NARRATIVE INFORMATION SHEET: 
City of Jacksonville, Illinois

1. Applicant Identification:
   City of Jacksonville
   200 West Douglas Avenue
   Jacksonville, Illinois 62650

2. Funding Requested:
   a. Grant Type: Community-Wide Assessment Grant
   b. Federal Funds Requested:
      i. $410,175 in Federal Funds Requested
      ii. Not Applicable. Jacksonville is not submitting a Site-Specific Grant, and
          will not be requesting a Waiver of the $200,000 limit

3. Location:
   a. City: Jacksonville
   b. County: Morgan 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 City of Jacksonville has identified two Target Areas for their
       Brownfields Application: the Historic Core and the Morton Avenue
       Corridor. The Historic Core more or follows Main Street, running
       north/south, through the original core of the City and the downtown area.
       This Target Area starts at IL-72 on the south end, and stretches to IL-78 on
       the north end of the Historic Core Target Area. The Morton Avenue
       Corridor follows IL-72, or Morton Avenue, as it runs east to west along the
       southern section of Jacksonville.
     o For each Target Area that is smaller than a city/town, list the census
       tract number(s) within the target area:
       o Historic Core: 17137951700, 17137952000, 17137951600
       o Morton Avenue Corridor: 1713791900, 17137952000, 17137951500, 17137951600
5. Contacts:
   a. Project Director: Mr. Brian Nyberg, Director of Community Development
      200 West Douglas Avenue, Jacksonville, IL 62650
      Phone: 217.479.4620
      Email: bnyberg@jacksonvilleil.gov
   b. Chief Executive:  Mr. Andy Ezard, Mayor
      200 West Douglas Avenue, Jacksonville, IL 62650
      Phone: 217.479.4610
      Email: mayor@jacksonvilleil.gov


7. Other Factors Checklist:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
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<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 would 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 Jacksonville’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 Jacksonville
Attn: Mr. Andy Ezard, Mayor
200 West Douglas Avenue
Jacksonville, Illinois 62650

Dear Mr. Ezard,

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 Jacksonville is applying for a $410,175 Community-Wide Assessment Grant.

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

Illinois EPA acknowledges the City of Jacksonville’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
The City of Jacksonville is located in West Central Illinois, 35 miles west of Springfield, the State Capital of Illinois, 235 miles southwest of Chicago, and 85 miles northeast of St. Louis. Jacksonville is the County Seat of Morgan County and is one of the oldest towns in the Land of Lincoln, founded in 1825. Jacksonville is a city of historic significance. It’s where Abraham Lincoln spent time practicing law and visiting before becoming the 16th United States President. The State of Illinois’ first Governor's Mansion is also located in Jacksonville - The Governor Duncan Mansion – which is beautifully located in Duncan Park. The fertile land, the booming railroads, and Jacksonville's central location made a successful entrepreneurial partnership in the 1850's. Wheat, pork, and a highly profitable cattle trade, filled the railcars heading out of town, and the profits they made filled the incoming railcars with the necessities and luxuries of life. Around these agricultural products grew related ag-related businesses. A slaughterhouse and a tannery were logical additions to the booming cattle industry. The prosperous nature of the City’s railroad and agricultural businesses allowed for Jacksonville to become industrialized, becoming home to numerous major industrial businesses. Companies like the Eli Bridge Company, the world’s oldest manufacturer of Ferris Wheels and other amusement rides were founded in Jacksonville. W.E. Sullivan founded the firm with the introduction of his first portable "Big Eli" Wheel on the Jacksonville Square on May 23, 1900. Many of Jacksonville's industries, like Reynolds Consumer Products, Inc., Nestle USA, CCK Automations, Eli Bridge Company, and ILMO Products, have stood the test of time and continue to provide employment and other major benefits for the City. Downtown Jacksonville was once the historic retail/commercial center of the city. Like many traditional downtown squares, downtown Jacksonville was converted to a pedestrian mall in the early 1970s, a step that was undertaken to save it, but one that may have unintentionally done more to contribute to its decline. Even with Jacksonville’s industrial successes, the City still fell victim to recessions, economic lapses, and a recent regression for heavy industry due to COVID-19. Unfortunately, brownfields became a part of the City’s landscape, specifically within the Target Areas of this application: Jacksonville’s Historic Core and the South Jacksonville Corridor. Jacksonville’s Historic Core essentially follows Main Street between IL-72 to IL-78 encompassing the original town limits and downtown area. This Target Area’s focus will be on infill development. While commercial and retail use was once very strong in this Target Area, it’s now filled with blighted and underutilized properties. The Morton Avenue Corridor in the south part of Jacksonville contains more former industrial and commercial facilities that can be positioned for reuse once the unknown environmental condition is determined. This Corridor follows Morton Avenue, or IL-72 and runs east/west. When manufacturing and industrial facilities left Jacksonville, the Target Areas previously described suffered the most, losing connectivity to the downtown area and commercial corridors, while also losing quality jobs for residents within walking distance of neighborhoods. This resulted in increased blight and severe underutilization of property in the City’s most prominent neighborhoods.

