

R05-24-A-002

November 13, 2023

**Ms. Ashley Green
US EPA Region 5
77 West Jackson Boulevard, Mail Code SB-5J
Chicago, IL 60604-3507**

**RE: Application for a U.S. EPA Brownfields Community-Wide Assessment Grant
City of Shawneetown, Illinois**

Dear Ms. Green,

I am pleased to submit an EPA Brownfields Community-Wide Assessment Grant Application on behalf of the City of Shawneetown. We are requesting \$350,000 for the assessment of our priority sites located within the City limits.

The City hopes to assess multiple blighted properties within our target area to evaluate potential environmental hazards and assist with planning towards cleanup and redevelopment, as needed. The City is reliant upon resources that the EPA will provide through the grant requested in this proposal as we seek to eliminate environmental hazards and human exposure concerns in our neighborhoods. The City will also utilize these resources to enhance our community outreach efforts and expand our brownfields inventory that will bring us a step closer to increasing the increasing local investment opportunities and quality of life for our disadvantaged community.

IV.D.1 Applicant Identification

City of Shawneetown
330 N. Lincoln Boulevard East
Shawneetown, Illinois 62984
Phone: (618) 269-3253

IV.D.2 Funding Requested:

- a. Community-Wide Assessment Grant
- b. Federal Funds Requested: \$350,000

IV.D.3 Location:

Shawneetown, Gallatin County, Indiana

IV.D.4 Target Area and Priority Site Information

The target area will include sites located within the City limits of Shawneetown. The Census Tract is 17059972800 designated for Shawneetown, Illinois. Below is a summary of the

priority sites discussed within the grant application that are targeted for assessment within the district.

Site Name	U.S. Census Tract No.	Address
Lincoln Boulevard Block Buildings	17059972800	149 to 163 Lincoln Boulevard West
Old Pinkston's Gas Station	17059972800	277 E. Shawnee Avenue
Old Downen Industrial Building	17059972800	Fulton and Edison Street
Old Shawneetown High School	17059972800	292 E. Fulton Street
Shawneetown Quik Mart	17059972800	195 W. Shawnee Avenue

IV.D.5. Contacts

Administrator/City Clerk
 Matt Martin
 330 N. Lincoln Boulevard East
 Shawneetown, Illinois 62984
 Phone: (618) 269-3253
 Email: cityofshawneetown@gmail.com

Director/Chief Executive
 Mayor Steve Wood
 330 N. Lincoln Boulevard East
 Shawneetown, Illinois 62984
 Phone: (618) 269-3253
 Email: [REDACTED]

IV.D.6. Population: City/Town (Population)

Shawneetown, Illinois – 1,054

IV.D.7. Other Factors Checklist

Other Factors	Page No.
Community population is 10,000 or less.	1, 5, 7
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	
The priority site(s) is in a federally designated floodplain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures	
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	
The target area(s) is located within a community which a coal-fired power plant has recently closed (2012 or later) or is closing.	

IV.D.8. Letter from the State:

Please find attached a letter from the Illinois Environmental Protection Agency (Illinois EPA) acknowledging our intent to apply for FY24 grant funds and conduct assessment activities.

IV.D.9. Releasing Copies of Applications:

Not applicable.

Thank you for your time and consideration in reviewing this assessment grant application. We look forward to a favorable decision to implement the activities contained in this proposal.

Sincerely,

Steve Wood
Mayor of Shawneetown

LETTER FROM THE STATE



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

**Subject: State Acknowledgement Letter for the City of Shawneetown
FY2024 US EPA Brownfield Community Wide Assessment Grant Application**

10/18/2023

City of Shawneetown
ATTN: Steve Wood
Mayor
330 N. Lincoln Boulevard East
Shawneetown, IL 62984

Dear Mayor Wood,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Community Wide Assessment Grant application to U.S. EPA. City of Shawneetown is applying for a \$350,000 Community Wide Assessment Grant.

The grant will be a Community Wide Assessment for Hazardous Substances and Petroleum.

Illinois EPA acknowledges City of Shawneetown'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 numbers below, or at Jacob.fink@illinois.gov.

Sincerely,

Jacob Fink
Brownfield Program Administrator
Bureau of Land/Office of Site Evaluation
Office# (217) 785-8726
Cell# (217) 986-0818
Jacob.fink@illinois.gov



2125 S. First Street, Champaign, IL 61820 (217) 278-5800
1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000
595 S. State Street, Elgin, IL 60123 (847) 608-3131

