</td>
<td>Demolished Building; Hollywood Park Playground</td>
</tr>
<tr>
<td>$250k</td>
<td>220 W. Main Street</td>
<td>Rehab of Commercial Building near former Dry Cleaners</td>
</tr>
<tr>
<td>$300k</td>
<td>Former Gas Station</td>
<td>Ottawa Visitor’s Center</td>
</tr>
<tr>
<td>$650k</td>
<td>909 Clinton – Jim’s Formal Wear</td>
<td>“Eyesite” Doctor’s Office</td>
</tr>
<tr>
<td>$10M</td>
<td>300 W. Madison – Anthony Place</td>
<td>54 Low-Income, Senior Apartments</td>
</tr>
<tr>
<td>$2M</td>
<td>1794 Chessie Lane</td>
<td>NCAT Transit Building</td>
</tr>
</tbody>
</table>

$65,500,000 in TOTAL BROWNFIELD-RELATED INVESTMENTS MADE

(2) Compliance with Grant Requirements
Ottawa’s previous grant projects have finished on time, on budget, expended all grant funds, and in a way that fulfilled planned outputs/outcomes while adhering to the Cooperative Agreement. The City has a strong administrative staff with a history of managing a mix of state and federal grant programs who provide any and all necessary support in administration of grants.
THRESHOLD CRITERIA

1. Applicant Eligibility
The City of Ottawa 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
Since the inception of the City’s Brownfields Program, Ottawa has strived to involve the community in a meaningful way. In 2014, Ottawa hosted community meetings coordinated by Kansas State University to involve the community in reuse planning for the City’s Peltier Sites, a major brownfield site in Ottawa. In the most recent engagement activities, the City has held public presentations, updating the community on the status of their brownfields program and the work that it has done to date to benefit redevelopment in Ottawa. Moving forward, the City of Ottawa will work with their Community Partners, specially the Chamber and Realtor Association, to continue communication with the targeted community, including neighborhood organizations, citizens groups, property owners, lenders, business organizations and developers in the development and implementation of the brownfields program. Community and neighborhood organizations, businesses and professional organizations, real estate professionals, financial institutions, economic development agencies and citizens will have the opportunity to express their concerns, identify their needs, and participate in the brownfields project as stakeholders. Since this proposal is community-wide, Ottawa’s outreach efforts also will be community-wide, with extra emphasis on reaching members of the Target Area most directly affected by brownfields. Ottawa is committed to using diverse notification methods to ensure that our efforts reach a broad audience. The City also is committed to ensuring that our outreach efforts describe project activities and progress in ways that are easily understood by residents who will most likely be unfamiliar with environmental and scientific terminology. In addition, translation services will be provided by those in our community who do not speak English. There will be 3 Community Meetings and 3 Fact Sheets throughout the project period. Ottawa will ensure that directly affected residents and neighborhoods are well informed and have an opportunity to have questions and concerns addressed as assessment activities take place, and have input into reuse planning for sites in their neighborhoods. Ottawa will seek out the expertise of the LaSalle County Health Department to assist at community meetings to ensure that public health and welfare issues are adequately addressed.

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

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