1.a.i Background and Description of Target Area
1.a.ii. Description of the Priority Brownfields Sites
Within the Historic Core and the Morton Avenue Corridor target areas, the City has designated the three priority project sites. These three sites were selected as Jacksonville’s priorities based upon the sites’ significant underutilization, blighting of the neighborhood, redevelopment potential and the staggering impact the environmental assessment and eventual remediation is anticipated to have on the City’s redevelopment and revitalization efforts in this area of the City.

<table>
<thead>
<tr>
<th>PRIORITY SITE #1: Former Jacksonville Development Center (JDC), 1201 South Main Street, Jacksonville, 80 acres.</th>
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<tbody>
<tr>
<td><strong>Historic Site Use:</strong> Former Jacksonville Development Center</td>
</tr>
<tr>
<td><strong>Current Site Conditions:</strong> Closed and abandoned. Buildings still on-site that are deteriorating and subject to vandalism.</td>
</tr>
<tr>
<td><strong>Potential Contaminants:</strong> PNAs, heavy metals, asbestos</td>
</tr>
<tr>
<td><strong>Health Effects of Potential Contaminants:</strong> Cancer, neurological disorders, mesothelioma</td>
</tr>
<tr>
<td><strong>Affected Neighborhood:</strong> Michigan Avenue neighborhood</td>
</tr>
</tbody>
</table>
**Planned Site Reuse:** Workforce housing development either as new construction and/or adaptive reuse of some existing buildings.

### PRIORITY SITE #2: Former A.C. Humko, 1201 E. Morton Ave., 61 Acres

**Historic Site Use:** Former Food Manufacturing facility. Starting in 1953 as Mrs. Tuckers Foods, it has since been owned/operated by Anderson, Clayton and Co., Kraft Food Ingredients, ACH Food Co., and Steel Recovery Solutions. The site is currently owned by a local Jacksonville developer.

**Current Site Conditions:** The 61-acre site has three buildings on site and extensive parking available. The three buildings are still in relatively good shape. Steel Recovery Solutions was utilizing the site for storage and temporary use for Ameren, a wind energy developer.

**Potential Contaminants:** PNAs, solvents, rodenticides

**Health Effects of Potential Contaminants:** Cancer, neurological and reproductive disorders

**Affected Neighborhood:** East Side of the South Jacksonville Corridor

**Planned Reuse:** Redevelop into an Industrial Park and/or Manufacturing Warehousing

### PRIORITY SITE #3: Former Elliot Bank; 73 E. Central Park Plaza, 0.75 Acres

**Historic Site Use:** Former Elliot Bank, constructed in 1870

**Current Site Conditions:** Building still on site & in good condition. Roof needs work; Asbestos Abatement has been completed by former resident US Bank. The building was set to be demolished a few years ago, but was saved due to its good shape and redevelopment potential.