2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

NARRATIVE PROPOSAL

IV.E.1. Project Area Description and Plans For Revitalization; a) Target Area and Brownfields;

i. Overview of Brownfield Challenges and Description of Target Area: The City of Shawneetown (City) is the Target Area for this proposed brownfields assessment project. With a population of 1,054, it is a small, rural town along the coast-to-coast American Discovery Trail in the Illinois Ozarks and the county seat of Gallatin County, Illinois. The US government planned Shawneetown, making it the only city other than Washington, D.C. with federal planning behind it. Built near the Ohio River in the 1940s, it replaced Old Shawneetown, which was decimated in the Great Flood of 1937. With mining as its economic backbone, the community grew quickly. Since the last coal mine closed in the late 1980s, Shawneetown has suffered, and is now a federally designated disadvantaged community. Over the past four decades, businesses shut down, private investment disintegrated, the population declined, poverty grew, and buildings fell into disrepair. The City sits in a food desert, with no grocery store in the county. There is no public gathering space in Shawneetown, and the only option for medical care is a part-time clinic. Residents, many of them elderly and disabled, must drive 16 miles to reach the nearest critical care center. The City faces economic, health, and social barriers, but it is fighting back, with City officials committed to saving the community through local investment and mutual aid. Shawneetown also has the support of the Southern Illinois Regional Planning & Development Commission, which has helped the City receive federal and state funds in the past. To attract investors, the entire City is a TIF district and is in an Opportunity Zone. Shawneetown features midcentury architecture, and the downtown blocks are full of potential, but today, many of those old buildings stand vacant, with potential contamination that has never been assessed. The remaining businesses welcome visitors, including American Discovery Trail hikers and Small Business Sunday supporters, and they offer social services to the community, such as a free legal program. That sense of support is pushing Shawneetown to find solutions like seeking EPA funds to assess its brownfields so it can turn blight into community-serving spaces.

ii Description of the Priority Brownfield Sites:

<p>Lincoln Boulevard Block Buildings 149-163 Lincoln Blvd W. This 0.3-acre section of Lincoln Blvd is on the City’s main downtown thoroughfare. It contains a 13,000 sq. ft theater and 1,600 sq ft partially-collapsed commercial building. Over the years, the buildings housed a church, laundromat, barbershop, and furniture store, but have been vacant for a decade. Both have suspected asbestos, lead-based paint, and mold exposed to the elements. The USDA Community Facilities program could fund reuse as a community center to meet the need for a public gathering space.</p>
<p>Old Pinkston’s Gas Station 277 E. Shawnee Ave. This 0.4-acre former auto shop and gas station closed in the 1980s, is adjacent to residences, and sits at the City’s eastern gateway. USTs are suspected, along with drums, fill debris, intact fuel lines, and potential petroleum impacts. Trees grow in the vandalized, unsafe building. The City plans to reuse the property as a farmer’s market/seasonal swap meet and a Mobile Food Unit site for the University of Illinois Extension.</p>
<p>Old Downen Industrial Building Fulton and Edison St. Built in the 1940s, this 7-acre site with multiple outbuildings, warehouses, a crumbling grain elevator, and debris piles was once a grain manufacturer and distributor, and the main 35,000 sq ft building was used in cabinet manufacturing since the 1940s, making hazardous contamination a concern. Unknown petroleum contamination and USTs could also be present from the grain distribution operations, which included fueling operations. It has been vacant for a decade, but it could be the ideal site for a solar-powered, ADA-accessible park to serve our residents with disabilities, funded through State land acquisition grants.</p>
<p>Old Shawneetown High School 292 E. Fulton St. This 7-acre site was constructed in 1927 and grew to have 35,000 sq ft of multi-story building space, including a gymnasium. It closed in 1991 and the buildings have been vacant since. The school likely operated fuel tanks for heat and fueling school buses, making petroleum contamination a concern, as well as asbestos, lead-based paint, and mold. This site is an eyesore in the eastern gateway, but it could become home to Gallatin County Community Resources, a nonprofit startup with \$50,000 in funds that wants to offer social services and medical care. The City has committed \$50,000 in TIF funds to this venture if it can find a location.</p>
<p>Shawneetown Quik Mart 195 W Shawnee Ave. This 0.3-acre abandoned gas station and 6,000 sq ft convenience store is adjacent to residences, with an unknown number of USTs, questionable fuel line conditions, and potential contamination. This site would be an ideal location for a grocery store that would take the City out of food desert status. Grants offered through the Economic Development Administration would offer \$25,000 in funding for every full-time job created by this commercial venture, and the City could leverage \$325,000 in TIF to assist with redevelopment.</p>

iii. Identifying Additional Sites: Shawneetown officials have already identified additional sites beyond the priority sites, including former trucking/auto maintenance operations, vacant gateway corridor sites, and additional downtown commercial buildings. Once the priority sites are addressed, the City will utilize remaining grant funding to continue to address brownfields within Shawneetown's jurisdiction and will keep identifying sites throughout the terms of the grant. Mayor Steve Wood and City Clerk Matt Martin created an initial brownfields inventory by walking and driving through the City. They will continue to do a street-by-street assessment and work together with their selected environmental consultant (procured using competitive procurement standards) to identify sites and prioritize them based on the following criteria: site eligibility and location; current and future impact on underserved residents; resident input; potential for reuse that meets underserved resident needs; leveraging potential; and alignment with the City's redevelopment plan and SIRP&DC Comprehensive Economic Development Strategy. Because Shawneetown is such a tight-knit community, the City will use conversations with residents combined with data analysis to determine which areas are the most underserved and have the most urgent needs.

b) Revitalization of the Target Area; i. Reuse Strategy and Alignment with Revitalization Plans: Shawneetown relies on its alignment with SIRP&DC's Comprehensive Economic Development Strategy (CEDS), which guides the economic and social development for the City as it works to attract investors, developers, and people to the area. Shawneetown residents offered direct input on the CEDS, sharing what their city needs to thrive. Included in the plan's top priorities are: creating tourism opportunities, creating community facilities, improving healthcare systems, supporting business development, and strengthening economic resiliency. All these priorities will be addressed by EPA grant-funded activities and resulting reuse of brownfields in Shawneetown as follows:

- To create a *tourism opportunity*, the Old Downen Industrial Building site could become a park capitalizing on the City's American Discovery Trail location and capturing the area's history, including Camp Mather-Camp Logan, which is on the National Register of Historic Places and is less than 0.5 miles from the site.
- *Community facilities* will be created at the Lincoln Boulevard Block Buildings and the Old Shawneetown High School if they are reused as a community center and social service hub/clinic, respectively.
- The clinic at the Old Shawneetown High School will *improve healthcare systems*.
- New businesses (that alleviate food desert status) could be developed if the Shawneetown Quik Mart, can become a grocery store and the Old Pinkston's Gas Station can become a farmer's market and seasonal swap meet. These new *business developments* would also *strengthen economic resiliency*.

In 2007, Shawneetown established both a residential and business TIF district and its Redevelopment Plan, which is updated as needed with the annual TIF report. The Redevelopment Plan prioritizes infill development and local developers as well as development to maintain existing businesses and homes. The TIF district has been successful in helping residents make much-needed repairs to maintain home value, but applications for new businesses have been scarce since the 2020 Covid-19 pandemic. Assessing the City's brownfields will help stagnating commercial sites with unknown contamination be more marketable, using the TIF district and Opportunity Zone status to attract investment.

ii. Outcomes and Benefits of Reuse Strategy: For each priority site, the reuse strategy will remove a hazard, stimulate economic development, and meet a community need. No redevelopment will displace residents. Whenever possible, existing buildings will be reused and retrofitted with energy-efficient measures to turn brownfields into brightfields. If building reuse is not feasible, materials can be reused. The old theater (part of the Lincoln Boulevard Block buildings) and the Old Shawneetown High School could both be preserved and reused as a community space and nonprofit social services hub, respectively. The parking lot and building of the Old Pinkston's Gas Station will be the ideal space for a farmer's market and swap meet vendors to set up their booths for Small Business Sunday, bringing fresh food to the community and offering local artists and makers a place to sell their goods. It will also provide a location for the Mobile Food Unit from the University of Illinois

Extension. The Shawneetown Quik Mart could be transformed into a grocery store, providing healthy food in what is currently a food desert. The City is committed to improving local climate adaptation/mitigation capacity. Redevelopment always presents opportunities to improve stormwater management systems to boost climate resilience, as climate change has increased flooding potential in our area. The City could use Community Development Block Grant funding to upgrade stormwater management as we address the priority sites and others on our inventory, decreasing the risk of overflow during heavy rainfall events and increasing the City’s climate resilience. The Old Downen Industrial Building and surrounding site could become a solar-powered, ADA-accessible park. Solar power is a nature-based solution to mitigate climate change by reducing fossil fuel dependence. The table below outlines reuse plans for the priority sites and their outcomes/benefits.

Site	Proposed Reuse	Outcomes	Benefits	Climate adaptation	Sustainable Reuse	Downtown Revitalization	Energy Efficient/Climate change mitigation Potential
Lincoln Boulevard Block Buildings	Community center	Create the community’s only public gathering space for receptions and events, building or material reuse	Hazard removal in downtown area, improved community facilities to increase quality of life, downtown beautification and placemaking	X	X	X	X
Old Pinkston’s Gas Station	Farmer’s market/swap meet/ mobile food unit site	Adding fresh food options, creating location for local artists and makers to sell their goods	Alleviating a food desert, stimulating local economy, supporting local farmers and micro-entrepreneurs		X	X	X
Old Downen Industrial Building	ADA-accessible park	Creating accessible outdoor recreation opportunity, solar panel installation	Increased access to outdoor recreation, reduced dependence on fossil fuels, climate change adaptation	X	X		X
Old Shawneetown High School	Nonprofit center offering social services and health clinic	Increased resident access to healthcare and social assistance, increased access to computers and internet	Alleviating a medically underserved community, economic development, building reuse	X	X		X
Shawneetown Quik Mart	Grocery store	Local opportunity to buy fresh food, stimulating local economy	Alleviating a food desert, Economic development,	X	X	X	X

c) Strategy for Leveraging Resources; i. Resources Needed for Site Reuse: We will seek partnerships with local, state, and national organizations to find the resources for site reuse. Other funding will be sought as assessment provides a full picture of what each site needs for reuse. Shawneetown will also leverage partnerships with the County Health Department, community organizations, and other nonprofits who will commit in-kind services to aid in brownfield inventory and prioritization, reuse planning, community monitoring, and community outreach. The City has already committed in-kind services to support these grant activities. The table below outlines potential funding sources as well as potential and/or committed in-kind sources.

