



Narrative Information Sheet
Chicago Southwest Development Corporation –
Former Washburne Trade School Brownfield Cleanup

1. Applicant Identification:

Chicago Southwest Development Corporation
 2875 West 19th Street
 Chicago, IL 60623-3501

2. Funding Requested:

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$2,000,000

3. Location: City of Chicago, Cook County, Illinois

4. Property Information:

Former Washburne Trade School Parcel (FWP)
 3233 W. 31st Street
 Chicago, IL 60623

5. Contacts:

a. Project Director:

Name: Michael J. Di Lorenzo
 Phone: 773-484-1882
 Email: mdilorenzo@ChicagoSDC.com
 Mailing Address: CSDC/Focal Point, 2875 West 19th Street, Chicago, IL 60623-3501

b. Chief Executive:

Name: Guy A. Medaglia
 Phone: 773-484-1882
 Email: guy@ChicagoSDC.com
 Mailing Address: CSDC/Focal Point, 2875 West 19th Street, Chicago, IL 60623-3501

6. Population: 2,746,388 (2020 Census)

7. Other Factors:

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A

Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Pgs. 5-6
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Pg. 5
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Pg. 5
The proposed project will improve local climate adaptation and/or mitigation capacity and resilience to protect residents and community investments.	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	Pg. 3

8. Releasing Copies of Applications: N/A

Project Narrative – Former Washburne Trade School Parcel (FWP) Brownfield Cleanup

1. Project Area Description And Plans For Revitalization; 1.a. Target Area and Brownfields;

1.a.i. Overview of Brownfield Challenges and Description of Target Area; Chicago Southwest Development Corporation (CSDC) is an existing EPA grantee seeking to remediate and reuse a 10.8-acre brownfield site known as the Former Washburne Trade School Parcel (FWP) for the purpose of developing a new mixed-use community campus, which will be anchored by a newly constructed Saint Anthony Hospital. The hospital and community campus will serve a population that experiences disproportionately high environmental injustices and socioeconomic challenges. The redevelopment project is known as the Focal Point Community Campus and is focused on addressing social determinants of health. Remediation of the FWP parcel is critical and will allow CSDC to proceed with the construction of the hospital and other campus uses beginning in 2024.

The target area (TA) falls within the Little Village neighborhood (Census Tract 17031830500) and within the boundaries of the Little Village Industrial Corridor. This area is part of the southwest side of Chicago, which consists predominantly of African American and Latino neighborhoods. The area has been heavily impacted in recent years by economic disinvestment and loss of jobs and industry and contains many remnants of Chicago's industrial past. The TA experiences high concentrations of poverty, with over 15% of families living below the poverty line, as well as high rates of teen pregnancy, unemployment (8.4%), high school drop-out, and violent crime.¹ The median household income here is nearly 40% less than the city.

While the FWP site and its adjacent brownfield parcels, which will all be remediated simultaneously (see next section), make up one of the most substantial cleanup projects in the city, Southwest Chicago has numerous other brownfields that have not been adequately addressed. At least 10 brownfields have been identified by the Delta Institute and Little Village Environmental Justice Organization,² located at the following addresses: 2014 California Ave.; 2358 S Whipple St.; 2505 W 24th St.; 2514-2520 W 25th St.; 3101 S Kedzie Ave.; 3157 S Kostner Ave.; 3241 W Cermak Rd.; 3301 S Kedzie Ave.; 3321 S Pulaski Rd.; and 3501 S Pulaski Rd. This section of the city is known for its former industrial presence, most of which has vanished over the years, leaving behind abandoned and contaminated facilities that now blight the community and inhibit its future growth and development. There are dense residential areas immediately adjacent to the industrial corridor, and given the sheer proximity, there are significant environmental, economic, and health issues in the community, which underscores the significance of remediating the FWP site in particular. In addition to significant brownfield challenges, the TA was impacted by two closures of coal-fired power plants in 2014. Many residents still deal with asthma and other respiratory diseases that were developed as a result of toxic exposure at the plants.

1.a.ii. Description of the Proposed Brownfield Site; The Former Washburne Trade School Parcel (FWP) is the brownfield site within the target area where we plan to perform cleanup activities. All site assessment work has been completed on the parcel, and the full scope of cleanup activities has been identified for this application. The 10.8-acre site is completely vacant and situated on the southwest corner of W. 31st Street and S. Kedzie Avenue, a busy 4-lane roadway that connects to

¹ U.S. Census Bureau. 2021 American Community Survey 5-year estimates. Retrieved from data.census.gov.

² Delta Institute & LVEJO, <https://delta-institute.org/wp-content/uploads/2020/04/Little-Village-VPB-Redevelopment-Strategy.compressed.pdf>

Interstate 55 a half mile to the south. The site is bordered to the north by W. 31st Street, to the east by S. Kedzie Avenue and a vacant former industrial parcel, to the south by vacant former industrial parcels, and to the west by the former Action Iron and Metal site and the Cinespace movie studios. CSDC owns the FWP brownfield site as well as the adjacent parcels and is planning to clean them simultaneously (remediation of the adjacent parcels is partially supported by current EPA Cleanup Grants; see Past Performance section). All of the parcels identified will be part of the planned Focal Point Community Campus development.

According to historical records, the FWP site was occupied by the Liquid Carbonic Co. from 1910 to 1958. The factories were expanded to include a transformer building, machine shops, and freight warehouse. Operations included the use of heating oil, solvent, crude oil, and gasoline underground storage tanks (USTs). Eight of the registered USTs were removed in 2010, however, information pertaining to removal of four additional USTs documented as used on-site was not identified, and a recent GPR survey did not identify anomalies. The property was occupied in the 1960s by the Chicago Board of Education and operated as the Washburne Trade School through the mid-1990s. The Washburne Trade School ceased operations in 1996 and the structures were demolished by 2010. The southern portion of the property historically consisted of the West Branch of the South Branch of the Chicago River in the late 1800s and the early 1900s and was backfilled and brought to the approximate existing grade prior to the 1950s. The source of the material used to backfill the river is unknown and is considered a recognized environmental condition.

The Phase II Environmental Assessment for the FWP brownfield site detected one VOC, specifically TCE, and seven SVOC/PNA constituents: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, and naphthalene in exceedance of the residential Tier I SROs for soil ingestion. Furthermore, concentrations of benzo(a)anthracene were detected in exceedance of soil component of the groundwater ingestion exposure pathway. The two TCL metal constituents, arsenic and mercury, were also detected in exceedance of the residential Tier I SROs for soil ingestion and construction worker inhalation. Significantly reducing both arsenic and lead levels onsite is vital to building a safe, health and wellness-focused campus.³ The site cannot be reused until these contaminants are contained and/or removed from the site. The subject site is a blighted property in the target area, and remediation will allow for the advancement of environmental justice and economic opportunities for a community that has limited options to improve health and economic outcomes.

