



**NARRATIVE INFORMATION SHEET:
City of South Beloit, Illinois**

1. Applicant Identification:

City of South Beloit, Illinois
519 Blackhawk Blvd., Suite 2
South Beloit, Illinois 61080

2. Funding Requested:

- a. Grant Type: Single Site Cleanup – Hazardous Substances
- b. Federal Funds Requested: \$1,461,005

3. Location:

- a. City: South Beloit
- b. County: Winnebago County
- c. State: Illinois

4. Property Information:

- 420 N. Blackhawk Blvd., South Beloit, Illinois 61080

This subject of this cleanup grant is the Former Mannino Property site, located at 420 N. Blackhawk Blvd. in South Beloit, Illinois. The Site consists of approximately 1.69 acres of land in a mixed residential and commercial area in the City of South Beloit, located on the west side of North Blackhawk Boulevard and north of Charles Street. The Site currently comprises one (1) small parcel of land (PINs: 04-05-301-001) which is consists of a vacant lot and razed remains of former buildings.

5. Contacts:

- a. **Project Director:** Ms. Sonya Hoppes, City Administrator
519 Blackhawk Blvd., Suite 2, South Beloit, Illinois 61080
Phone: 815.389.3023
Email: s.hoppes@southbeloit.org



b. Chief Executive: Mr. Tom Fitzgerald., Mayor
 519 Blackhawk Blvd., Suite 2, South Beloit, Illinois 61080
 Phone: 815.389.3023
 Email: t.fitzgerald@southbeloit.org

6. Population: 7,989 (US Census, 2020)

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less	1
The applicant is, or will assist a federally recognized Indian tribe or United States territory	N/A
The priority 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.	N/A
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).	1,2,3,4
The priority 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	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures	N/A
The reuse strategy or project reuse of the proposed site(s) considers climate adaptation and/or mitigation measures.	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing	N/A

8. Releasing Copies of Application:

Not Applicable. This application does not have confidential, privileged, or sensitive information included that cannot be shared.

1: PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of the Target Area

South Beloit, Illinois, is a small city of 7,989 residents¹ located on the Illinois/Wisconsin state line and at the confluence of Turtle Creek and the Rock River, a tributary of the Mississippi River. The City totals just over six square miles and boasts a rich history. Through the early 1800s, the Ho-Chunk people occupied the area with a village of nearly 1,000 people, a population Chicago wouldn't reach until sometime between 1840 and 1850. Almost immediately following European settlement in the 1830s, rail lines and subsequent industrial development began in earnest. In the subsequent 182 years, foundries and other supporting industrial facilities manufactured trailers, refrigerators, electric brakes, machines, metal punches, heavy disc wheels, overalls, castings, pipe, tile, and brass works. Although foundries and other industry still operate today in South Beloit, the decline in manufacturing since its peak here and throughout the rust belt has left vacant, blighted, and abandoned industrial properties and environmental contamination in their wake.

The Confluence Revitalization Area (CRA) is the Target Area for this application. The CRA Target Area being considered for redevelopment was the initial point of settlement for the region. The CRA is defined by Blackhawk Blvd. and the Illinois/Wisconsin state line to the north, Oak Grove Avenue to the south, State Highway 51 to the east, and the Rock River to the west. Turtle Creek, the second largest tributary to the Rock River in Wisconsin, provides flood storage, nutrient mitigation, and habitat along its 336 miles before discharging into the Rock River in South Beloit. The last two miles of Turtle Creek constitute the most urban portions of its watershed, with the last mile entirely within South Beloit. The CRA has been an impediment to redevelopment due to unknown environmental conditions in the area. Over the past 200 years, several locations in South Beloit and Beloit, Wisconsin, were used for the disposal of foundry sand and other industrial debris. Contamination concerns from foundry sand infilling of floodplains and wetlands, along with associated increased flooding frequency exacerbated by industrial filling, are the most often cited issues for the lack of redevelopment within the region. Other potential redevelopment sites have brownfield concerns from a variety of abandoned factories, industries, and vacant buildings within the CRA. Historic fill material, unknown below-ground structures, building contamination, and scrapyards are suspected to exist on several potential redevelopment properties. A general lack of knowledge regarding historic industrial practices has led to property abandonment or neglect. These properties in the CRA Target Area are unsecured, with no perimeter fencing, and have experienced vandalism, vagrancy, and criminal activities. The CRA has great potential as a redevelopment area for the City. The City is banking that the new Nature at the Confluence Learning Center and Campus will be a catalyst for future redevelopment. The CRA is adjacent to a regional transit center minutes from the interstate highway at the center of a population of nearly 120,000 within 10 miles of the site², and at the midpoint of the Rock River Trail, a national water recreation trail. Within walking distance are five major U.S. corporations and manufacturers, a private liberal arts college, and several primary education facilities. Some newer developments have been established near the interstate, but much of the City is characterized by aging roads, utilities, and unoccupied, unsightly brownfields. Many homes near the CRA suffer from blight, neglect, and floodway/floodplain restrictions. Residents in this portion of the City have lower income levels and increased health concerns compared to those living outside of the downtown. Residents must travel to the outskirts of town, to nearby Rockford and Rockton, or into Wisconsin for basic needs or for social gatherings.

1.a.ii. Description of the Proposed Brownfield Site

This subject of this cleanup grant is the Former Mannino Property site, located at 420 N. Blackhawk Blvd. in South Beloit, Illinois. The Site consists of approximately 1.69 acres of land in a mixed residential and commercial area in the City of South Beloit, located on the west side of North Blackhawk Boulevard and north of Charles Street. The Site currently comprises one (1) small parcel of land (PINs: 04-05-301-001) which consists of a vacant lot and razed remains of former buildings. The Site is bound to the east by forested land, the North Blackhawk Boulevard right-of-way to the east, a nature conservation area and railroad corridor to the north and west, and an ice cream store to the south. The Site consists of one (1) polygon-shaped parcel of land, formerly developed with a

¹ U.S. Census Bureau 2020 – www.census.gov

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6,500-square-foot, single-story multi-unit commercial building. The structure has been razed, with the concrete slab and foundation remaining in place. The remaining grounds consist of gravel-covered parking lots surrounding the former Site building slab and graveled egress and ingress areas off North Blackhawk Boulevard. Concrete slabs with two (2) former fuel pump islands are located in the north-central portion of the Site. Landscaped areas are along the North Blackhawk Boulevard right-of-way of the Site. Parcel index numbers associated with the Site are 04-05-301-001. The Site buildings were constructed in approximately 1953. According to historical records and the 2018 Phase I ESA, the Site was occupied by commercial truck repair and restaurants operations between as early as 1953 up until 1959. From 1959 to 2014, the Site had expanded its commercial function to include a filling station. Currently the site is a vacant lot with the concrete slabs and foundational remains of the former building.