Potential Remediation/Reuse/Redevelopment Funding Sources			
Source	Purpose / Role	Amount (\$)	Status
Tax Increment Financing (TIF) districts	Redeveloping the Old Shawneetown High School into social service nonprofit	\$50,000	Committed
Tax Increment Financing (TIF) districts	Shawneetown Quik Mart and Old Pinkston’s gas station redevelopment	\$335,000	Committed pending developer investment

Potential Remediation/Reuse/Redevelopment Funding Sources			
Source	Purpose / Role	Amount (\$)	Status
Gallatin County Community Resource Center	Potentially reuse Old Shawneetown High School as social service hub and clinic	\$50,000	Committed pending site securement
Opportunity Zone	Tax deferral program for investors in businesses operating in designated Opportunity Zones	Varies	Committed pending developer investment
Southeastern Illinois Regional Planning and Development Commission	Revolving loan funds for business development to stimulate job creation	\$15,000 per full-time job created	Potential
Community Development Block Grants (CDBG): Economic Development	Funds gap financing to assist businesses locating or expanding in the community	Up to \$1M	Potential
CDBG: Public Infrastructure	Funds water/sewer projects, could be used to upgrade water/sewer management in target area	Up to \$1.5 M	Potential
US Department of Agriculture Community Facilities Program	Provides funding for construction of community centers—could be used to redevelop the Lincoln Boulevard Block	Up to 75% of project cost	Potential
Illinois Department of Commerce & Economic Opportunity Tourism Grant Program	Provides funding for activities that can boost tourism—could fund redevelopment of Old Downen Industrial into a park with tourist attractions	Up to \$500,000	Potential
Illinois Brownfields Program: Redevelopment Loan Program	Funds investigation, remediation, and demolition costs at Brownfields sites	Up to \$1M	Potential
Illinois Brownfields Program / EPA Region 5	Funding for Targeted Brownfields Assessment	\$100,000 per site	Potential
Illinois Environmental Protection Agency	Helps tank owners and operators pay for cleaning up UST leaks	Up to \$1.5M	Potential
EPA Brownfields Cleanup Grants	Funds remediation on brownfields sites	Up to \$2M	Potential
Liability Insurance Funding	Claims on general liability policies for site remediation	Generally \$1 to \$3 million	Potential
Illinois Open Space Land Acquisition Grants	Funds ADA-accessible parks, such as the proposed solar-powered park at the Old Downen Industrial Building site	\$600,000	Potential
In-Kind Leveraging			
Source	Purpose / Role	Amount (\$)	Status
City of Shawneetown	Community outreach, brownfields inventory and prioritization, stakeholder meetings, redevelopment planning, (\$50hr/150 hrs)	\$7,500	Committed
Egyptian Health Department	Monitor health statistics; respond to health threats (\$50hr/100 hrs = \$5,000)	\$5,000	Pending
Southeastern Illinois Regional Planning & Development Commission	Community outreach and redevelopment planning, conduct community meetings, host meetings, assistance with seeking additional funding (\$50hr/200hrs)	\$10,000	Pending
Moran Economic Development	Promote brownfields initiatives, marketing support for redevelopment opportunities (\$50hr/100 hrs)	\$5,000	Pending
Illinois CASA	Community outreach, host meetings, legal advice, foster communication to at-need residents (\$50hr/50 hrs)	\$2,500	Pending
Gallatin County 4H	Stakeholder communication, inventory assistance (\$50hr/50 hrs)	\$2,500	Pending
University of Illinois Extension	Community outreach, site reuse (\$50hr/100hrs)	\$5,000	Pending

ii. Use of Existing Infrastructure: Our priority sites have existing infrastructure like water/sewer, communications, electricity, natural gas, and street access. We will reuse existing structures whenever possible, and each of our sites offers opportunities for reuse. One of the Lincoln Boulevard Block Buildings will be preserved and reused as a community center. The Old Pinkston’s Gas Station lot will be reused to supply parking for the farmer’s market/swap meet. Some buildings and outbuildings at the Old Downen Industrial Building site could be

reused as storage or park facilities. The Old Shawneetown High School building has planned reuse as a nonprofit social services site. The Shawneetown Quik Mart convenience store could be repurposed as a grocery store. Whenever safety reasons require demolition, existing infrastructure (especially historically significant pieces such as doorframes, windowsills, and bricks) could be salvaged for reuse. In all cases, we will use on-site resources before outsourcing.

IV.E.2.a) Community Need; i. The Community’s Need for Funding: The City is barely keeping up with regular maintenance, so Shawneetown does not have the resources to address its brownfields. Many components that impact the availability of Shawneetown funds, but five driving forces are: 1) small population, 2) “brain drain” of the working-age population, 3) a high poverty burden, 4) a diminished tax base, and 5) loss of jobs and resources since the 1980’s.