1.b. Revitalization of the Target Area; 1.b.i. Reuse Strategy and Alignment with Revitalization Plans; The FWP brownfield site and adjacent brownfields were identified as priorities for cleanup during planning led by the Delta Institute and the Little Village Environmental Justice Organization.⁴ Key planning documents reviewed include: the 2012 Little Village SSA #25 Market Analysis and Economic Development Plan; the 2013 Little Village Quality of Life Plan; the 2013 Fisk and Crawford Task Force Final Report; the 2015 Pilsen and Little Village Land Use Plan; the 2017 Pilsen & Little Village Action Plan; and The Little Village Industrial Corridor Modernization framework plan. A common goal within these documents is to incorporate best practices for new development within the industrial corridor to improve environmental and social conditions, and

³ <http://www.who.int/mediacentre/factsheets/fs372/en/>

⁴ <http://delta-institute.org/delta/wp-content/uploads/Little-Village-VPB-Redevelopment-Strategy.compressed.pdf>

many of the plans specifically refer to the Focal Point Community Campus as a strong, sustainable opportunity that can help spur economic growth. The reuse plan for the full development of Focal Point was presented to the City of Chicago’s Plan Commission and received approval, indicating significant local support and alignment with city and community group planning documents.

1.b.ii. Outcomes and Benefits of Reuse Strategy; Cleanup of the FWP parcel will pave the way for the construction of the new Focal Point Community Campus, which will include a new 151-bed community hospital, an outpatient medical office building, affordable housing, higher education, early childhood development and day care programs, a fitness center, outdoor athletic fields, retail offerings, hospitality space, entrepreneurship programming, and other services identified through extensive community engagement efforts. The campus will offer a variety of critical programs and services focused on social determinants of health and providing opportunities to a community that lacks equitable access to healthcare, transportation, jobs, and safe recreational space.

The following measurable outputs and outcomes are projected: **1,000 retained** jobs at the new Saint Anthony Hospital; **4,000** construction jobs using an estimated **1.8 million labor man hours**; **500** jobs in retail, education, security, property maintenance, and other professional services; **10.8** acres of land remediated; Site prepared for a **\$600 million investment**; Development of a 151-bed community hospital, outpatient medical office, affordable housing, higher education, early childhood and day care programs, a fitness center and athletic fields, retail offerings, hospitality space, and entrepreneurship programs. Cleanup of the site will also produce outcomes that improve infrastructure and sustainable reuse related to public transportation, stormwater management, and building practices that incorporate *livability and sustainability principles*. Several examples of these principles include: bike parking and bike sharing; approximately 185,000 square feet of green roofs to maximize energy usage; bioswales placed in strategic locations for a more efficient drainage system; LEED certification or equivalents will be sought for the hospital building and other campus structures; substantial tree planting; water use reductions; and EV charging stations. CSDC is also seeking to incorporate other cutting edge sustainability practices including renewable energy sources. Cleanup of the FWP site will lead to hundreds of living wage jobs requiring a range of skills at the hospital and other campus facilities. The addition of publicly accessible green space is a particularly important outcome of the project, as Little Village ranks 70th of 77 Chicago neighborhoods for its lack of green space.⁵ Together, the redevelopment will help to address racial disparities and environmental justice issues and will support reinvestment and economic development in the community.

1.c. Strategy for Leveraging Resources; 1.c.i Resources Needed for Site Characterization; 1.c.ii. Resources Needed for Site Remediation; 1.c.iii. Resources Needed for Site Reuse

Name of Resource	Is the Resource for (1.c.i.) Assessment, (1.c.ii.) Remediation,	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
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⁵ National Recreation and Park Association. “Latino Residents Champion for Green Justice in Little Village.” <https://www.nrpa.org/parks-recreation-magazine/2016/february/latino-residents-champion-for-green-justice-in-little-village/>

	(1.c.iii.) Reuse?		
Chicago Southwest Development Corporation	Assessment	Secured (no further funding required)	Assessment already completed; Funds were provided by CSDC in the amount of ~\$102,225. No further assessment is expected based on approval from IEPA.
Chicago Southwest Development Corporation	Remediation	Secured	\$700,000 from CSDC escrow account reserved for FWP cleanup.
Financing	Reuse	Unsecured	Financing options are under consideration for various aspects of the Focal Point development. Loans will be pursued to address gaps in fundraising.
Philanthropy	Reuse	Partially Secured	Fundraising campaign launching with goal of \$50 million
Government Grants	Reuse	Partially Secured	- \$923,000 secured in FY22 Congressionally Directed Spending (CDS) for pre-construction activities. - \$1 million secured in FY23 CDS for pre-construction activities. - Potentially seeking \$2 million in Economic Development Administration (EDA) funding and \$800,000 in Community Economic Development (CED) funding in FY24

1.c.iv Use of Existing Infrastructure; Sewers, roads, utility lines, broadband, and transportation lines are all accessible at the FWP target area site. As the site is redeveloped, these access points will serve, for example, the stormwater management plan, sustainability practices, and transportation needs of the new development site. With a major reuse planned for the site, there will be improvements and additions made to the existing infrastructure. CSDC will finance all remaining infrastructure needs at the site.

2. Community Need and Community Engagement; *2.a. Community Need;* 2.a.i. The Community’s Need for Funding; The community served by the project is negatively affected by high unemployment and poverty. The 8.4% unemployment rate is higher than the national rate of 5.5%. The poverty rate for families in the Focal Point service area is 15.9%, which exceeds the citywide rate of 13.3% and the U.S. rate of 8.9%.⁶ Since CSDC and the hospital serve these low-income communities with high unemployment, attracting economic investment and raising capital for brownfield cleanup and reuse are continuing challenges. In addition, the City of Chicago does not allocate funding specifically for private brownfield cleanups. The city previously owned the

⁶ U.S. Census Bureau. 2021 American Community Survey 5-year estimates. Retrieved from data.census.gov.

site and elected to sell it rather than pay for remediation, leaving CSDC with full cleanup costs. However, in addition to remediation, CSDC has extensive pre-construction obligations and paid over \$5 million to acquire the site and now requires federal funding to complete the cleanup effort.

2.a.ii. Threats to Sensitive Populations; 2.a.ii.1. Health or Welfare of Sensitive Populations:

The target area of the brownfield cleanup (Census Tract 17031830500) includes large segments of sensitive populations facing heightened health risks resulting from exposure to chemical stressors and environmental pollutants. According to EPA's EJSCREEN tool, 98% of the area's population are people of color, and 52% are low-income. Together, these two figures contribute to a "demographic index" score that is in the 93rd percentile statewide and nationally. Poor environmental conditions present serious threats to the health and welfare of these sensitive groups, as the area is in the 92nd percentile nationally in lead paint exposure, 96th percentile nationally in hazardous waste proximity, 98th percentile nationally in wastewater discharge, 95th in toxic releases to air, and 90-95th percentile nationally in air toxics respiratory hazards.⁷ Other social determinants of health also contribute to worse health outcomes for residents of the area, with 34.2% of adults between the ages of 19 and 64 lacking health insurance, only 10.5% of adults over the age of 25 having a bachelor's degree or higher, and an 8.4% unemployment rate.⁸ Cleanup of FWP will decrease health disparities and help improve the welfare of these sensitive populations by properly mitigating the identified contaminant migration and/or exposure pathways. Once remediation is complete, the reuse of the site for the new Saint Anthony Hospital and Focal Point campus will address key social determinants of health and promote environmental justice.