Several environmental assessments have been completed at the Site, including a Phase I ESA in 2018. Phase II ESA work was completed in 2023 as part of the City's brownfield redevelopment program. Phase I Environmental Site Assessments (ESAs) completed at the Site in 2018 identified recognized environmental conditions (RECs) associated with historical filling station operations conducted on the Site, suspected unregistered "orphan" tanks, nearby manufacturing operations, nearby automotive repair operations and adjacent sites historical filling stations and underground storage tanks. An initial Phase II ESA was completed in 2023 to determine if contaminants of concern (COC) were present in the subsurface outside of the building footprints. The 2023 Phase II ESA identified elevated concentrations of SVOC and Metal contamination in soil and groundwater above Illinois Environmental Protection Agency (Illinois EPA) Tiered Approach to Corrective Action Objectives (TACO) Tier 1 remediation objectives. Also, six (6) underground storage tanks were identified in the northern portion of the Site, adjacent to the former fuel pump islands. Based on the findings of the environmental investigations, the contamination in soil and groundwater directly impacts the Site and the surrounding area. As a result, soil and groundwater contamination remediation action will be necessary to protect human health and the environment and further provide a site ready for redevelopment.

1.b. Revitalization of the Target Area

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

South Beloit has a vision to clean up the 420 N. Blackhawk Blvd. site. The City of South Beloit intends to pursue redevelopment of the Site in the near future, with end uses being a Neighborhood Park connected with the Nature At The Confluence conservation area to the north of the property. As part of the City's vision, the City plans to complete the proposed site cleanup activities described herein, and produce two highly anticipated site reuses: 1) Installation of an alternative green engineered barrier utilizing geofabric and clean backfill, and 2) construction of a Neighborhood Park at the Nature of the Confluence, located in the downtown area to create more ways to connect to downtown, to get to the Sky Carp/ABC Supply Stadium, and a connection from South Beloit to the neighboring downtown of Beloit, Wisconsin. Removal of the underground storage tanks and cleanup of the identified soil and groundwater contamination are a critical component to redevelopment, specifically to protect sensitive human receptors at and surrounding the Site. The City will utilize the Blackhawk Blvd. site as a new park facility that will be located along the Rock River and the Turtle Creek, which has bike & pedestrian paths in-place to connect the 5th Street bike path in Beloit to the Nature at the Confluence area. This will create extensive regional connectivity via the path and new park, providing an opportunity to connect to the existing path infrastructure, creating alternative transportation routes for people to travel to work, school, stores, and other vital community services like the post office and bank. The City is looking forward to creating opportunities for recreational development on the Blackhawk Blvd. site - the view of the Rock River from this property is one of the regional gems, a true natural beauty. There is no doubt that where the Turtle Creek meets the Rock River, there lies a natural confluence with the opportunity to transform South Beloit's "city center".

A regional private redevelopment group, Beloit 2020, has developed a Vision Plan for the redevelopment of South Beloit (including the CRA) and Beloit, Wisconsin. The revitalization plans for the Blackhawk Blvd. Site described above, fit into these planning efforts from Beloit 2020. The City of Beloit's downtown touches downtown South Beloit. Beloit, Wisconsin recognized that their efforts would not succeed if they did not partner with the City of South Beloit to address revitalization. This plan dovetails well into South Beloit's Master Plan and the joint communities' City Center Plans.

These plans articulate goals and visions for community land use, public health, recreation, safety, and vision for short- and long-term future outcomes. In addition to Beloit 2020, other partners have participated in planning for the CRA Target Area, including the South Beloit Public Library, Greater Beloit Economic Development Corporation, Winnebago County, Winnebago Forest Preserve District, and the Natural Land Institute.

The Blackhawk Blvd. site's redevelopment is expected to provide for the much needed and wanted recreational connectivity for the entire City of South Beloit, while providing additional community activities at the planned neighborhood park for one of the major recreational and economic development boosters in the region, the Beloit Sky Carp minor league baseball team and the recently constructed ABC Supply Stadium venue.

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

The South Beloit community has long expressed a desire for a more publicly accessible riverfront that is complemented by gathering places, recreational paths for biking and pedestrian use, and recreational space for a neighborhood park. The Rock River is a unique natural feature that South Beloit is tapping into to help define the character of the South Beloit Riverfront and City Center area. Incorporating recreational space can help reinforce the distinctiveness of the area and attract additional visitors. This Brownfields Cleanup Grant funding will be an asset not only to the Blackhawk Blvd. Site, but also to the planned recreational project along the Rock River, as it will environmentally clean up the property so it's ready for a productive and environmentally friendly end-use. When completed, the neighborhood park will provide for the much needed and wanted riverfront park space for the entire City of South Beloit. This park will also connect to regional bike and pedestrian paths that will have the capability to connect people to employment opportunities, retail destinations, schools, and existing trail systems in the City.