1. Shawneetown is only home to 1,054 residents.
2. The population has diminished by 30% since 2000 as young people pursue opportunities elsewhere. 1 in 4 residents are over 65, and as few as 8% of older residents are employed.
3. More than 26% of Shawneetown residents live in poverty.
4. Over 50% of the population receive social security benefits, and over 25% of the population receive food stamps. With so many residents relying on government assistance, they’re not contributing as much to local commerce or the tax base.
5. Although once a thriving coal town, Shawneetown now lacks job sources. As industry left, so did the businesses that supported it, leaving the City with tax-delinquent commercial properties or vacant, eyesore sites they’re forced to maintain or face public safety concerns.

ii. Threats to Sensitive Populations; 1) Health or Welfare of Sensitive Populations: CEJST

identifies Shawneetown as a disadvantaged community, and the small city is home to sensitive populations that include people in poverty, the elderly, and the disabled. One in 4 adults are over age 65, and families struggle to get by, with 1 in 3 children living in poverty. More than 25% of the population relies on supplemental nutrition assistance. The table to the right shows how our community is saddled with lower median household incomes and higher poverty rates compared to the state and nation. Low-income populations tend to have substandard housing condition and poor health, and they live in blighted neighborhoods in proximity to brownfields, which is an environmental justice concern. However, the projects in this brownfields initiative directly benefit these sensitive populations by a) identifying and delineating potential health and welfare threats in brownfields sites and b) meeting unmet community needs. The Old Shawneetown High School could become a nonprofit social services center with a clinic, offering our residents access to healthcare and services for the disabled, poor, and elderly. Two priority sites—Old Pinkston’s Gas Station and the Shawneetown Quik Mart—are slated to relieve Shawneetown’s food desert status by adding a farmer’s market/ mobile food unit site and grocery store, respectively, to the community. The Old Downen Industrial Building site could become an ADA-accessible park, offering our disabled residents access to outdoor recreation they wouldn’t have otherwise, and the Lincoln Boulevard Block Buildings are slated to become the city’s only community center, giving residents a gathering space for receptions and public meetings.

Demographic	Shawnee-town	Illinois	United States
Population	1,054	12.7M	331.9M
Population >25 with bachelor’s degree	7.4%	21.8%	20.6%
Median Household Income	\$37,500	\$72,563	\$69,021
People with a disability	29%	11.3%	12.6%
Elderly (Over 65 Years)	23.4%	15.7%	16%
Individuals in poverty	26.6%	11.8%	12.6%
Children (<18) in poverty	31.3%	15.8%	17%
With food stamp/SNAP benefits in past 12 months	25.1%	12.6%	11.4%
All data from US Census, 2016-2021			

2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Shawneetown’s county, Gallatin Co., is in the lowest 25% of all counties in the state for health outcomes according to countyhealthrankings.org. It is listed as a food desert and is severely medically underserved. The two leading causes of death are cancer and heart disease, two pathologies that can be linked to hazardous and petroleum contamination. The groups most at risk for exposures associated with brownfield sites in our community are the elderly, the disabled, and people living in poverty. The table below identifies health issues in our community that could be linked to exposure to the potential chemicals in our brownfields. Due to the age and condition of our sites, the known carcinogen asbestos is a concern, and EJScreen notes that cancer rates in our

	Shawneetown	Illinois	U.S.
Low life expectancy	25%	20%	20%
Heart disease	9.5	5.7	6.1
Asthma	11.1	9.7	10
Cancer	7.8	6.1	6.1
Data from EJScreen; Disease prevalence rates per 100,000			

community are high, in the 86th percentile when compared to the state and nation. Petroleum contamination impacts the heart, and Shawneetown’s heart disease prevalence is among the worst in the nation, at the 99th percentile for the state and 95th percentile when compared to the United States, according to EJScreen data. Our local health agency lacks the funding to test soil, air, and groundwater in the area, so the impacts from contaminant sources cannot be quantified. Although they have not been tested or measured, impacts from brownfield sites could contribute to these impairments. Assessing brownfields is an important step in improving health outcomes for our community by delineating and eliminating potential human health hazards, and the planned reuses for our priority sites will improve health outcomes by adding a social services center/clinic (Old Shawneetown High School), adding a farmer’s market and grocery store to increase access to fresh foods (Old Pinkston’s Gas Station and Shawneetown Quik Mart), adding an ADA-accessible park to increase access to recreation (Old Downen Industrial Building) and building a community center to boost sense of place (Lincoln Boulevard Block Buildings).

3) a. Identification of Environmental Justice Issues: According to EJScreen, Shawneetown is in the 95th percentile for Risk Management Program (RMP) facility proximity when compared to the nation, potentially placing residents in the path of extremely hazardous substance releases. For EJScreen’s low life expectancy indicator, Shawneetown is also in the 95th percentile for the nation, and EJScreen affirms that the community is a food desert and has a high disease burden for asthma, heart disease, and cancer. EJScreen also rates Shawneetown in the 86th percentile for flood risk—about double the nation and state’s risk. Flooding threatens lives and property, but it can also exacerbate threats from brownfields and hazardous substances. Because so many Shawneetown residents are low-income, elderly, disabled, or all three, the community’s resilience to natural and environmental hazards is low. **All the priority sites in Shawneetown are in a disadvantaged census tract according to CEJST.** The community’s high poverty rate, low incomes, lack of local jobs, lack of healthcare, lack of access to fresh food, and high disease rate challenge Shawneetown’s limited resources and create environmental justice issues across the City. The aging, impoverished population lacks the social mobility to move away from Shawneetown’s brownfields, and the City lacks the funding to assess and remediate brownfields, creating a cycle of environmental justice issues that harms both residents and their community.

b. Advancing Environmental Justice: After assessment, we will use equitable development approaches that prioritize local developers. Our priority sites are in a disadvantaged census tract where residents lack access to resources. The last thing they need are outside conglomerates creating more barriers to resource access. We will engage in local or first-source hiring and minority contracting whenever possible without imposing geographic preferences for procurements. Additionally, all reuse plans for priority sites benefit the community’s sensitive populations. Two ensure access to fresh foods (eliminating Shawneetown’s food desert status),

one will increase social service and healthcare options, one will add an accessible recreation site, and one will add a community gathering space. Due to the small population of our underserved community, these unassessed priority sites and other brownfields affect 100% of the population. Our elderly, disabled, and poor, face greater environmental exposure because they are more likely to live in older, substandard housing near these contaminated sites. Assessment is the first step in outlining the threats to these populations. Once assessment is complete, Shawneetown can take action to remediate contamination and engage in equitable development and reuse.