2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions:

According to the CDC PLACES database, which provides model-based estimates of health data at the census tract level, approximately 36% of the population in the TA Tract are considered obese, 9.1% suffer from asthma, and 3.5% have cancer (excluding skin).⁹ The obesity rate of Saint Anthony Hospital's entire service area, which will be served by the reuse project, is even higher at 40.7%, compared to 31.1% in Illinois and 32.8% nationwide. Child obesity in the hospital's service area is also elevated, with 34.4% of the child population considered obese compared to 20.4% nationwide. Approximately 18.3% of adults in the service area suffer from asthma, which is higher than Illinois' 8.2%.¹⁰ Residents around the proposed site lack access to parks and community recreation areas, with only 1.6 acres of community area per 1,000 residents, compared to 2.42 acres in Chicago.¹¹ The contaminants of the targeted brownfield site exacerbate these health disparities, as high levels of air toxins, particulate matter, and other health hazards in the area are known causes of chronic illness. Cleanup and reuse of FWP for the hospital and Community Campus will improve the health and welfare of the community by preventing further exposure to environmental pollutants and addressing social determinants of health.

⁷ United States Environmental Protection Agency. 2020 version. EJSCREEN. www.epa.gov/ejscreen.

⁸ U.S. Census Bureau. 2021 American Community Survey 5-year estimates. Retrieved from data.census.gov.

⁹ Centers for Disease Control and Prevention. PLACES Project. <https://www.cdc.gov/places>

¹⁰ Saint Anthony Hospital (2018). "2018 Community Health Needs Assessment Report."

<https://sahchicago.org/images/foundation-and-giving/community-benefits-report/2018-PRC-CHNA-Report-SaintAnthonyHospital.pdf>

¹¹ Community Data Snapshot: South Lawndale. (2016). Chicago Metropolitan Agency for Planning.

<http://www.cmap.illinois.gov/documents/10180/126764/South+Lawndale.pdf>

2.a.ii.3. Promoting Environmental Justice; (a) Identification of Environmental Justice Issues; As demonstrated above, the Little Village area, and Southwest Chicago at large, faces some of the most significant environmental justice issues in the nation. Perhaps the clearest evidence for this is that the project’s census tract falls above the 95th percentile nationally in 11 of the 13 Environmental Justice Indexes published by EPA’s EJScreen Tool. The project site is also deemed a disadvantaged census tract by the Climate and Economic Justice Screening Tool (CEJST).¹² With an almost entirely minority population and more than half considered low-income, the area’s environmental burdens fall nearly exclusively on historically underserved groups. These issues are largely a result of Southwest Chicago’s industrial past and legacy pollution coupled with economic and social challenges including dislocation, underinvestment, overcrowding, and violence.¹³

(b) Advancing Environmental Justice; This project will advance EPA’s goal of supporting environmental justice by mitigating disproportionate and adverse impacts on the TA’s substantial minority and low-income populations. The cleanup will help guarantee that these groups are protected from environmental threats, and the subsequent FWP reuse will ensure equitable economic development in the area. In addition to improving access to health care services, the project will create jobs, attract major retailers, increase the supply of affordable housing, and provide needed recreational space in the community. This will greatly expand economic opportunity and promote healthy living in neighborhoods that have long been underinvested in. The project will also increase the tax base for Chicago, allowing for more investment in the community. Construction and operation of the new hospital and Community Campus will create jobs in the TA, which will help to reduce the unemployment rate and support reinvestment in the community, including attracting private commercial businesses to the area.

2.b. Community Engagement; 2.b.i. Project Involvement; CSDC has actively engaged the community for ten years through substantive discussions about the new Focal Point Community Campus and related FWP brownfield site reuse. In preparation for the site cleanup, CSDC has assembled an Advisory Committee of diverse community stakeholders, shown in the table below, who will meet regularly and provide assistance and information throughout the project.

2.b.ii. Project Roles;

Name of organization	Point of Contact	Specific involvement in the project/assistance provided
Chicago Southwest Development Corporation	Michael J. Di Lorenzo Project Director mdilorenzo@chicagosdc.com 773-484-1882	Lead applicant overseeing Focal Point project, including planning and construction, local approvals, grant administration, community updates, scheduling, and budgeting
Saint Anthony Hospital	Genessa Schultz Director of Community Wellness gschultz@sahchicago.org 773-484-1328	Anchor tenant of new Focal Point campus; Funding source for the overall project; Providing space for community meetings; Community Wellness Department involved in building external partnerships

¹² CEJST. <https://screeningtool.geoplatform.gov/en/>.

¹³ Encyclopedia of Chicago. “South Lawndale.” <http://www.encyclopedia.chicagohistory.org/pages/1174.html>

Chicago Transit Authority (CTA)	Dorval Carter President of CTA d2580carter@transitchicago.com 888-968-7282	Chairs the Saint Anthony Hospital Board of Directors. Project expertise and oversight on the Focal Point project on issues related to transit, parking, security, real estate, safety, and assets recovery.
Illinois Hispanic Chamber of Commerce (IHCC)	Jaime di Paulo President and CEO jaime@ihccbusiness.net 312-425-9500	Sits on the Saint Anthony Hospital Board of Directors. Provides guidance on the Focal Point project, entrepreneurship programming, construction, and retail.
CCA Academy	Nancy Zook Director of Operations nzook@cccacademy.org 773-762-2272	Advisory committee participation; Planning potential programs to be located at Focal Point

2.b.iii. Incorporating Community Input; Outputs for this task include: hosting periodic community meetings, posting additional community notifications as warranted by cleanup actions, presenting materials at public meetings held by CSDC, the project sponsor, and posting regular updates to its project website at www.FocalPointChicago.org. CSDC will post progress updates on its website during the remediation and reuse stages of the project. Other updates will be posted, as needed, for key submittals. All updates will allow for public comments, which will be received and responded to by the project director or his designee. All concerns will be communicated to the advisory committee to be carefully considered and addressed. Recognizing the need for an actively involved community in this project, CSDC has already been hosting community events and meetings in recent years specific to the reuse of the FWP brownfield site. In the event that in-person community meetings are not possible during the project period due to COVID-19 or other unforeseen restrictions, CSDC will be able to solicit and respond to community input in other ways, including but not limited to social media (Facebook, Twitter), its website, virtual meetings, and periodic email distributions.