South Beloit's brownfield reuse plans for the site at 420 N. Blackhawk Blvd. site aren't just for recreational purposes, they also focus on recalibrating and diversifying South Beloit's economy for the future, as well as addressing the City's blighted and vacant neighborhoods due to the presence of brownfield sites. The City's neighborhood park will provide an additional family amenity for the Beloit Sky Carp minor league baseball team located at nearby ABC Supply Stadium, generating quality of life benefits for the City. The City would like to create more opportunity for economic development near the Blackhawk Blvd. site and the incorporation of this critically needed greenspace in the area will add value for future economic development - the view of the Rock River from this property is one of the regional gems, a true natural beauty. There is no doubt that where the Turtle Creek meets the Rock River, there lies a natural confluence with the opportunity to transform South Beloit's "city center". South Beloit's site reuse plans build on the successful brownfields redevelopment efforts already made with the City's previous assessment and cleanup grant funds and the implementation of local funds to keep projects moving to redevelopment.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Characterization

If additional resources are needed for site characterization efforts, the City will fund any additional assessment activities locally. The Blackhawk Blvd. site is located in the City's Blackhawk/Gardner TIF District, so those funds could be utilized for additional site characterization efforts as well. If necessary, the City will request assistance from the Illinois EPA Office of Site Evaluation (OSE) to address any necessary site characterization activities. The City may also request site evaluation assistance from the federal Technical Brownfields Assistance program.

1.c.ii. Resources Needed for Site Remediation

Supplemental capital may be needed to complete site remediation efforts described herein for the Blackhawk Blvd. Site. Funding resources that will be pursued for additional site remediation efforts include: the Blackhawk/Gardner TIF funds, New Market Tax Credits, Community Development Block Grant funds ranging from \$550,000 to \$1,000,000, Illinois DNR Recreation grant funding up to \$400,000, IEPA Revolving Loan Funds, and private capital from the developers involved in the future redevelopment of the Target Area.

1.c.iii. Resources Needed for Site Reuse

The City of South Beloit has been extremely successful in leveraging other funding resources to complete redevelopment activities for sites in the Target Area, making the sites shovel ready for development. Most recently, the City of South Beloit has sought Open Space Land Acquisition and Development grant funds from the Illinois Department of Natural Resources to begin construction on the proposed park facility at the cleanup site. South Beloit has been successful in obtaining other State and Federal funding like IEPA State Revolving Loan Funds and CDBG Public Infrastructure grant funds, which can fund water, sewer, and storm sewer infrastructure improvements and extensions. For the City's showpiece, the Nature at the Confluence Learning Center and Campus, South Beloit partnered with Beloit 2020, a private entity, to bring the project of fruition. South Beloit has the capability to stimulate funding locally and from state and federal agencies to make projects happen.

1.c.iv. Use of Existing Infrastructure

South Beloit's industrial history has led to the abandonment of numerous buildings throughout the CRA Target Area. The planned reuse/redevelopment plans for the cleanup site will primarily utilize existing infrastructure – this includes adaptive reuse plans for utilizing existing building structures on-site for redevelopment, parking lots/facilities, site access roads, local roads, sidewalks, curb and gutters, water, sewer, gas, and electricity infrastructure. South Beloit's redevelopment priority is on infrastructure reuse, but will work with developers when new infrastructure is required, including for broadband capabilities or any energy efficiency installations like solar power, as they do not currently exist at the site. New infrastructure for redevelopment could be funded from the resources listed in the leveraging resources section above. South Beloit and the Blackhawk Blvd. Site sit on the WI/IL state line, and the City works closely with their economic development community partners in Rock County in Wisconsin and Winnebago County in Illinois. With the City's geographical location on the Illinois-Wisconsin border, midway between Lake Michigan and the Mississippi River, South Beloit is in the center of the U.S.A.'s biggest market-the Midwest. Speedy access to these markets is provided by the area's diversified transportation systems. Interstate Highways 39, 90, and 43 link the area with other Wisconsin and Illinois communities, as well as the rest of the nation. South Beloit is also in close proximity to 2 major cities; Chicago and Milwaukee, both within a 2 hour drive. This existing infrastructure and multimodal connections to major cities makes South Beloit a development destination.

2: COMMUNITY NEED AND COMMUNITY ENGAGEMENT:

2.a. Community Need

2.a.i. The Community's Need for Funding

The City of South Beloit does not have the financial resources to complete the proposed site remediation work described herein for the Blackhawk Blvd. site without financial assistance. South Beloit has faced tremendous challenges to provide funding for basic government services while sales tax revenues, earnings on investments, and other economy driven revenues have remained stagnant or declined. COVID was another hardship for the City to face, both economically and physically. South Beloit's existing brownfield sites add to this economic pressure since they do not generate sales tax for the City, and are the most overlooked sites when it comes to redevelopment due to unknown environmental conditions. South Beloit has also faced budget gaps in recent years, resulting in the realignment of some City departments, as well as increases in service fees and the elimination of other services to the community. To reduce expenses, the City eliminated some positions and merged some departments. The steady population growth has been primarily from low-to-moderate income families. This means that funding sources are diminished while those needing services have increased. Without opportunities for redevelopment and the subsequent tax revenue redevelopment can provide via jobs, property taxes, and commercial activity, the divide between the City's services budget and the community's service needs will grow. With few staff, the City directs its limited financial resources at immediate priorities. As an added stress to the City's financial health, South Beloit's wastewater treatment plant just underwent a \$40 million upgrade, which was financed by the IEPA State Revolving Loan Fund program. To pay back the IEPA loan, the City had to raise rates, putting the community in greater financial strain. South Beloit does not have money in its general fund dedicated specifically to brownfield redevelopment and cleanup activities, and must rely upon grant funding from the state and federal environmental agencies. South Beloit needs financial assistance to remediate the property located at 420 N. Blackhawk Blvd. in the CRA Target Area.