**Potential Contaminants:** PNA’s, VOC’s

**Health Effects of Potential Contaminants:** Cancer, neurological and reproductive disorders

**Affected Neighborhood:** East side of the Historic Downtown, Historic Core Target Area; Building makes up a significant portion of the downtown area

**Planned Reuse:** Mixed-Use Redevelopment in the Downtown

### 1.b. Revitalization of the Target Area

#### 1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Jacksonville’s brownfields program will be led by the City’s Comprehensive Plan which is the process of being updated and will incorporate their brownfield redevelopment plans into their revitalization plans. Currently, Jacksonville’s revitalization plans include utilizing brownfields assessment grant funds to position blighted properties for redevelopment that the City desperately needs. This plan will help Jacksonville encourage infill, meet housing needs, promote neighborhood well being, preserve the historic downtown, and improve the appearance of older neighborhoods. Based on community input from the City’s Comprehensive Planning process, there is strong interest in providing a diverse mix of housing, including downtown multifamily and elderly housing above stores, as well as in adjacent neighborhoods within walking distance of downtown – the former Elliot Bank site located in the Historic Downtown would be a great housing redevelopment. According to the most recent census data, the average household size of Jacksonville is smaller than households in Morgan County, Illinois, and the Nation. The owner-occupancy rates for Jacksonville are lower than the County average, while the costs for both renter and owner occupied housing is slightly higher. These trends can be attributed to the presence of three colleges in Jacksonville, plus several state institutions. Jacksonville’s slow but steady population decline compared to an increase in County population since 1980, is perhaps a better indicator of the need for reinvestment in neighborhoods, businesses, and the housing stock of the City of Jacksonville.

#### 1.b.ii. Outcomes and Benefits of Reuse Strategy

Jacksonville’s existing job base is built on a diverse mix of manufacturing, education, services and communication sectors. One of the goals of the City’s revitalization plans is to encourage infill of industrially zoned areas outside of the downtown to uses compatible with area neighborhoods. Jacksonville’s Reuse Strategy focuses on continuing to develop quality infill standards that permit developments of different forms and densities/intensities to co-exist with existing neighborhoods, and then actively pursue infill projects that meet the standards,
diversifying the city's housing stock and maximizing the use of existing infrastructure investments. Jacksonville’s downtown has traditionally served as the retail and service center of the community. It has been the primary gathering place for parades, festivals, celebrations, and other community events. It gives a community its sense of history and “place”, even to the extent that the identity of a community is closely tied to the image projected by its downtown. While the downtown is no longer Jacksonville’s retail center or primary gathering place, the future of the downtown is a critical issue in the community, as evidenced by input from the public meetings and key person interviews for the City’s Comprehensive Planning efforts. Jacksonville’s Historic Core Target Area, which lies between the land just north of Walnut and just south of Morton Avenue, is essentially built out. There are opportunities for infill and redevelopment but few, if any, opportunities for significant new development. Where there is a demand for new development, whether residential, commercial or industrial, much of this will have to occur in undeveloped areas outside existing corporate limits. The City will utilize these assessment grant funds to help balance its resources by protecting and preserving the built community while investing in infrastructure to expand into new areas to the west and east.

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 Brian Nyberg, and Mayor Andy Ezard, 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 public infrastructure projects throughout the City, including downtown revitalization and streetscaping projects, injecting approximately $15 million of public and private investments back into the City of Jacksonville. The City’s identified Target Areas, which includes the three priority sites, are located within two City incentive areas: TIF Districts and Enterprise Zones.

The City of Jacksonville has the capacity and capability to partner with developers, located in these areas, with allocated public dollars for site assembly, public infrastructure improvements, and monetary incentives. Jacksonville also has an Opportunity Zone located in one part of the Target Area, which will provide tax benefits to any developers in the area. Jacksonville’s financial strategy to fund more assessment and remediation work is to apply for State and Federal Historical Tax Credits; apply for New Market Tax Credits; pursue Community Development Block Grant public infrastructure funds when applicable; and seek more Department of Transportation road and streetscaping funds for applicable redevelopment plans. 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:

- Historic Preservation District credits in the Jacksonville Historic Core Target Area
- Enterprise Zone benefits in both Target Areas
- $550,000 in CDBG Public Infrastructure grant funds applied to both Target Areas
- Downtown TIF funds for the Historic Core Target Area
- Opportunity Zone benefits for the Morton Avenue Corridor target area

1.c.ii. Use of Existing Infrastructure

The planned reuse/redevelopment plans for the Target Area 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. The location of the sites in the Target Area allows for walkability through the downtown, providing more community connectivity for the City. Jacksonville’s redevelopment priority is infrastructure reuse, but the City 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. New infrastructure for redevelopment could be funded from the resources listed in the previous section.