3. Task Description, Cost Estimates, and Measuring Progress; *3.a. Proposed Cleanup Plan;* This cleanup plan focuses on utilizing engineered barriers consisting of concrete, asphalt, and building foundations as part of the proposed redevelopment/construction of the Site. Soils in exceedance of the Tier I SROs for residential ingestion in areas of proposed landscaping or permeable berms will be covered with a 3-foot clean soil engineered barrier. Soils in exceedance of the Tier I SROs for residential outdoor inhalation in areas of proposed landscaping or permeable berms will be covered with a 10-foot clean soil engineered barrier. Areas of the Site exceeding Tier I SROs proposed for landscaping or permeable berms will require clean soil import (approximately 49,037 cubic yards). A Construction Worker Health & Safety Plan will be developed and include worker monitoring and modified work practices. Utilizing engineered barriers, IEPA-approved new engineered soil barriers, implementing the City of Chicago’s groundwater ordinance at the Site, and worker caution notification will be included as part of the final NFR letter for the Site.

3.b. Description of Tasks/Activities and Outputs; 3.b.i. Project Implementation; 3.b.ii. Anticipated Project Schedule; 3.b.iii. Task/Activity Lead; and 3.b.iv. Outputs

Task 1: Remediation Planning

<p><u>Project Implementation:</u></p> <ul style="list-style-type: none"> • EPA-funded tasks/activities: N/A • Non-EPA grant resources needed to carry out tasks/activities: CSDC to complete selection of a construction manager and, if needed, a potential cleanup subcontractor to complete the remediation; Coordination of approved Remedial Action Plan (RAP) with selected construction manager. Development of Site-Specific Health and Safety Plan and other planning documents; Acquisition of MWRDGC Water Discharge Permit; Monitoring/Oversight positioned for start of site work; Fill/Topsoil Analysis and Waste Characterization analyses.
<p><u>Anticipated Project Schedule:</u> Selection of Construction Manager by December 2023. All remediation planning, including HSP and permits, expected to be completed by August 2024.</p>
<p><u>Task/Activity Lead:</u> CSDC</p>
<p><u>Outputs:</u> Selection of Construction Manager/Cleanup Contractor by December 2023; Development of HSP and other planning documents, acquisition of permits, and coordination of approved Remedial Action Plan (RAP) with selected contractor to be completed by August 2024.</p>

<p>Task 2: Remedial Activities and Environmental Contractor Oversight</p>
<p><u>Project Implementation:</u></p> <ul style="list-style-type: none"> • EPA-funded tasks/activities: Construction Phase Remedial Activities, with grant funding specifically requested for 49,037 cubic yards of imported clean soil • Non-EPA grant resources needed to carry out tasks/activities: Funding provided by CSDC to complete the cleanup, including in-kind personnel time for overseeing the contractor, supplies (fencing and signage), environmental consultants, and other remediation costs (e.g., BCT/Engineered Barrier Installation).
<p><u>Anticipated Project Schedule:</u> 09/01/2024 – 03/31/2026</p>
<p><u>Task/Activity Lead:</u> Cleanup Contractor (overseen by CSDC)</p>
<p><u>Outputs:</u> Full remediation completed by Spring 2026; UST removals, if identified.</p>

<p>Task 3: Grant Administration, Coordination, and Reporting</p>
<p><u>Project Implementation:</u></p> <ul style="list-style-type: none"> • EPA-funded tasks/activities: CSDC to manage the grant reporting, coordination, desk audits, draws, and overall grant compliance; IL EPA Site Remediation Program (SRP) reporting, review, and approval process • Non-EPA grant resources needed to carry out tasks/activities: N/A
<p><u>Anticipated Project Schedule:</u> 09/01/2024 – 08/31/2028</p>
<p><u>Task/Activity Lead:</u> CSDC Project Director, Environmental Consultant</p>
<p><u>Outputs:</u> Quarterly progress and budget reports submitted on time quarterly through project completion; Other annual reports, notices, and documents to comply with grant requirements; Completion of Final Site Remediation Report-Remedial Action Completion Report, and secure final Illinois EPA review and approval.</p>

<p>Task 4: Community Engagement</p>

<u>Project Implementation:</u> <ul style="list-style-type: none"> EPA-funded tasks/activities: CSDC to provide project updates to community, and convene meetings with advisory committee. Non-EPA grant resources needed to carry out tasks/activities: In-kind contributions from CSDC or community partners for meeting space.
<u>Anticipated Project Schedule:</u> 09/01/2024 – 08/31/2028
<u>Task/Activity Lead:</u> CSDC Project Director
<u>Outputs:</u> Periodic Meetings with Advisory Committee throughout grant period. Updates to community and opportunities for public comment and response.

3.c. Cost Estimates

Budget Categories	Project Tasks (\$) (programmatic costs only)				
	(Task 1) <i>Remediation Planning</i>	(Task 2) <i>Remedial Activities</i>	(Task 3) <i>Grant Administration</i>	(Task 4) <i>Community Engagement</i>	Total
Construction - Clean soil import @ \$55/cubic yard x 49,037 cubic yards = \$2,697,035 (\$2 million grant-funded)	\$0	\$2,000,000	\$0	\$0	\$2,000,000
Total Direct Costs	\$0	\$2,000,000	\$0	\$0	\$0
Total Grant Budget	\$0	\$2,000,000	\$0	\$0	\$2,000,000

3.d. Plan to Measure and Evaluate Environmental Progress and Results

To achieve the goals of this project and ensure completion of the tasks outlined above, CSDC will implement a robust monitoring and evaluation framework. First, this framework will encompass all required annual and quarterly reports, reflected in EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES). These reports will serve as comprehensive records of all project activities, outcomes, and detailed financial expenditure breakdowns. Transparent and accurate reporting of these project components will help measure progress toward specified objectives for both remediation and reuse. In addition, regular meetings among the Project Director, Environmental Consultant, and Cleanup Contractor will be conducted to ensure that all aspects of the project are implemented according to schedule. While no major obstacles are anticipated in carrying out this cleanup, the project team will meet as needed to resolve any issues that may arise. The expected outcomes of this project include completion of remaining planning work, full remediation of the 10.8-acre site and preparation for its reuse, consistent community engagement and feedback, and timely and compliant grant administration. The project also aims to achieve broader health and environmental outcomes, including the reduction or elimination of contaminant exposure, improvement of community health, and the transformation of the site into a productive mixed-use space that uplifts and provides opportunity to the entire community. The expected outcomes of this project align with Goal 6 and Objective 6.1 of EPA's Strategic Plan¹⁴

¹⁴ EPA. *Strategic Plan*. www.epa.gov/planandbudget/strategicplan.

by eliminating environmental hazards and preparing the FWP site for productive reuse as a hospital and community campus that will improve social determinants of health for the economically disadvantaged population of Southwest Chicago.