IV.E.2.b.i-ii. Community Engagement: Project Involvement and Project Roles:

Name of Organization	Specific involvement in the project	Contact
Gallatin County Community Resource Center	Potentially reuse Old Shawneetown High School for social services/clinic with \$50,000 in startup funds.	Megan Ragan 618-313-2160
Egyptian Health Department	Monitor health, respond to health threats, perform community outreach, build brownfields inventory	Angie Hampton 618-273-3326
Southeastern Illinois Regional Planning & Development Commission (SIRP&DC)	Community outreach and reuse planning, conduct community meetings, seek funding for cleanup and reuse, match potential investors to opportunities	Alene Carr 618-252-7463
Moran Economic Development	Promote brownfields initiatives, market sites for redevelopment and work with potential investors	Jared Kanallakan 618-307-9100
Illinois CASA	Community outreach, host meetings, foster communication to at-need residents	Mary Jo Agin 618-253-3355
Gallatin County 4H	Stakeholder communication, inventory assistance	Kathryn Scates 618-272-3022
University of Illinois Extension	Community outreach, utilize Pinkston's Gas Station as location for Mobile Food Unit	Elizabeth Questelle (618) 252-8391

The community-based organizations above will work with the City throughout the terms of the grant. Support from local and state nonprofits will help with our reuse initiatives, and support from the SIRP&DC and Moran Economic Development will promote brownfields reuse, especially for commercial sites. The local Health Department will provide health monitoring and community outreach as contaminants of concern are delineated, and they will also provide input on our brownfields inventory. Our local 4H chapter will also assist with brownfields inventory and will communicate with stakeholders through its meetings, newsletter, and social media.

iii. Incorporating Community Input: Upon grant award, we will issue a press release to local newspapers the Harrisburg Register and Carbondale Times and post it to the Shawneetown Facebook page. The press release will include information about upcoming meetings and outreach. Shawneetown will conduct at least four public meetings for community members and stakeholders to address: (1) develop input from community members through a focus group process; (2) engage the public at critical states such as brownfields site identification, community and site visioning, and brainstorming solutions; (3) spread out engagements into short periods during evening hours to maximize participation; (4) allow participants to see their ideas integrated into the process; and (5) develop support on key issues such as remediation strategies and solutions. Shawneetown will include community engagement workshops at various stages of the process to steer prioritization of the brownfields sites. The first workshop will introduce the project, outline goals and outcomes, explain the process and schedule, and provide details on how to stay involved. We will gather input on existing target area conditions in such as land use, opportunities or constraints with living or doing business, and site suggestions. Subsequent workshops will collect input on reuse design concepts, and the City will continue to involve the community with public meetings throughout the grant terms. Shawneetown has an active

Facebook page, so we'll use social media to and the local newspapers to engage stakeholders, including those who don't have access to a computer. We'll use their print and online features to promote workshops and meetings, report successes, and keep the public apprised. All meetings can be held virtually in the event of Covid restrictions and/or to increase accessibility.

IV.E.3. Task Descriptions, Cost Estimates, & Measuring Progress; a) Description of Tasks/Activities & Outputs: Shawneetown requests \$350,000 of EPA Brownfields funds to perform the following tasks:

<i>Task/Activity: 1. Programmatic Activities</i>
i. Project Implementation: The City will develop a public Request for Proposal to contract the services of a Qualified Environmental Consultant (QEC). Shawneetown's brownfields team will determine solutions for major components of the plan, evaluate how to incorporate community input, and strategize implementation. The City, with help from the QEC, will manage the project team activities, including all reporting requirements with EPA. These reports will highlight the status of task completion, progress, challenges, expenditures, data and findings, anticipated activities in the upcoming reporting period and any changes in key staff involved.
ii. Anticipated Project Schedule: This work will be spread across the timeline of this grant.
iii. Task/Activity Lead: City, with guidance from QEC
iv. Outputs: Procurement of QEC, Quarterly Reports, annual financial reports, travel to one national EPA Brownfields Convention and at least one regional workshop
<i>Task/Activity: 2. Inventory and Prioritization</i>
i. Project Implementation: The City will conduct at least four public meetings (one within 6 months of grant award) to educate the community about the brownfields process and solicit input on potential sites. These meetings (virtual if needed) will prioritize the brownfields inventory and help secure property access.
ii. Identifying additional sites: Additional sites will be identified through public meetings, community surveys via newspapers and/or social media, and touring the community with our QEC and community organizations.
iii. Anticipated Project Schedule: This work will be spread across the timeline of this grant.
iv. Task/Activity Lead: Shawneetown Project Director, with guidance from QEC
v. Outputs: Brownfields Inventory, public meeting records
<i>Task/Activity: 3. Phase I & Phase II Environmental Site Assessments (ESA's)</i>
i. Project Implementation: Once sites are selected and property owners grant access, the appropriate EPA eligibility documentation to enter the site into the program will be prepared. The QEC will conduct Phase I Environmental Site Assessments (ESAs) for selected sites in accordance with ASTM Standard E1527-21 as well as the EPA's "All Appropriate Inquiry" standards. The QEC will prepare a Quality Assurance Project Plan (QAPP), which will be reviewed and approved by the EPA. The City will focus funds on performing assessments, especially Phase II ESAs, to determine the nature and extent of contamination at brownfield sites.
ii. Anticipated Project Schedule: Years 1-4 of grant period
iii. Task/Activity Lead: QEC
iv. Outputs: 1 QAPP, 16 Phase I ESAs, 8 Phase II ESAs
<i>Task/Activity: 4. Cleanup & Reuse Planning</i>
i. Project Implementation: The QEC will conduct any needed cleanup/reuse planning after evaluation of Phase II data based on the potential reuse scenario(s). Each Analysis of Brownfield Cleanup Alternatives (ABCA) or Remedial Action Plan (RAP) will include remedial actions for each identified contaminant that exceeds applicable regulatory screening levels. Remedial actions are evaluated based on cost, proposed site use, feasibility, and effectiveness in protecting human health and the environment. We will hold up to 2 public meetings for each site to undergo remediation to inform and solicit feedback from the community.
ii. Anticipated Project Schedule: Years 1-4 of grant period
iii. Task/Activity Lead: QEC, with guidance from Shawneetown Project Director
iv. Outputs: 7 RAPs/ABCAs

b) Cost Estimates: Task 1: Personnel: \$8,000 (160 hours at \$50/hr); Contractual: \$8,500 (170 hours at \$50/hr); Travel Expenses: \$5,500 including National Brownfields Conference for 2 at \$4,700 (\$1,800 airfare, \$1,800 lodging, \$600 per diem, \$500 registration) and Regional Brownfields Workshops at \$800 (\$200 mileage, \$600 lodging); Supplies: \$1,000 (\$850 printing/\$150 web fees)
Task 2: Personnel: \$15,000 (300 hours at \$50/hr); Contractual \$6,000 (75 hours at \$80/hr); Local Travel: \$1,000; Supplies: \$1,000 (\$500 newspaper ad fees/\$500 printing)
Task 3: Contractual: \$264,000 (16 Phase I ESA's at \$3,500 each, 8 Phase II ESA's at \$25,000 each, 1 QAPP at \$8,000)
Task 4: Personnel: \$5,000 (100 hours at \$50/hr); Contractual: \$35,000 (7 RAP's at \$5,000 each)

Program Tasks	Task 1: Programmatic Activities	Task 2: Outreach & Inventory	Task 3: Phase I, Phase II	Task 4: Cleanup & Reuse Planning	Total
Personnel (non-administrative)	\$8,000	\$15,000		\$5,000	\$28,000
Travel	\$5,500	\$1,000			\$6,500
Supplies	\$1,000	\$1,000			\$2,000
Contractual	\$8,500	\$6,000	\$264,000	\$35,000	\$313,500
Total Budget	\$23,000	\$23,000	\$264,000	\$40,000	\$350,000

c) Plan to Measure and Evaluate Environmental Progress and Results: Shawneetown will track, record, measure, and evaluate all project activities while submitting all required reports to the EPA and ACRES. We will periodically review the schedule we develop and correct any delays.

Tasks	Success Measure
Public and stakeholder meetings	# of meetings, # of attendees, participant involvement
Brownfields inventory	# of additional sites, reuse plans, economic development
Quality Assurance Project Plan	QAPP approval by third quarter of Cooperative Agreement
Phase I and Phase II ESAs	# of ESAs performed
ACRES and Quarterly/Final Reporting	Timely ACRES updates and quarterly/final report submittal
ABCAs and RAPs	# of ABCAs and RAPs completed
Develop Reuse Plan	Implement Reuse Plan
Outcomes	Success Measure
Reduction of health risks	Contaminated sites remediated, reduced disease/illness rates
Increase employment opportunities	# of quality jobs created
Add businesses and community services	# of businesses opened; # community services added
Expand housing availability	# housing units, # of low-moderate income housing
Acquisition of additional funding	Further assessment and/or cleanup grants; leveraged dollars
Sustainable redevelopment	Green infrastructure, climate change mitigation/adaptation

IV.E.4. Programmatic Capability and Past Performance; a) Programmatic Capability;

i-ii-iii. Organizational Capacity, Organizational Structure, Description of Key Staff: The City of Shawneetown will lead the brownfields initiative and manage the activities under the grant, including reporting in EPA's ACRES system. Shawneetown has successfully managed over \$1.1 million in federal and state funding, including housing rehabilitation, sewer upgrades, and pump station repairs, proving that the City is poised for success.