2.COMMUNITY NEED AND COMMUNITY ENGAGEMENT
2.a. Community Need
2.a.i. The Community’s Need for Funding
The City of Jacksonville does not have the adequate resources to tackle the vital assessment work described in this proposal without financial support. 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 flatlined in growth, the City must find new ways to revitalize the economy and its neighborhoods. Jacksonville has allocated funding for significant capital improvements to public infrastructure and public street/transportation projects in the queue. In addition, Jacksonville has allocated and invested millions in revitalization efforts in the downtown area. With these ongoing efforts, Jacksonville does not have funds on-hand to fund brownfield assessment activities, remediation, and reuse planning on their own. Jacksonville is home to one Opportunity Zones in Morgan County, which is located in this project’s Morton Avenue Target Area. This Opportunity Zones make up 22% of the City’s total population. The Opportunity Zone’s Median Household Income is $38,000, almost half of the Median Household Income of the State of Illinois. 26% of the population of Jacksonville’s Opportunity Zone lives below the poverty level, which is 15% higher than the State of Illinois’ poverty rate. These areas are in desperate need of revitalization and redevelopment efforts. For the City as a whole, Jacksonville has a 15.8% minority population, a Median Household Income of $43,976, a Per Capita Income of $21,517, and a Poverty Rate of 16.5%. Both the State of Illinois and the Nation have a vastly higher Median Household Income and Per Capita Income, as well as a much lower Poverty Rate. Brownfields contribute to impoverishment and unemployment in the City, and their heavy concentration in the City’s two identified Target Areas complicates the City’s ability to solve vital redevelopment issues. Potentially hundreds of acres of brownfields exist in the City’s target areas, representing lost opportunities for job development, economic diversification, and much-needed additional property and sales tax revenue. These sites hinder the expansion of the City’s housing opportunities, particularly for the elderly and low-income populations. In addition, brownfields sites have the potential to create unhealthy living conditions, which can complicate residents’ ability to work and prosper. Without assessment activities, these potential brownfield sites also represent lost opportunities for job creation in Jacksonville.

2.a.ii. Threats to Sensitive Populations
(1) Health or Welfare of Sensitive Populations
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 44% of the State of Illinois median household income. In addition, low-to-moderate-income rates reach near 80% in the downtown and south Jacksonville neighborhoods. The target areas are located in an area of the City with some of the highest levels of low-to-moderate income residents (ranging from 62.63% to 72.37%); these populations also include those residents who do not speak English well; minority populations; and adults with lower levels of educational attainment. The Target Areas has a 17.1% children aged 0-18 population and almost 20% of adults aged 65 and over. Some of Jacksonville’s most vulnerable populations live within this area that is highly concentrated with potential brownfield sites. By addressing the environmental contaminant issues in the Target Areas 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 Jacksonville’s industrial and manufacturing history, the downtown and south Jacksonville target areas are located in a higher cancer risk percentile than other areas of the City – 50% higher percentile. The types of expected contaminants associated with the three 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 effects, and reproductive system effects. 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.

(3) Promoting Environmental Justice
The City of Jacksonville 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
Jacksonville 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 Jacksonville reach their redevelopment and revitalization goals, and may serve as the source of gap funding for vital community projects.