4. Programmatic Capability and Past Performance; *4.a. Programmatic Capability;* 4.a.i. Organizational Structure; 4.a.ii. Description of Key Staff; CSDC is a not-for-profit, 501(c)3 organization dedicated to providing support and coordination of health care, programs, and services in the Southwest Chicago community. It was established to develop and manage the Focal Point Community Campus. CSDC has leadership with decades of Project Management experience to ensure successful expenditure of funds to complete the technical, administrative, and financial requirements of the project. The lead Project Director is familiar with the ACRES system and reporting requirements. CSDC also has a finance team in place to coordinate the expenditures. The Focal Point cleanup is led by Michael J. Di Lorenzo, Project Director for CSDC, charged with overseeing and coordinating the cleanup efforts. Mr. Di Lorenzo holds a master's degree in Urban Planning and Policy and has over 12 years of project management experience. CSDC will offer competitive preference priorities (CPPs) for ECs from the City of Chicago and for minority-owned and disadvantaged business enterprise (MBE/DBE) providing services in the transportation, building and facilities, and land development markets. The selected environmental team will perform the cleanup efforts on the grant.

4.a.iii Acquiring Additional Resources; To acquire the additional expertise and resources needed to satisfy the requirements of this grant, CSDC will contract with environmental consultants experienced in brownfield cleanup projects. In selecting a firm, the project director will issue a Request for Proposals and ensure fair and open competition. CSDC will also utilize EPA's Technical Assistance to Brownfields providers, such as KSU TAB, who offer free training and expert guidance on brownfield redevelopment projects.

4.b. Past Performance and Accomplishments; 4.b.i. Currently Has an EPA Brownfield Cleanup Grant; 4.b.i.1 Accomplishments; CSDC has received 3 EPA Brownfields grants in recent years – 2 Cleanup Grants and 1 Assessment Grant. It received a Cleanup Grant in the FY2018 cycle for a 3.2-acre site in the Target Area at 3250 S. Kedzie. CSDC also successfully completed a Targeted Brownfield Assessment at that same site. At the time of this application, all outputs and outcomes of the 3.2-acre brownfield cleanup project are accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES), and all required quarterly and annual reports have been submitted. CSDC also received a Cleanup Grant in FY2022 for a defined 8.4-acre site at 3200 S. Kedzie. CSDC is working through the grant administrative processes to access that funding.

4.b.i.2. Compliance with Grant Requirements; CSDC was recently provided its second no-fee 1-year extension to the grant period to extend its FY2018 Cleanup Grant through October 1, 2023. Due to land acquisition challenges for the overall development and delays associated with COVID-19, performance on this grant has been delayed. CSDC's goal is to complete the remediation processes at all three parcels concurrently (both the FWP parcel subject of this application and the sites at 3250 and 3200 S. Kedzie) and anticipates full remediation of the parcels by the end of 2025, with work anticipated to begin in late 2023. Federal funds will help expedite the cleanup efforts and eventual construction of the hospital and community campus.

THRESHOLD CRITERIA

ATTACHMENT I – DOCUMENTATION OF COMMITTED LEVERAGED RESOURCES

- Expenses to date at the site, paid for by CSDC: \$102,225 (assessment; completed)

Service	Quantity	Units	Rate	Total
Task 1: Phase I ESA	1	LS	\$3,000	\$3,000
GPR Survey	1	LS	\$2,720	\$2,720
Task 1 Alternate: Phase I ESA update (if necessary)	1	LS	\$1,600	TBD
Task 2: SRP Enrollment & Work Plan Preparation ¹	1	LS	\$2,000	\$2,000
Task 3: Phase II Site Investigation ²	1	LS	\$66,155	\$66,155
Investigation Derived Waste Disposal (est.) ³	14	DRUM	\$275	\$3,850
Task 4: Project Reporting				
SRP Technical Reports – <i>SIR/ROR/RAP</i>	1	LS	\$22,000	\$22,000
Project Management, Correspondences, Meetings (est.)	20	HR	\$125	\$2,500

- CSDC Escrow Account: \$2,656,819 (remediation) – approximately \$700,000 reserved for FWP site, and the remainder will be allocated to cleanup efforts on the adjacent brownfield parcels

The screenshot shows a check writing application window titled "Check Writing (Read Only) - Opened By". The bank is identified as "Bank: 1 - BMO Harris Bank, N.A.". The check amount is \$2,656,819.00, payable to "Chicago Southwest Development". A table of payees is visible, showing two disbursements to "Chicago Southwest Development" for a total of \$2,656,819.00. At the bottom of the window, a summary of account balances is displayed on a yellow background:

Receipts:	\$2,869,229.31	Schedule Disbursements:	\$2,869,229.31
Anticipated Dep/Balance:	\$2,869,229.31/\$0.00	Actual Disbursements:	\$212,410.31
Pre-Disbursements Balance:	\$0.00	Account Balance:	\$2,656,819.00

- Government Grants (reuse)

- \$923,000 in FY22 Congressionally Directed Spending to Saint Anthony Hospital (dedicated to CSDC pre-construction for Focal Point project)
- \$1,000,000 in FY23 Congressionally Directed Spending to Saint Anthony Hospital (dedicated to CSDC pre-construction for Focal Point project)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT—Continued
 [Community Project Funding/Congressionally Directed Spending]

Agency	Account	Project	Recipient	State	Amount	Requestor(s)		Origination
						House	Senate	
Department of Housing and Urban Development	Community Development Fund	Saint Anthony Hospital Planning and Design Phase, Chicago	Saint Anthony Hospital	IL	923,000	Jesus G. "Chuy" Garcia	Durbin	H/S
Department of Housing and Urban Development	Community Development Fund	Community Day Services Center Improvement Projects	United Cerebral Palsy Seguin of Greater Chicago	IL	975,000	Jesus G. "Chuy" Garcia	Durbin	H/S
Department of Housing and Urban Development	Community Development Fund	CASA Clubhouse	CASA Kendall County	IL	200,000	Underwood	Durbin	H/S
Department of Housing and Urban Development	Community Development Fund	North Avenue Safety Improvements Project	Village of Oak Park	IL	200,000		Durbin	S
Department of Housing and Urban Development	Community Development Fund	Rosemont Blue Line Redevelopment Project	Cook County Bureau of Asset Management	IL	300,000		Durbin	S
Department of Housing and Urban Development	Community Development Fund	Jackie Joyner-Kersey Foundation Community Capital Improvement Project	Jackie Joyner-Kersey Foundation	IL	350,000		Durbin	S
Department of Housing and Urban Development	Community Development Fund	Margaret's Village Restoring to Renew	Margaret's Village	IL	478,000		Durbin	S
Department of Housing and Urban Development	Community Development Fund	Chicago Park District Washington Park Framework Plan Projects	Chicago Park District	IL	500,000		Durbin	S
Department of Housing and Urban Development	Community Development Fund	Covenant House Illinois—Helping Chicago's Homeless Youth Build Lives of Sustainable Independence	Covenant House Illinois	IL	1,000,000		Duckworth	S