The CRA Target Area is surrounded by brownfield sites that include known contaminated properties as well as those expected to be contaminated from past industrial operations. When economic conditions softened, once-prosperous businesses began shutting down, leaving area residents without the steady, blue-collar jobs that created this middle-class community. In the past seven years, South Beloit has seen these businesses close or relocate to other communities: The Flower Barrel, Finley Dencker Auto, Vibra Craft, Blackhawk Grocery, Buttita Brothers Automotive Repair, Beloit Memorial Hospital Clinic, Tobacco Center and Gifts, Mary's Restaurant, Tad's Bar & Grill, Miss Vicki's Ribs, Hometown Furniture Store, Cardinal Glass, Livingston Attorney, Amcore Bank, Jak's Bar, Firehose Carwash, and Stateline Staffing Service. South Beloit hasn't experienced the redevelopment that has been observed post-recession in the neighboring city of Beloit, Wisconsin. The lost businesses noted above contribute to property vacancy and add new brownfield sites in South Beloit. In the South Beloit School District, the number of students from low-income families is approximately 60% of the student body. Economic measures from the U.S. Census 2022 American Community Survey and the Bureau of Labor Statistics' demographic data illustrate the community's economic state. The Per Capita income in South Beloit is \$25,781 – just 69% of the State's Per Capita Income, and the Median Household Income of the City is \$59,470, compared to \$72,205 for the State of Illinois. The Blackhawk Blvd. sites' Census Tract has worse household economic data than the City as a whole: the Per Capita Income is \$19,800 and the Median Household Income is just \$45,000. South Beloit trails the county and nation in employment. This indicates the target community has been disproportionately impacted and has not rebounded despite improvements within the state and federal economies. These conditions result in a cycle of disinvestment where neighborhoods and properties such as the CRA, with lower earnings and less educated younger workers, are not as attractive to development investment, and the desired investment moves toward more affluent areas. The goal of this cleanup grant project is to break the disinvestment cycle with grant funding to revitalize the area and promote reinvestment in the CRA Target Area.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The Blackhawk Blvd. site is located in a Census Tract (17201004002) with a 57.97% low-to-moderate income population³. The Climate & Economic Justice Screening Tool does not designate this Census Tract as disadvantaged, but the immediately adjacent Census Tracts are all designated as Disadvantaged. The Site's Census Tract has a poverty level in the 31st percentile, proximity to National Priorities List (NPL) sites in the 96th percentile, and the low-income population in the 41st percentile. The low-income percentile marker means that 41% of the household incomes in the Census Tract are less than or equal to twice the federal poverty level⁴. 12% of the Target Area population is comprised of children under the age of 10 and 16% of the population is comprised of elderly people 65 and older – both sensitive populations that are directly affected by this environmental contamination. By addressing the environmental contaminant issues on the Blackhawk Blvd. site with these grant funds, any threat of exposure by nearby sensitive populations to contaminants via direct contact, inhalation, vapor intrusion or ingestion will be eliminated.

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

According to the Climate & Economic Justice Screening tool, the Blackhawk Blvd. cleanup site has adverse health conditions at higher rates than the surrounding area. In the Blackhawk Blvd. Site's Census Tract, the following health conditions exist: Asthma in the 37th percentile, Diabetes in the 34th percentile, Heart Disease in the 41st percentile, and Low Life Expectancy in the 14th percentile⁵. The immediately adjacent Census Tract, which directly impacts this site has the following health conditions: Asthma in the 70th percentile, Diabetes in the 83rd percentile, Heart Disease in the 90th percentile, and Low Life Expectancy in the 87th percentile⁶. With these grant funds, the City will remediate the property to develop critically needed greenspace – this will encourage residents to get outside, exercise, and improve their quality of life.

(3) Environmental Justice

(a) Identification of Environmental Justice

³ HUD LMI Mapper - <https://www.arcgis.com/apps/webappviewer/index.html?id=ffd0597e8af24f88b501b7e7f326bedd>

⁴ Climate & Economic Justice Screening Tool - <https://screeningtool.geoplatform.gov/en/#11.91/42.47808/-89.0705>

⁵ Climate & Economic Justice Screening Tool - <https://screeningtool.geoplatform.gov/en/#11.91/42.47808/-89.0705>

⁶ Climate & Economic Justice Screening Tool - <https://screeningtool.geoplatform.gov/en/#11.91/42.47808/-89.0705>

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The Blackhawk Blvd. site is located in an area that has not experienced any meaningful investment in decades and need the intentional revitalization efforts that this funding provides. Poverty, disinvestment, health burdens, housing needs, food access, limited economic opportunities and job loss are disproportionately prevalent in the CRA Target Area. Crime is also more common in the Target Area than anywhere else in the City. These issues are an indicator of environmental justice issues.

(b) Advancing Environmental Justice

Throughout their site remediation efforts at the Blackhawk Blvd. Site, the City of South Beloit will work to educate stakeholders on the importance of integrating principles of environmental justice and equitable development into the cleanup and redevelopment of the cleanup site, including: ensuring equitable access to amenities such as health clinics and grocery stores by expanding the existing bike/pedestrian paths on the site, working with minority and women-owned businesses on the redevelopment efforts, ensuring jobs with living wages for those living the adjacent neighborhoods to the site, partnering with community-based organizations and neighborhood leaders to enhance the understanding of environmental and health-related issues at the site at a community level, and reusing this brownfield cleanup site for greenspace, recreational bike and pedestrian path use, connecting to other healthy, safe and walkable areas like South Beloit has planned for the Blackhawk Blvd. Site. South Beloit will also work to provide accessible and culturally appropriate opportunities for low-income, minority and linguistically isolated stakeholders to meaningfully participate in decision-making processes on the proposed brownfield cleanup activities during their community outreach efforts. These actions will help to ensure that low-income and minority residents in the project area, which has historically consisted of blighted properties and perceived or known environmental contamination, reap the benefits of this environmental cleanup project.

2.b. Community Engagement

2.b.i. Project Involvement and 2.b.ii. Project Roles

Organization Name	Point of Contact (name and email)	Specific Role in the Project
Beloit 2020	Contact: Kerry Frank Phone: 815.980.8343, Email: kerry@hiddencrk.com	Beloit 2020 played a significant role in developing the Nature at the Confluence site and continues to give their energy, knowledge, support and time to development efforts in South Beloit, and the Blackhawk Blvd. site.
Beloit SkyCarp	Contact: Zach Brockman, Phone: 608.362.2272 x16, Email: zbrockman@skycarp.com	Beloit SkyCarp occupy ABC Stadium, a beautiful new home for Beloit's minor league baseball team, just north of the Blackhawk Blvd. property. The SkyCarp have a dire need for additional parking and have taken an active interest in the efforts to clean up and pave certain areas of the Shirland site. Though the City owns the land, the SkyCarp will be partners at the table.
Nature at the Confluence	Contact: Julie Uram Phone: 815.200.6910 Email: info@natureattheconfluence.com	Nature at the Confluence (NATC) has changed South Beloit on the map. NATC is an 80 acre property with land acknowledgement of the Ho-Chunk ancestral land as Ke-chunk-nee-shun-nuk-ra, or "Turtle Village". After an 1832 treaty forced them to cede the territory, the land was abused for the next 185 years to a state that became known to the locals as "Hobo-ville". The transformation that has occurred over the last 5 years has not only taken steps to honor the past and heal the land but has also restored hope for South Beloit's downtown. The Blackhawk Blvd. Site is a huge piece in a puzzle that rejuvenates the city, stateline and region.