2.b.ii. Project Roles

<table>
<thead>
<tr>
<th>Project Partner</th>
<th>Specific Role in the Project</th>
<th>Point of Contact</th>
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</table>
| Jacksonville Regional Economic Development Corporation | Marketing of City’s industrial and manufacturing properties, vacant properties & redevelopment sites. Revolving loan fund & City grant programs. Identify potentially contaminated sites & promote City’s efforts in assessment & cleanup of brownfield sites. Business attraction, expansion & retention; Entrepreneurial development & recruitment. | Kristen Jamison
PHONE 217.479.4627
KRISTIN@JREDC.ORG                                                                 |
| IHDA            | Jacksonville is working with the Illinois Housing Development Authority to conduct a Housing Needs and Community Needs Survey. This data will help the City with their Brownfield redevelopment plans.                                | Meghan Cuneo, Community Revitalization Planner, Illinois Housing Development Authority (IHDA)
Email: Revitalization@ihda.org                                                                                                                                 |
| Jacksonville Area Chamber | Assist with Community Outreach efforts and help identify/locate new development/redevelopment opportunities for brownfield sites                                                                 | Keith Lape, Chairperson
217-245-2174                                                                                                                             |
| Jacksonville Main Street | Assist with Community Outreach efforts and help identify/locate new development/redevelopment opportunities for brownfield sites; promote downtown development and historic preservation. | Judy Tighe, Executive Director
217-245-6884
info@jacksonvillemainstreet.com                                                                                                           |

2.b.iii. Incorporating Community Input
If this grant is awarded, Jacksonville will create a Brownfields Redevelopment Advisory Committee (BRAC) to guide them in their site inventory, prioritization, and redevelopment efforts. The City’s community engagement efforts and BRAC formation will bring 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. When this project commences, Jacksonville will hold three public meetings throughout the project period to relay information about the assessment process, including project milestones and redevelopment updates. Public meetings will include an option to participate remotely due to concerns regarding COVID-19. In addition to public meetings, the City of Jacksonville will also hold Brownfields Redevelopment Advisory Committee meetings twice a year. At these meetings, the brownfield sites will be analyzed and redevelopment plans will be discussed. This proposal outlines our Project 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 also use their Project Partners’ and Brownfields Redevelopment Advisory Committee 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 of the planned community meetings in collaboration with their appropriate Project Partners. Translation services are available through the City and via social media postings, so the City will accommodate any non-English speaking residents/stakeholders, etc., when appropriate. Residents will be encouraged to participate and stay informed of the City’s brownfields programs in a number of ways. First, residents will be
encouraged to attend any public meetings at which needs are identified as well as all plan approval processes. Meeting notices will be printed in the Jacksonville Journal-Courier, a general circulation newspaper distributed to all households, including low-and-moderate income households. We will also provide notice to our local radio station WLDS, that has a large local listening audience and also has a local website that many go to for local news. The notices will also be posted on the City’s website, at the Jacksonville Library, Police Department and the City of Jacksonville’s Notices/Agenda Board outside the City Clerk’s office. All public notifications will include a special invitation to the disabled community offering to make accommodations as needed to assure them the opportunity to communicate their input concerning issues.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Jacksonville’s Brownfields Assessment Grant project is composed of five (5) tasks: Program Management, Community Engagement, Revitalization Planning, Environmental Site Assessments, and Cleanup Planning. These five 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: Program Management</th>
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<tr>
<td>i. Project Implementation: The Program Management 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 Professional (QEP), documentation of the site assessment selection process, management of the City’s brownfields inventory, and sending two City reps to the National Brownfields Conferences. Work under this task will be performed on the priority sites and other sites within the City’s Target Area.</td>
</tr>
<tr>
<td>ii. Anticipated Schedule: QEP will be retained within 60 days of award. Quarterly Reports and ACRES updates will submitted at the close of each quarter and an Annual Report will submitted within 30 days of fiscal year-end.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Program Management will be led by Community Development Director, Brian Nyberg, and the City’s selected Environmental Professional.</td>
</tr>
<tr>
<td>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 in the City’s Brownfields Inventory.</td>
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<th>Task 2: Community Engagement</th>
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<tr>
<td>i. Project Implementation: 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 up to 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>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Community Outreach task activities will be led by Brian Nyberg, Community Development Director, 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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Task 3: Revitalization Planning

i. Project Implementation: This Task includes the development of a Corridor Study in the Target Areas, particularly focusing on the Jacksonville Development Center, envisioning how the 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 Community Development Director and Mayor Andy Ezard.

iv. Outputs: The anticipated outputs of this task include: one (1) Corridor Study in the Target Area.