Department of Health and Human Services	Health Resources and Services Administration	Rural Health Services, SC, for facilities and equipment	422,000		Graham	S
Department of Health and Human Services	Health Resources and Services Administration	Rush Health Systems (Ochsner Rush Health as of August 2022), MS, for rural health telemetry technology, including facilities and equipment	700,000		Hyde-Smith, Wicker	S
Department of Health and Human Services	Health Resources and Services Administration	Rush University Medical Center, IL, for lab equipment	750,000		Durbin	S
Department of Health and Human Services	Health Resources and Services Administration	Rutgers Biomedical and Health Sciences, Newark, NJ for facilities and equipment	950,650	Payne	Booker, Menendez	H
Department of Health and Human Services	Health Resources and Services Administration	SIU School of Medicine, IL, to coordinate and increase access to rural health services	1,000,000		Durbin	S
Department of Health and Human Services	Health Resources and Services Administration	SSM Health—St. Mary's Hospital—St. Louis, MO for facilities and equipment	1,000,000	Bush		H
Department of Health and Human Services	Health Resources and Services Administration	SSM Health, MO, for facilities and equipment	3,000,000		Blunt	S
Department of Health and Human Services	Health Resources and Services Administration	Sacramento Native American Health Center, Sacramento, CA for facilities and equipment	1,000,000	Matsui		H
Department of Health and Human Services	Health Resources and Services Administration	Saint Anselm College, Manchester, NH for facilities and equipment	2,200,000	Pappas	Shaheen	H
Department of Health and Human Services	Health Resources and Services Administration	Saint Anthony Hospital, Chicago, IL for facilities and equipment	1,000,000	Garcia (IL)		H
Department of Health and Human Services	Health Resources and Services Administration	Saint Francis University, Loretto, PA for equipment	500,000	Joyce (PA)		H
Department of Health and Human Services	Health Resources and Services Administration	Saint Louis University, MO, for facilities and equipment	4,000,000		Blunt	S

- Other Sources of Leveraged Resources (reuse)
 - Funding allocated to the project through annual budget of Saint Anthony Hospital Foundation
 - A fundraising campaign is underway to achieve philanthropic goal of \$50 million towards the project
 - CSDC will seek gap financing through private equity investments, construction bonds, USEPA Revolving Loan Fund, and other lending sources to complete the project.

ATTACHMENT II – THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

a. Chicago Southwest Development Corporation is an Illinois not-for-profit corporation. A (501(c)(3) IRS Determination Letter is provided below.

b. N/A

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 05 2014

CHICAGO SOUTHWEST DEVELOPMENT
CORPORATION
C/O AILEEN M BROOKS
2875 W 19TH ST
CHICAGO, IL 60623

Employer Identification Number:
46-1575093

DLN:
17053006366024

Contact Person: ID# 31954
CUSTOMER SERVICE

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
June 30

Public Charity Status:
509(a)(3)

Form 990 Required:
Yes

Effective Date of Exemption:
April 25, 2012

Contribution Deductibility:
Yes

Addendum Applies:
No

Received

AUG 11 2014

Medical/Legal Services

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Specifically, we have determined that you are a Type I supporting organization under section 509(a)(3). A Type I supporting organization is operated, supervised, or controlled by one or more publicly supported organizations.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

CHICAGO SOUTHWEST DEVELOPMENT

Sincerely,

A handwritten signature in cursive script that reads "Tamera Ripporda".

Director, Exempt Organizations

Letter 947

2. Previously awarded Cleanup Grant

CSDC affirms that the proposed cleanup site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

As stated in the narrative, CSDC has two active EPA Brownfield Cleanup Grants for adjacent parcels at 3250 S. Kedzie and 3200 S. Kedzie. CSDC received a federal assistance agreement in the FY2018 Brownfield Cleanup cycle for a defined 3.2-acre parcel at 3250 Kedzie Avenue and federal assistance in FY2022 for an 8.5-acre parcel at 3200 S. Kedzie both directly adjacent to the subject site. EPA has provided two one-year extensions to the 3.2-acre parcel cleanup primarily as a result of delays associated with the COVID pandemic and site assemblage. The intent is for both parcels to be remediated simultaneously with the subject parcel of this grant application, which should build efficiencies into the process.

Given the age of the Phase II assessment data and the IL EPA's position that it has gone stale, CSDC completed a bid process this year and selected a qualified environmental consultant to complete an updated Phase I and Phase II covering both parcels, with the end goal of securing an approved Remedial Action Plan through the Site Remediation Program. Both of the parcels with previously awarded grants have been enrolled in the Site Remediation Program this year and are working through the review and approval process. A work plan has been approved by the IL EPA, assessment work is completed, and an approved Remedial Action Plan is expected by summer 2024.

To clarify, this new grant proposal is for cleanup of a 10.8-acre parcel, which is a separate but adjacent cleanup site to the 3250 and 3200 S. Kedzie Avenue sites. Remediating the three sites is a critical step towards the development of a new mixed-use community campus, which will include a newly constructed Saint Anthony Hospital, a community hospital serving a population that experiences disproportionately high environmental injustices and socio-economic challenges.

3. Expenditure of Existing Multipurpose Grant Funds: Chicago Southwest Development Corporation affirms that it does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership (Quitclaim Deed on following 7 pages)

- a. CSDC acquired the site on June 17, 2022.



Doc# 2216857039 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

GAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/17/2022 04:42 PM PG: 1 OF 7

**QUITCLAIM DEED
(Vacant Land)**

41069833 3/3

(The Above Space for Clerk's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of local government having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 (the "**City**"), for and in consideration of Five Million and No/100 Dollars (\$5,000,000.00) conveys and quitclaims, pursuant to ordinance adopted by the City Council of the City of Chicago (the "**City Council**") on April 21, 2021, and published at pages 29650 through 29694 in the Journal of the Proceedings of the City Council of the City for such date, all interest in the real property legally described and identified on Exhibit A attached hereto, to **CHICAGO SOUTHWEST DEVELOPMENT CORPORATION**, an Illinois not-for-profit corporation, whose principal place of business is located at 2875 W. 19th Street, Chicago, Illinois 60623 (the "**Grantee**"). Without limiting the quitclaim nature of this deed, such conveyance is expressly subject to the following:

(a) Covenants and restrictions set forth in this deed and that certain Agreement for the Sale and Redevelopment of Land dated as of June 17, 2022 by and between the City and Grantee and recorded with the Office of the Clerk of Cook County, Illinois, on June 17, 2022 as document no. 2216857038; (b) the standard exceptions in Schedule B of an ALTA title insurance policy; (c) general real estate taxes and any special assessments or other taxes; (d) all easements, encroachments, covenants and restrictions of record and not shown of record; (e) any and all exceptions caused by the Grantee or its agents; and (f) such other title defects as may exist.