2.b.iii. Incorporating Community Input

With their Project Partners actively engaged in their brownfields program and fully invested in the redevelopment of the Blackhawk Blvd. Site, the City will get meaningful results. Moving forward,

the City plans to engage their Project Partners at key stages in the project to gather feedback and share information regarding cleanup and remediation milestones, site redevelopment objectives, and to inform the public of any health and safety threats to the public during remediation activities. South Beloit’s goal is to strengthen public engagement and community partnership in several ways:

- Targeted mailings to nearby businesses and residents to provide meeting information, project status information, and opportunity for input.
- Piggybacking cleanup grant outreach events onto other local events. The City has seen the impact other brownfield grant recipients have had using this approach, bringing the discussion to the public in a low-stress environment to get honest feedback and input to supplement the information in formal activities.
- Establishing a dedicated website and Facebook page for the cleanup project, which will pursue active online public engagement and provide information from past meetings. South Beloit will reference these online resources appropriately in City-resident communications.
- Creating print and outreach materials for the directly affected neighborhoods

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS:

3.a. Proposed Cleanup Plan

The proposed Cleanup Plan is based on the Analysis of Brownfield Cleanup Alternatives (ABCA) prepared for activities associated with the remediation of the Former Mannino Property site located at 420 N. Blackhawk Blvd. in South Beloit, Illinois. The tasks and activities described below are eligible uses of funds and are specifically designed to be effectively completed within the three-year period of performance. The proposed cleanup plan is as follows:

Concrete Pad Removal, Limited Soil Excavation, Underground Tank Removal, and Alternative Green Engineered Barrier Installation:

This cleanup alternative is anticipated to be the most effective and efficient in reducing the impact of the contamination from the former fill station operations and improving the overall health and safety of the area. By removing only 1.5 feet of contaminated soil and installing an alternative green engineered barrier with geofabric, this alternative will prove to be less invasive and significantly reduce waste being generated from the Site; thereby avoiding unnecessary trucking of materials through South Beloit. This alternative reduces the source of soil contaminants and addresses the appropriate removal of six (6) orphan underground storage tanks. This cleanup alternative allows for the Site to be redeveloped into useable public space and a valuable addition to the Nature at the Confluence campus located north of the Site.

3.b. Description of Tasks/Activities and Outputs

Task 1: Program Management	
i.	Project Implementation: This task includes oversight of the City’s Cooperative Agreement with US EPA for this project, ensuring compliance with the Agreement, Work Plan, Schedule, and EPA’s regulations. This task also includes preparation/submittal of Quarterly and Annual Reports, MBE/WBE reporting, entering information in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database for the project, procurement of a Qualified Environmental Professional (QEP) to lead the project, management of the federal grant funds for the project, City of South Beloit staff attendance at a US EPA Brownfields Conference, and final closeout.
ii.	Anticipated Schedule: This task will start immediately upon project award and will be ongoing continuously throughout the entire four-year project period.
iii.	Task/Activity Lead: This task will be led by the City’s Brownfields Project Manager, Sonya Hoppes.
iv.	Outputs: Executed Cooperative Agreement, Contract with QEP, 12 Quarterly Reports, 3 Annual Reports, 3 MBE/WBE Reports, Quarterly Updates to ACRES, attendance of City Staff at a National Brownfields Conference, and final closeout documentation to US EPA.

Task 2: Community Involvement	
i.	Project Implementation: This task includes cooperation between City staff, QEP, and Project Partners to implement the community involvement plan to inform residents, property owners, and the public about the status of the project. This task also includes

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website updates and printed public information materials as needed. Public comments, questions, and concerns will be addressed under this task.
ii. Anticipated Schedule: This task will commence immediately upon project award and will continue throughout the entire four-year project period.
iii. Task/Activity Lead: This task will be led by the City’s Brownfields Project Manager, Sonya Hoppes, with assistance from the selected QEP and Project Partners.
iv. Outputs: 3 Public Meetings and Meeting Minutes, 3 Website Updates, 3 Fact Sheets

Task 3: Cleanup Planning
i. Project Implementation: Prior to site remediation work, the QEP will prepare a site-specific work plan including the Health & Safety Plan and Quality Assurance Project Plan, finalize the ABCA, and coordinate with the City and development professionals to finalize the Cleanup Plan, including UST and contaminated soil removal planning and alternative barrier design planning. The City will secure all necessary permits and prepare bid documents to select a competitive, qualification-based Cleanup Contractor in compliance with federal, state, and local procurement requirements.
ii. Anticipated Schedule: This task will commence after the City selects a QEP, approximately 90 days after award, and will continue through the rest of the four-year project period.
iii. Task/Activity Lead: This task will be led by primarily by the QEP.
iv. Outputs: Health & Safety Plan, Quality Assurance Project Plan, finalized ABCA Decision Document, Plans & Specifications, Permits, and selection of Cleanup Contractor to perform remediation activities at the project site, and Contract Documents for the QEP.