Task 4: 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 City’s 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 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 Illinois EPA to evaluate contaminants through human exposure pathways. If contamination is identified at problematic levels, the City will seek to enroll the impacted sites in IEPA’s voluntary party liability exemption for further investigation and remedial planning. The City anticipates the enrollment of four to six sites into the voluntary party liability exemption 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: Phase I ESA’s will start in the 3rd quarter of the project’s first year and will continue as needed throughout the project period. 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 as needed 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: 12-15 Phase I Site Assessments. 6 Phase II Site Investigations, 6 Health & Safety Plans, 6 Quality Assurance Project Plans, the number of acres assessed, and enrollment of 4-6 sites in IEPA’s voluntary party liability exemption program.

Task 5: Cleanup & Reuse Planning

i. Project Implementation: The City will evaluate cleanup by preparing a Site Investigation Work Plan Report for Illinois EPA. This report 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 City’s 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.

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 Qualified Environmental Professional with assistance from Brian Nyberg, Project Lead at the City.

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

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1: Program Mgmt</th>
<th>Task 2: Community Engagement</th>
<th>Task 3: Revitalization Planning</th>
<th>Task 4: Environmental Assessments</th>
<th>Task 5: Cleanup &amp; Reuse Planning</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Costs</td>
<td>Personnel</td>
<td>11,375</td>
<td>3,900</td>
<td>3,900</td>
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<td>19,175</td>
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<tr>
<td></td>
<td>Fringe Benefits</td>
<td>7,500</td>
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<td>7,500</td>
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<tr>
<td></td>
<td>Travel</td>
<td>6,000</td>
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<tr>
<td></td>
<td>Equipment</td>
<td>3,000</td>
<td>3,000</td>
<td>215,000</td>
<td>50,000</td>
<td>265,000</td>
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<tr>
<td></td>
<td>Supplies</td>
<td>3,900</td>
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<td></td>
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<tr>
<td></td>
<td>Contractual</td>
<td>7,500</td>
<td>7,500</td>
<td>85,000</td>
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<td></td>
<td>Other</td>
<td>3,900</td>
<td></td>
<td></td>
<td>$10,000</td>
<td>10,000</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>20,000</td>
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<tr>
<td>Total Direct Costs</td>
<td></td>
<td>$24,875</td>
<td>$11,400</td>
<td>$88,900</td>
<td>$225,000</td>
<td>410,175</td>
</tr>
</tbody>
</table>

3.b.i. Development of Cost Estimates

**Task 1: Program Management:** The budget includes programmatic costs of $24,875. The City’s personnel costs of $11,375 along with the consultant’s contractual costs of $7,500 will cover the preparation and submittal of quarterly and annual reports, as well as the maintenance of Brownfields information within the City’s GIS System. The City’s hourly rate is $65/hour, so this will cover approximately 175 hours of city work for this task. The contractual costs included in the budget will allow for the chosen Qualified Environmental Professional to coordinate with US EPA on the project, document the Brownfields site selection process, coordinate/conduct operational meetings, and other grant inventory/assessment activities. The City’s travel costs will allow for two City representatives to attend US EPA National Brownfields Conferences or other State or private brownfields related conferences or work sessions (including travel and hotel costs, at $1500/attendee at each conference).

**Task 2: Community Engagement:** These costs include a total of $11,400. The costs are allocated to both City personnel of $3,900 and contractual costs for the QEP $7,500, and include working with the Project Partners on preparing, printing, and mailing project information and marketing documents, press releases, developing and updating fact sheets, and maintaining outreach to citizens through social media and our website.