[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of the 17th day of June, 2022



CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government

By: Lori E. Lightfoot ^(aw)
The signature of Lori E. Lightfoot,
as executed by Celia Meza

ATTEST:
Andrea M. Valencia
Andrea M. Valencia, City Clerk

REAL ESTATE TRANSFER TAX	15-Jun-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-35-201-012-0000 | 20220601635207 | 1-738-076-240
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	15-Jun-2022
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

16-35-201-012-0000 | 20220601635207 | 0-891-095-120

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b); COOK COUNTY ORDINANCE NO. 93-0-27(B); AND THE CHICAGO REAL PROPERTY TRANSFER TAX, MUNICIPAL CODE SECTION 3-33-060(B).

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Celia Meza, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City"), pursuant to proxy on behalf of Lori E. Lightfoot, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on June 10, 2022

Julie A Bengston
Notary Public



THIS INSTRUMENT WAS
PREPARED BY:

Frances Cahill
Senior Counsel
City of Chicago, Department of Law
Real Estate Division
121 North LaSalle Street, 600
Chicago, Illinois 60602

MAIL DEED AND SUBSEQUENT TAX
BILLS TO:

Chicago Southwest Development Corporation
2875 W. 19th Street
Chicago, Illinois 60623
Attn: Guy A. Medaglia

EXHIBIT A

Legal Description

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION WHICH IS 747.76 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; RUNNING THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 528.12 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 30.00 FEET TO A POINT WHICH IS 777.76 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND 528.12 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 99.85 FEET TO A POINT WHICH IS 777.76 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND 627.97 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 34.89 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 43.88 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 35.37 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 32.15 FEET TO A POINT WHICH IS 848.02 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND 704.00 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTHWESTERLY A DISTANCE OF 10.19 FEET TO A POINT WHICH IS 858.02 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND 705.28 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH A DISTANCE OF 29.26 FEET TO A POINT WHICH IS 887.28 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND 705.90 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 6.00 FEET TO A POINT; THENCE NORTH A DISTANCE OF 9.80 FEET TO A POINT WHICH IS 897.08 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND 711.87 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTHWESTERLY ALONG A CURVE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 796.14 FEET, A DISTANCE OF 109.69 FEET TO A POINT WHICH IS 924.23 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND 818.08 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTHWESTERLY A DISTANCE OF 106.35 FEET TO A POINT WHICH IS 957.60 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND

919.08 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 54.12 FEET TO A POINT ON A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 35 AND RUNNING THROUGH A POINT ON SAID NORTH LINE WHICH IS 974.06 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH ALONG SAID PERPENDICULAR LINE 242.32 FEET TO A LINE DRAWN 133.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 35; THENCE WEST ALONG SAID PARALLEL LINE 97.42 FEET TO LINE DRAWN 57.00 FEET (BY RECTANGULAR MEASURE) EAST OF AND PARALLEL WITH THE EAST FACE OF AN EXISTING BUILDING; THENCE NORTH 00 DEGREES 13 MINUTES 01 SECONDS EAST ALONG SAID PARALLEL LINE 133.00 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 35; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 1071.98 FEET TO THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 586.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THE NORTH 33 FEET AND THE EAST 33 FEET THEREOF, TAKEN FOR STREETS, EXCEPTING THEREFROM THE CORNER CONVEYED TO THE CITY OF CHICAGO FOR STREET PURPOSES ON FEBRUARY 25, 1974 AND RECORDED AS DOCUMENT NO. 22636686.

AREA = APPROXIMATELY 470,812.8 SQUARE FEET OR 10.80837 ACRES

Property Index Number: 16-35-201-012-0000

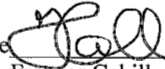
Commonly Known As: 3100 South Kedzie Avenue
Chicago, Illinois 60623

STATEMENT BY GRANTOR AND GRANTEE

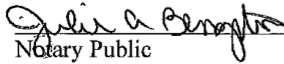
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

City of Chicago,
by one of its attorneys:

Dated June 10, 2022

Signature 
Frances Cahill
Senior Counsel

Subscribed and sworn to before me
this 10th day of June, 2022


Notary Public



The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 202__

Signature _____
Grantee or Agent

Subscribed and sworn to before me
this ___ day of _____, 202__

Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

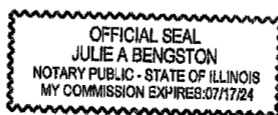
City of Chicago,
by one of its attorneys:

Dated June 10, 2022.

Signature [Signature]
Frances Cahill
Senior Counsel

Subscribed and sworn to before me
this 07 day of June, 2022

[Signature]
Notary Public



The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate, under the laws of the State of Illinois.

Dated June 17, 2022

Signature Chicago Southwest Development Corporation, by one of its attorneys
[Signature] Partner, Forego
Orinker Biddle
& Reath LLP
Grantee or Agent

Subscribed and sworn to before me
this 17 day of June, 2022

[Signature]
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

5. Basic Site Information

- a. Former Washburne Trade School Parcel (FWP)
- b. 3233 W. 31st Street, Chicago, IL 60623

6. Status and History of Contamination at the Site

- a. CSDC's environmental consultant who performed the site assessments found the site to have only hazardous substances and did not encounter any petroleum contaminants. We can confirm that the cleanup plan will be focused on remediating the hazardous substances.
- b. According to historical records, the subject FWP site was occupied by the Liquid Carbonic Co. from at least 1910 to 1958. The factories were expanded to include a transformer building, machine shops, freight warehouse, and operations included the use of several heating oil, solvent, crude oil, and gasoline underground storage tanks (USTs). Eight of the registered USTs were removed in 2010, however, information pertaining to removal of four additional USTs documented as used on-site was not identified. A recent GPR survey did not encounter any anomalies or suspect areas for USTs. The property was occupied in the 1960s by the Chicago Board of Education and operated as the Washburne Trade School through the mid-1990s. The Washburne Trade School ceased operations in 1996 and the structures were demolished by 2010. The southern portion of the property historically consisted of the West Branch of the South Branch of the Chicago River in the late 1800s and the early 1900s and was backfilled and brought to the approximate existing grad prior to the 1950s. The source of the material used to backfill the river is unknown and is considered a recognized environmental condition. The property is now fully vacant.
- c. The environmental concerns at the site include: one VOC, specifically TCE, and seven SVOC/PNA constituents: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, and naphthalene in exceedance of the residential Tier I SROs for soil ingestion. Furthermore, concentrations of benzo(a)anthracene were detected in exceedance of soil component of the groundwater ingestion exposure pathway. The two TCL metal constituents, arsenic and mercury, were also detected in exceedance of the residential Tier I SROs for soil ingestion and construction worker inhalation.
- d. The site became contaminated over time, while it was owned and operated by prior industrial users.

7. Brownfields Site Definition

Review of available records pertaining to the site reveals the following:

- a. The site is not listed or proposed for listing on the National Priorities List.
- b. The site is not currently subject to any unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.

- c. The site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Proposals

- a. An updated Phase I environmental assessment was completed on March 9, 2022, within 180 days of CSDC acquiring the property on June 17, 2022.
- b. A Phase II report was completed at the site on November 19, 2021. It was completed by True North Environmental Consultants.