Task 4: Cleanup Activities
i. Project Implementation: This task includes the cleanup work, including: <i>Concrete Pad Removal, Limited Soil Excavation, Underground Tank Removal, and Alternative Green Engineered Barrier Installation.</i> This cleanup alternative is anticipated to be the most effective and efficient in reducing the impact of the contamination from the former fill station operations and improving the overall health and safety of the area. This alternative reduces exposure to soil contamination and addresses the removal of six (6) orphan underground storage tanks under State Fire Marshal supervision..
ii. Anticipated Schedule: This task will commence after the first year in the project period, and will continue until project closeout.
iii. Task/Activity Lead: This task will be completed primarily by the Cleanup Contractor, under QEP oversight.
iv. Outputs: Pre-Construction Meeting/Minutes, 1.69 acres of land remediated, including the removal of deteriorated concrete and PNA-contaminated soils, certified removal of USTs, and installation of geofabric and certified clean fill material to surface, Final Cleanup Report. Cleanup will facilitate the redevelopment of the larger Neighborhood Park and connection to the Nature at the Confluence nature center.

3. c. Cost Estimate

Budget Categories		Project Tasks				TOTAL
		Task 1: Program Management	Task 2: Community Involvement	Task 3: Cleanup Planning	Task 4: Cleanup Activities	
Direct Costs	Personnel	\$3,000	\$2,400			\$5,400
	Fringe Benefits					
	Travel	\$2,500				\$2,500
	Equipment					
	Supplies					
	Contractual	\$5,250	\$4,000	\$22,625	\$1,421,230	\$1,453,105
	Other					
Total Direct Costs		\$10,750	\$6,400	\$22,625	\$1,421,230	\$1,461,005
Total Federal Funding		\$10,750	\$6,400	\$22,625	\$1,421,230	\$1,461,005
Total Budget		\$10,750	\$6,400	\$22,625	\$1,421,230	\$1,461,005

**CITY OF SOUTH BELOIT ILLINOIS
FY24 BROWNFIELDS CLEANUP GRANT**

Task 1: This budget includes \$3,000 of City personnel time at ~\$60/hour, this will provide approximately 50 hours of City staff time for reporting and cooperative agreement management activities. The remaining \$2,500 is for two (2) City Staff to attend a National Brownfield Conference (Airfare at \$400 each, Lodging at \$175 per day, Meals and Expenses \$325 per person). Contractual work is intended for the QEP to provide backup documentation and support the City in program management (42 hours at \$125/hour = \$5,250).

Task 2: This budget includes \$2,400 of City personnel time at ~\$60/hour, this will provide approximately 40 hours of City staff time for the development of Fact Sheets, Website updates, and conducting Public Meetings. Contractual work is for support of community meetings and public engagement (32 hours of Qualified Environmental Professional at \$125/hour x 32 hours = \$4,000).

Task 3: The \$22,600 Contractual Budget will be for the development of the HASP, QAPP, finalization of the ABCA, Plans & Specs and permitting for the project, and assistance with bidding. At \$125/hour, this will provide 181 hours of QEP consultant time for this task.

Task 4: The \$1,420,365 Contractual Budget is separated into remediation services including concrete, soil, and UST removal and installation of alternative engineered barrier completed by the Cleanup Contractor (\$1,325,207), QEP oversight during remediation (\$39,664), Confirmation Sampling and Analysis (\$28,297), and final reporting for the QEP (\$28,062). The amount of time for the remediation is subject to the procured cleanup contractor availability but is expected to be complete within 1 year following procurement. Subsequent confirmation sampling and final reporting to follow.

3.d. Measuring Environmental Results

To ensure that the City of South Beloit achieves the intended results of the Cleanup Grant and completes the outputs of each task listed above, the City will carefully track, measure, and report project performance through annual reports, quarterly reports, ACRES reporting, and with the implementation of the City's Community Involvement Plan. Quarterly and Annual Reports will cover project progress, any difficulties encountered, a record of financial expenditures, data results, and anticipated further actions. Specific accomplishments, contaminants found, which materials were impacted, and resources required to leverage and complete the planned reuse will all be reported on. This site will be entered into the ACRES database, which will also be utilized to track job creation and acres of land assessed as part of this grant project. Anticipated quantifiable outcomes from this project include the number of acres of land remediated and the square footage of the installed green engineered barrier, while other outcomes include liability protection for the site owner, removal of blight, reduction or elimination of future contaminant exposure, improving community health, and the return of the site to a productive recreational use.

TASK 4: PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability

4.a.i. Organizational Structure

South Beloit has been a previous recipient of brownfield assessment grant funding, and stands ready to administer another brownfield grant when awarded. South Beloit has the ability and capacity to manage this grant. The City has extensive experience facilitating and managing redevelopment projects and will utilize that experience to support the most strategic use of the grant funds. If awarded this funding, South Beloit will effectively manage the grant and successfully perform each phase of work on the project. City Administrator Sonja Hoppes will serve as the City's Project Manager for this project, serving as the City's primary contact and responsible for submitting quarterly reports, financial reports, progress reports, and the final summary report to EPA Region 5 Staff with the assistance of the City's environmental consultant. Upon award of the cooperative agreement, City staff will prepare a draft Work Plan. After the US EPA approves the work plan, the City will retain the Qualified Environmental Professional (QEP) in compliance with all applicable federal and local procurement requirements. The QEP will assist with grant and program management and will conduct cleanup planning, cleanup activities and participate in project reporting and community engagement activities. The City will work with IEPA to provide independent oversight of cleanup activities conducted under this program, to ensure all cleanup and remediation is conducted appropriately and with consideration for public health and welfare.

4.a.ii. Description of Key Staff

Ms. Sonja Hoppes, City Administrator for the City of South Beloit, will serve as Project Manager. Ms. Hoppes has been an integral part of the implementation and administration of the City's assessment grant, and thoroughly understands the importance of grant administration and timely recordkeeping. South Beloit's plan for management continuity in the event of any personnel change relies on an experienced and readily available Project Manager on staff. Ms. Hoppes has successfully

administered other Federal and State for the City. Tracy Patrick, City Clerk, will also play a vital role in the management and reporting, particularly the documentation of information regarding City's brownfields cleanup grant, coordination of the proposed cleanup efforts with the project partners and the directly affected neighborhoods, and financial tracking of the cleanup grant funds.