**Task 3: Revitalization Planning:** The highest priority for the City is the former Jacksonville Development Center. This facility occupies 61 acres situated along Morton Avenue Corridor. We need to study how to properly redevelop this property to work with the adjacent park and nearby retail corridor. We intend to choose an urban planning firm with brownfields revitalization experience to work with our QEP utilizing $85,000.

**Task 4: Environmental Site Assessments:** For the Environmental Sites Assessments we anticipate Phase I Environmental Site Assessment costs range from $3,000 to $6,000, depending upon environmental conditions. Approximately 12 properties will undergo Phase I Environmental Site Assessments at an average cost of $4,500. The City’s total Phase II ESA Budget is $171,000 of the total budget is allocated for Phase II ESA investigative activities, while the remaining $31,000 is for voluntary cleanup program enrollment with IEPA and Health & Safety Plan (HASP)/Quality Assurance Project Plan (QAPP) completion. The City anticipates conducting up to 5 Phase II Environmental Site Assessments (ranging in costs form $15k to $75k) at sites to supplement the Phase I Environmental Site Assessments where Recognized Environmental Conditions were identified. We anticipate that the cost on the former Jacksonville Development Center will be high due to the size of the property. The remaining $10,000 left in the budget for this task will be for IEPA’s project management oversight fees associated with ESA’s.

**Task 5: Cleanup Planning:** The costs for this task are estimated at $60,000. These costs are based on completing two Remedial Action Plans and two ABACSs each for $25,000 completed by the selected Environmental Consultant. The remaining $10,000 left in the budget for this task will be for IEPA’s project management oversight fees associated with their voluntary clean-up program.

3.b.ii. Application of Cost Estimates

The cost estimates and breakdowns provided above were developed by the City, along with a Qualified Environmental Professional. These figures are reasonable and realistic, positioning the
City to effectively and efficiently accomplish the goals of their assessment project. Jacksonville has allocated $225,000 of the total budget for Phase I and Phase II ESA activities 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 Jacksonville 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. 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>
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<tbody>
<tr>
<td>TASK</td>
</tr>
<tr>
<td>Program Management</td>
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<td></td>
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<tr>
<td>Community Outreach</td>
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<td></td>
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<tr>
<td>Revitalization Planning</td>
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<tr>
<td>Phase I and II Environmental Site Assessments</td>
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<td></td>
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<tr>
<td>Cleanup &amp; Reuse Planning</td>
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4.PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
4.a. Programmatic Capability
4.a.i. Organizational Capacity
Jacksonville has the requisite ability and capacity to manage this Assessment grant. The City of Jacksonville is very experienced in managing local, state, and federal grants, including compliance with the reporting requirements associated with any funding. Community Development Director Brian Nyberg will serve as the City’s Project Manager for this project, and he will be assisted by Mayor Andy Ezard. Jacksonville 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, Jacksonville will retain a qualified Planning Firm to help complete the Corridor Study described in the Project Description section.

4.a.ii. Organizational Structure
This project will be led by the City’s Community Development Director, Brian Nyberg, acting as the City’s primary contact and 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 selected Qualified Environmental Professional. City staff will serve on the Brownfields Redevelopment Advisory Committee.

4.a.iii. Description of Key Staff
As the Project Director, Brian Nyberg will also be responsible for the coordination of grant work with the City’s selected Environmental Consultant, all appropriate governmental bodies, all community partners, the public, and all other stakeholders involved in these grant related activities. Brian Nyberg, Community Development Director for the City of Jacksonville, is very committed to developing and implementing the City’s brownfields program. Nyberg oversees a division charged with administering the planning, sustainability, historic preservation, Community Development Block Grant program, code enforcement, and building inspection.
functions of the City, as well as managing economic and development efforts. As Community Development Director, he is part of an executive team that manages the day-to-day operations for a municipal government of more than 17,000 residents with an annual budget of approximately $14 million. Other key staff will include Mayor Andy Ezard. Mayor Ezard has served as Jacksonville’s Mayor since April 28, 2009, and is currently serving in his fourth four-year term in office. Mayor Ezard served as City Clerk of Jacksonville from 2005 to 2009. Prior to his service with the City of Jacksonville, Mayor Ezard worked in Illinois State Government from 1991 to 2005 - working in the Office of Governor Jim Edgar and the Illinois Department of Natural Resources, so he is very familiar with the requirements of federal funding projects.