9. Site Characterization

- b.i. The site is eligible to be enrolled in the IEPA Site Remediation Program.
- b.ii. The site is currently enrolled in the IEPA Site Remediation Program.
- b.iii. The site investigation work completed to date confirms there is a sufficient level of site characterization for remediation work to begin [**see State Acknowledgment and Remedial Action Plan Approval Letters from IEPA below.**]



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 Chicago Southwest Development Corporation
FY2024 US EPA Brownfield Cleanup Grant Application**

11/6/2023

Chicago Southwest Development Corporation
Attn: Michael J. Di Lorenzo, Project Director
2875 West 19th Street
Chicago, IL 60623

Dear Mr. Di Lorenzo,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Cleanup Grant application to U.S. EPA. Chicago Southwest Development Corporation is applying for a \$2,000,000 Cleanup Grant.

The grant will be a Cleanup Grant for Hazardous Substances and will be used for the Focal Point Community Campus a site located at 3233 W. 31st Street in Chicago, IL. The site is currently enrolled in the State of Illinois Site Remediation Program. Based on the current information, there is a sufficient level of site characterization.

Illinois EPA acknowledges Chicago Southwest Development Corporation'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

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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

(217) 524-3300

June 7, 2022

Chicago Southwest Development Corporation
Attn: Mr. Guy A. Medaglia
2875 West 19th Street
Chicago, IL 60623

Refer to: 0316305016/Cook County
Chicago/Focal Point Community Campus (aka Former Washburne Trade School)
Site Remediation/Technical Reports

Dear Mr. Medaglia:

The Illinois Environmental Protection Agency (Illinois EPA) has completed a review of the April 11, 2022 dated *CSIR/ROR/RAP – IEPA Conditional Approval Letter Response* (received April 27, 2022/Log No. 22-74717) as prepared by True North Consultants, Inc. for the Focal Point Community Campus site located at 3233 West 31st Street, Chicago, Illinois. The above referenced report is approved.

The Illinois EPA requests a fourteen (14) day minimum advance notice of any remedial activities at the Remediation Site so that Illinois EPA personnel may have the opportunity to schedule site visits during these activities. If you have any questions, please feel free to contact me at (217) 524-7207 or by email at michael.meng@illinois.gov.

Sincerely,

Michael Meng
Voluntary Site Remediation Unit
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

cc: Mr. Sean Brady – True North Consultants, Inc.
sbrady@consulttruenorth.com

Bureau of Land File

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10. Enforcement or Other Actions

Chicago Southwest Development Corporation affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11. Sites Requiring a Property-Specific Determination

CSDC affirms that this site does not require a Property-Specific Determination, as it does not belong to any of the special classes of property listed in the RFP.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

CSDC's environmental consultant who performed the original site assessments found that the FWP site has only hazardous substances and did not encounter the presence of any petroleum contaminants. The clean-up approach will address the hazardous contamination.

- a. Property Ownership Eligibility – Hazardous Substance Sites
CSDC meets the requirements of one of the CERCLA landowner liability protections, specifically the innocent landowner defense (CERCLA §107(b)(3) and 101(35)(A)) as an inheritor of contaminated property.
- b. Information on the Property Acquisition- CSDC acquired the property on June 17, 2022. CSDC acquired the land from the Chicago Board of Education. CSDC has sole ownership and control of the site. There are no familial, contractual, corporate, or financial relationships or affiliations with prior owners of the property.
- c. Timing and/or Contribution Toward Hazardous Substances Disposal- The disposal of hazardous substances and petroleum contaminants at the site occurred before CSDC acquired the property and CSDC has not caused or contributed to any release of contaminants at the site at any point. CSDC has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- d. Pre-Purchase Inquiry- A Phase I site assessment was completed March 9, 2022 by True North Environmental Consultants, prior to acquisition. A Phase II Environmental Site Assessment was prepared on November 19, 2021 prior to acquisition, prepared by the same company. Both occurred prior to acquisition of the property.
- e. Post-Acquisition Uses- Since acquisition in June of 2022, the site has been vacant and secured. There have been no active users of the site.
- f. Continuing Obligations- CSDC has installed fencing around the perimeter of the site which is locked from unwanted access, and CSDC monitors the site regularly. CSDC is committed to preventing any releases and preventing or limiting exposure to any previously released hazardous substances or petroleum contaminants. CSDC is committed to complying with all land-use restrictions and institutional controls, and assisting and cooperating with those performing the cleanup and providing access to the property. CSDC also will comply with all information requests and administrative subpoenas in connection with the property, and will provide the necessary legal notices.

13. Cleanup Authority and Oversight Structure

- a. The cleanup effort is led by Michael J. Di Lorenzo, Project Director for CSDC, charged with overseeing and coordinating the cleanup efforts. Mr. Di Lorenzo holds a master's degree in Urban Planning and Policy and has over 13 years of project management experience. The site has been previously enrolled in the Site Remediation Program and has obtained approval of its Remedial Action Plan. CSDC intends to engage a fully qualified environmental contractor through a comprehensive bidding effort to guide it through the Site Remediation Program and intends to take advantage of its strong relationships at the IL EPA and US EPA to ensure a smooth process. CSDC will comply with all required federal procurement guidelines. CSDC will also look to assign an additional project manager to assist with grant performance over the lifespan of the grant.
- b. With respect to neighboring properties, and access, CSDC owns all adjacent parcels, simplifying any access issues.

14. Community Notification (Please see Attachment III)

- a. Draft Analysis of Brownfield Cleanup Alternatives – See ABCA on pages 33-41 in Attachment III.
- b. Community Notification Ad – See Community Notification on pages 42-43. CSDC provided the community with notice of its intent to apply for an EPA Brownfields Cleanup Grant and allowed the community an opportunity to comment on the draft application and ABCA report (see below). The notices were provided on October 27, 2023, at least 14 days prior to filing this application. This notification was posted on CSDC's Facebook page. The community has been provided an opportunity to comment on the proposal, including the draft Analysis of Brownfield Cleanup Alternatives (ABCA), which was made available for review on the project website at www.FocalPointChicago.org. CSDC also offered the opportunity for the public to see printed hard copies of the draft documents if they preferred.
- c. Public Meeting - A virtual public meeting was held on November 7, 2023 at 3 PM to discuss the draft proposal, the draft ABCA, and to consider public comments. Included in Attachment III is the PowerPoint presentation made, a summary of the public comments received, the applicant's response to those comments, meeting notes, and the meeting sign-in sheet. Spanish translation was offered at this public meeting.
- d. Submission of Community Notification Documents -
 - Draft ABCA
 - A copy of the community notice circulated on October 27, 2023.
 - The comments or a summary of the public comments received;
 - The applicant's response to those comments;
 - Meeting notes or a summary of the public meeting(s); and
 - Meeting sign-in sheet/participant list.