4.a.iii. Acquiring Additional Resources

South Beloit will identify, coordinate and leverage any public and private resources needed to complete the described grant tasks. The City will follow EPA's procurement policies to hire a Qualified Environmental Professional (QEP) to effectively and efficiently assist the City in managing the Assessment grant project. The QEP will assist the City in preparing bid documents needed to select a contractor to conduct the cleanup work, and manage the remediation project as it commences. All procurement will follow the City's processes along with all additional requirements needed for procurement under an EPA Cooperative Agreement. The Project Director Sonya Hoppes will work with the City Clerk and Mayor to ensure that plan is in place if there are any changes in management at the City level – this will alleviate any potential issues or gaps in the project schedule or federal reporting on the project. In addition, the City will work with the Qualified Environmental Consultant and the Cleanup Contractor to ensure that the project is meeting all schedule and milestone requirements – if the project goes off schedule, the City will enforce corrective actions with the Contractor.

4.b. Past Performance and Accomplishments

4.b.i. Has Previously Received an EPA Brownfields Grant

The City of South Beloit was awarded previous US EPA Brownfields Assessment Grant in 2019 (BF-00E02757) and 2023 (BF-00E03563).

(1) Accomplishments

With the previous grant funding, South Beloit has been able to accomplish the following: 7 sites assessed, approximately 44 acres assessed, 2 sites in Site Remediation Program. In addition, the City of South Beloit has two major projects that most effectively showcase their ability to work with brownfields sites:

PrimeCast: This was a contaminated site that was home to the PrimeCast Foundry until 2001. The Foundry was once South Beloit's second-largest employer and produced ductile, gray iron and stainless steel castings for nearly 43 years. After the foundry closed, the land was declared a brownfield site. In 2001, PrimeCast closed and the City of South Beloit took ownership of the property. The PrimeCast office building was converted and became the new South Beloit Fire Station. After years of assessment and remediation work, plans were made to establish a park on the property.

Nature at the Confluence: Nature at the Confluence is a new urban environmental learning center located along Turtle Creek where it meets the Rock River, and at exactly the halfway point of the Rock River Trail. This 72-acre property has over 1-mile of undeveloped waterfront and includes a 17-acre uninhabited island that provides a safe haven for a nesting pair of eagles. Environmental Programs at the learning center bring life and activity to the former derelict property in the heart of South Beloit. This land was once used as dumping ground for over 80 years – hundred of tires were on the land, and waste foundry sand and other solid waste was regularly deposited at the site, leading to over 8 feet of fill and debris. This project transformed an old muffler shop and industrial dumping site into a fantastic environmental learning center and campus. This \$2.2M redevelopment project was spearheaded by Beloit 2020, a major community partner of South Beloit's brownfields program. In fact, Beloit 2020 recently received the Outstanding Corporate Friend of the Environment Award for its work developing the Nature at the Confluence Learning Center and Campus.

(2) Compliance with Grant Requirements

South Beloit has received previous US EPA Brownfields Grant funding, making the City very aware of the programmatic requirements involved in successfully managing a Brownfields grant. The City will strictly adhere to the workplan and comply with the schedule, terms & conditions, and reporting requirements which include quarterly reports, federal financial reports, ACRES, DBE reports, and where appropriate, HASP and QAPP, and finalizing the Analysis of Brownfield Cleanup Alternative (ABCA) report. The City of South Beloit has expended their 2019 Assessment grant funds, and have just started their 2023 Cleanup grant funds, but plan to fully expend those funds in the grant period without the need for any extensions or modifications to the Cooperative Agreement.

THRESHOLD CRITERIA:

1. Applicant Eligibility:

The City of South Beloit, Illinois is an incorporated municipality of the State of Illinois and has the authority to enter into a cooperative agreement for a Cleanup Grant with the United States Environmental Protection Agency.

2. Previously Awarded Cleanup Grants:

The proposed cleanup site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds:

Not Applicable. The City of South Beloit has not been a recipient of a Multipurpose Grant.

4. Site Ownership:

The City of South Beloit is the sole owner of the proposed cleanup grant site, acquired by the City on March 2, 2018.

5. Basic Site Information:

- (a) Site name: Former Mannino Property
- (b) Address: 420 Blackhawk Boulevard, South Beloit, Illinois 61080 (1 parcel)
- (c) Current Owner: City of South Beloit, Illinois

6. Status & History of Contamination at the Site:

(a) Contamination: Comingled Petroleum and Hazardous Substance. Semi-volatile organic compounds (SVOCs) including Benzo(a)pyrene, Benzo(b)fluoranthene, and Indeno(1,2,3-c,d)pyrene, Metals including mercury and manganese have been identified in soil and groundwater above the Illinois EPA Tiered Approach to Corrective Action Objectives (TACO) Tier 1 remediation objectives. In addition, six (6) orphan petroleum underground storage tanks have been identified on the Site.

(b) Operational History & Current Use of Site: The Site buildings were constructed in approximately 1953. According to historical records and environmental assessments, the Site was occupied by a fill station, restaurant, and auto repair operations between as early as 1959 up until 2014. The Site buildings were demolished in 2018 and have been vacant since City acquisition.

(c) Environmental Concerns: Former auto repair and filling station operations left behind orphan underground storage tanks and contamination in soil and groundwater. The contamination directly impacts the Tiered Approach to Corrective Action Objectives (TACO) soil inhalation and ingestion exposure routes and groundwater ingestion exposure. As a result, soil and groundwater contamination remediation will be necessary to protect human health and the environment. Remediation will prepare the site for proposed redevelopment into a Neighborhood Park with connection to the Nature at the Confluence nature center, located immediately north of the Site.

(d) Source of Contamination and Nature and Extent of Contamination:

Based on assessment work, SVOC and metal contamination in soils and groundwater are likely related to former auto repair and filling station operations. Soil contamination has been identified primarily in shallow soils. Former filling station operations also resulted in the presence of six (6) orphan underground storage tanks. Residual volatile and semi-volatile petroleum contaminants have been identified in soil and groundwater adjacent to the orphan underground storage tank field.

7. Brownfields Site Definition: The former Mannino Property site meets the definition of a brownfield. This site is (a) Not listed or proposed for listing on the National Priorities List; (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; (c) Not subject to the jurisdiction, custody, or control of the U.S. Government.