4.a.iv. Acquiring Additional Resources
Jacksonville 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 (QEP) 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, Jacksonville will seek funding as appropriate from federal agencies like DOT, EDA, USDA, and FEMA. Illinois EPA will be a great partner to the City in brownfields related redevelopment activities, and the City will work with them on a case by case basis. The City will also access the following incentives:

- Jacksonville Revolving Loan Fund: provides gap financing for existing businesses locally, as well as, out of town businesses wanting to locate in Jacksonville. The RLF was established through funds recaptured from Community Development Assistance Program economic development loans.
- Private Investments from Local/Regional Developers: Jacksonville is fortunate to have development companies in the area that have a commitment to revitalizing the community and finding ways to reuse existing buildings. These companies are some of the City’s community partners listed in this proposal.

4.b. Past Performance and Accomplishments
4.b.i. Not Applicable
4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements
The City of Jacksonville has not received any previous US EPA Brownfields grant funding, but they have been the recipient of other federal funding, including the following:

(1) Purpose & Accomplishments
The City of Jacksonville was awarded Illinois Transportation Enhancement Program grant funds to renovate their downtown. These grant funds are Federal DOT funds that are funneled through the Illinois DOT office. With these grant funds, the City’s downtown revitalization project began in 2009 with Phase 1 acquiring property and opening the square to traffic, followed by the approaches from South Main, North Main and East State streets. Each of those entrances feature an archway designed and created by Eli Bridge Company. Other downtown renovations included refurbishing the Civil War Memorial, repair of fountains, addition of Big Eli Ferris wheel seating, as well as destination signage, updated lighting and multiple beautification projects. To date, over $11 million in investments have been made toward the project.

(2) Compliance with Grant Requirements
With any funding source, whether State or Federal, Jacksonville projects have always finished on time, on budget, expended all grant funds, and in a way that fulfilled planned outputs/outcomes while adhering to the requirements of the funding. 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.
**City of Jacksonville, Illinois**

**FY22 US EPA BROWNFIELDS ASSESSMENT GRANT**

**THRESHOLD CRITERIA**

1. **Applicant Eligibility**
   The City of Jacksonville 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**
   If this grant is awarded, Jacksonville will create a Brownfields Redevelopment Advisory Committee (BRAC) to guide them in their site inventory, prioritization, and redevelopment efforts. The City’s community engagement efforts and BRAC formation will bring 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. When this project commences, Jacksonville will hold three public meetings throughout the project period to relay information about the assessment process, including project milestones and redevelopment updates. Public meetings will include an option to participate remotely due to concerns regarding COVID-19. In addition to public meetings, the City of Jacksonville will also hold Brownfields Redevelopment Advisory Committee meetings twice a year. At these meetings, the brownfield sites will be analyzed and redevelopment plans will be discussed. This proposal outlines our Project 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 also use their Project Partners’ and Brownfields Redevelopment Advisory Committee 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 of the planned community meetings in collaboration with their appropriate Project Partners. Translation services are available through the City and via social media postings, so the City will accommodate any non-English speaking residents/stakeholders, etc., when appropriate. Residents will be encouraged to participate and stay informed of the City’s brownfields programs in a number of ways. First, residents will be encouraged to attend any public meetings at which needs are identified as well as all plan approval processes. Meeting notices will be printed in the Jacksonville Journal-Courier, a general circulation newspaper distributed to all households, including low-and-moderate income households. We will also provide notice to our local radio station WLDS, that has a large local listening audience and also has a local website that many go to for local news. The notices will also be posted on the City’s website, at the Jacksonville Library, Police Department and the City of Jacksonville’s Notices/Agenda Board outside the City Clerk’s office. All public notifications will include a special invitation to the disabled community offering to make accommodations as needed to assure them the opportunity to communicate their input concerning issues.

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

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