Shawneetown's Brownfields Management Team will be led by **Mayor Steve Wood**, who serves as Chief Executive of the city. Mayor Wood is active in economic development, as well as daily City operations. Mayor Wood will be a leading voice in communicating with residents and guiding the brownfields inventory process. Mayor Wood is leading a \$500,000 housing rehab

project and is in the final stages of closing out a \$50,000 sewer line project. Mayor Wood will be the Project Director and will handle personnel, public relations, and grant oversight. He will be assisted by **Alene Carr**, Executive Director of Southeastern Illinois Regional Planning and Development Commission (SIRP&DC), who assists the City with grant-funded projects. She will advise the City on brownfields-related economic and community development. She joined SIRP&DC in 2004, and she supervises staff in economic development, grant writing and administration, and works regularly with the U.S. Department of Commerce, Economic Development Administration and other local, state and federal agencies.

Matt Martin is the Shawneetown City Clerk. His responsibilities include communication between the city and outside agencies. Keeping records of all financial transactions, he maintains copies of all invoices and important paperwork when filling out a voucher for the treasurer to make a payment of. He will handle day-to-day grant oversight and establishment of project tracking systems. **Chris Mills** will assist with financial management. She is the Shawneetown treasurer and is in charge of issuing city payments. She has many years of financial experience with the city and private enterprise. All grant-related transactions would come from her office and are backed by an excellent track record of audits.

iv. Acquiring Additional Resources: The City will contract with a QEC compliant with Competitive Procurement Standards 40 CFR Part 31.36 and Illinois Procurement Code 30 ILCS 500 and will depend on the guidance of the QEC and the Illinois Brownfields Program to provide technical oversight of the project. The City promotes strong labor practices and will link community members to potential employment opportunities presented from this grant. In case of key staff member changes due to unforeseen conditions, the City will ensure continuity by hiring an experienced individual through its strong labor practices to fill the position.

b) Past Performance and Accomplishments; ii 1. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: Shawneetown has not received an EPA Brownfields grant but has a record of successfully managing state and federal funds. The table below summarizes recent grant accomplishments.

2. Compliance with Grant Requirements: In all instances, grants are making progress towards achieving the expected results of the agreement in a timely manner. For all grants below and all other grant awards, we are in compliance with all reporting requirements with both State and federal agencies. The two most recent grant awards will be closed out by January 2024, as anticipated, and all follow-up communication will be completed in a timely manner.

Funding Agency / Grant Type	Year	Amount
Illinois Department of Commerce (DOC) Community Development Block Grant (CDBG) Housing Rehabilitation: <i>in compliance, meeting all grant requirements</i>	2023	\$500,000
This program assists Illinois non-entitlement communities with community-based projects. Low-to-moderate income communities can receive funding to improve housing and rehabilitate residential properties. This project is underway and is meeting all deadlines and expectations, and will be complete in January 2024.		
Success measures: 10 owner-occupied housing units are being rehabilitated.		
State of Illinois Capital Grant: <i>in compliance, meeting all grant requirements</i>	2021	\$50,000
Part of the ReBuild Illinois plan, these funds address critical infrastructure needs in Illinois. Shawneetown received funds to remove and replace storm sewer pipes along a targeted area of McLean and East Posey Streets.		
Success measures: Improved stormwater management in targeted area.		
Illinois DOC CDBG Public Infrastructure Grant: <i>in compliance, met all grant requirements</i>	2014	\$200,000
This program assists Illinois non-entitlement communities with community-based projects. Local governments that need to improve public infrastructure and eliminate conditions detrimental to public health, safety, and public welfare can apply for funding. Shawneetown received funds to replace deteriorating sanitary sewer lines and storm sewer mains.		
Success measures: 560 lineal feet of sanitary sewer lines and 425 lineal feet of storm sewer mains were replaced to improve sewer and stormwater management and protect public health.		

THRESHOLD CRITERIA DOCUMENTATION

SECTION III.B – THRESHOLD CRITERIA FOR COALITION ASSESSMENT GRANTS

1. Applicant Eligibility

The applicant is the City of Shawneetown, Illinois, which is considered a local government as defined by 2 CFR 200.64, and is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

2. Community Involvement

The City will administer up to 4 community-wide public meetings throughout the 4-year grant period to ensure continued community engagement. These meetings will provide information, solicit feedback, address concerns, and explain relevant health and environmental impacts. As necessary, meetings may be held virtually in light of the ongoing COVID-19 related regulations.

The initial kick-off meeting will inform community leaders, residents, business owners, and other stakeholders of the grant award, the assessment and remediation process, and to solicit input. Brownfield information and project progress will be communicated to the public via the City's web page, social media, traditional news outlets, and to key community partners, newsletters, websites, and social media. This meeting will discuss our current and future plans for each site, introduce our qualified environmental consultant (QEC), request feedback from the community and partners, respond to comments and explain the basis for any reuse plan decisions. Community input will be a driver towards ultimate redevelopment plans for our brownfield sites. As such, as cleanup options are evaluated and reuse plans are developed, the City will focus on gathering input and addressing concerns. The Egyptian Health Department will educate residents on impacts from environmental contaminants.

3. Expenditure of Existing Grant Funds

The City does not have an open EPA Brownfields Assessment or Multipurpose Grant.

4. Contractors and Named Subrecipients

Not applicable, the City has not procured a contractor(s). The City has not named a subrecipient in this application.