8. Environmental Assessment Required for Cleanup Grant Applications:

A Phase I ESA was completed by the City of South Beloit on January 4, 2018, to evaluate the presence of Recognized Environmental Conditions (RECs) related to the Site and surrounding properties. The Phase I ESA identified multiple RECs related to former auto repair and filling station operations. A Phase II ESA was completed by the City of South Beloit on September 28, 2023, to evaluate the presence of fill station, auto repair shop, and manufacturing contamination at the Site and on surrounding properties.

9. Site Characterization:

Per Illinois EPA's Acknowledgment Letter on November 9, 2023, which is included in this application submittal, the Illinois EPA states: "The City of South Beloit's grant will be a Cleanup Grant for Hazardous Substances and will be used on the former Mannino Property site located at 420 North Blackhawk Blvd, South Beloit IL, 61080. The site is not currently enrolled in the State of Illinois Site Remediation Program but is eligible for the program. Based on the current information, there is a sufficient level of site characterization."

10. Enforcement or Other Actions: The City has owned the site since 2018. No known enforcement or other actions have been identified.

11. Sites Requiring a Property-Specific Determination:

The Mannino Property does not require a property-specific determination based on review Section 1.5 in the Information on Sites Eligible for Brownfields Funding under CERCLA 104(k) of the FY23 Guidelines for Brownfield Cleanup Grants. Regarding the underground storage tanks at the Site, these unregistered orphan tanks are not eligible to receive Leaking UST reimbursement through the State of Illinois.

12. Threshold Criteria Related to CERCLA/Petroleum Liability:

a.) Property Ownership Eligibility – Hazardous Substances Sites

(iii) (1) Landowner Protections from CERCLA Liability: The site parcel meets the requirements for asserting an affirmative defense to CERCLA liability through bona fide prospective purchaser (BFPP) liability protection per CERCLA §101(40) as demonstrated through the following subsections.

- **Information on the Property Acquisition:** The City acquired the parcel through Warranty Deed (\$1.00) on March 2, 2018. The City of South Beloit is the sole owner of the parcel, acquired from Confluence Ecology 2020 LLC. The City of South Beloit holds no familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators (or other potentially responsible parties) of the property.
- **Pre-Purchase Inquiry:** The City of South Beloit completed a Phase I ESA in accordance with ASTM E1527-13, satisfying All Appropriate Inquiry, on January 4, 2018. The Phase I ESA was conducted by Ms. Erin Jarrett, an Environmental Professional with Fehr Graham & Associates, LLC.
- **Timing and/or Contribution Toward Hazardous Substance Disposal:** All disposal of hazardous substances and comingled petroleum at the site occurred prior to the City of South Beloit acquiring the property. The City of South Beloit has not contributed or arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- **Post-Acquisition Uses:** The City of South Beloit has not conducted operations on the site, nor has the City of South Beloit allowed operations by others on the site, since acquisition of the parcel (acquisition date provided above).
- **Continuing Obligations:** Pavement and former building foundations have intentionally been left in place at the Site to provide barriers over contaminated soils. Since site acquisition, the City of South Beloit Police Department and City Officials have monitored the site for trespassing, dumping, and littering. The City of South Beloit intends on enrolling the site into the Illinois EPA Site Remediation Program to evaluate contaminant exposure routes in preparation for site remediation.

The City of South Beloit is committed to complying with the following future obligations:

- Compliance with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- Assist and cooperate with those performing the cleanup and provide access to the property;
- Compliance with all information requests and administrative subpoenas that have or may be issued in connection with the property, and

- Providing all legally required notices.

13. Cleanup Authority and Oversight Structure:

a. Describe how you will oversee the site:

The City of South Beloit plans to enroll the site into the Illinois EPA voluntary Site Remediation Program (SRP) with the intention of obtaining a No Further Remediation (NFR) letter relating to the identified subsurface impacts. Accordingly, the numerical cleanup objectives for subsurface contamination are the TACO remediation objectives for residential, industrial/commercial, and construction worker receptors.

b. Provide your plan to acquire access to relevant adjacent or neighboring properties if necessary: The City of South Beloit controls all current access to the Site along North Blackhawk Boulevard. In addition, the City owns and controls access to the Site from the Charles Street to the south.

14. Community Notification:

a. Draft Analysis of Brownfield Cleanup Alternatives

A Draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the project site. The City made it available to the public for review and comment on November 3, 2023. The ABCA and DRAFT Cleanup Grant Application were available for review at City Hall and on the City's website: <https://southbeloit.org/>. The DRAFT ABCA is included in this grant submittal.

b. Community Notification Ad

The City of South Beloit published a community notification advertisement in the local newspaper, the Beloit Daily News, on October 28, 2023. This ad indicated the following:

- that a copy of the City's grant application, including the Draft ABCA, is available for public review and comment;
- how to comment on the draft application;
- where the draft application is located (with City Clerk and on the City's website); and
- the date and time of a public meeting (November 6, 2023, 4:45 p.m.)

The Certificate of Publication from the local newspaper for the community notification ad is included in this grant submittal.

c. Public Meeting

The City of South Beloit held a Public Meeting on November 6, 2023 at 4:45 p.m. to discuss the draft application and consider public comments on the application and project. From the Public Meeting, the City is including the following in their grant application submittal:

- the comments or a summary of the public comments received;
- the applicant's response to those comments;

**CITY OF SOUTH BELOIT, ILLINOIS
FY24 BROWNFIELDS CLEANUP GRANT**

- meeting notes or a summary of the public meeting;
- meeting sign-in sheet

d. Submission of Community Notification Documents

The City of South Beloit has included the items listed below in their Cleanup Grant application submittal to US EPA:

- a copy of the draft ABCA
- a copy of the ad that demonstrates notification to the public and solicitation for comments on the application
- the comments or a summary of comments received
- the applicant's response to those public comments
- meeting notes or summary from the public meeting
- meeting sign-in sheets

15. Named Contractors and Subrecipients:

Not Applicable.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

217/785-8726

November 9, 2023

City of South Beloit
ATTN: Tom Fitzgerald
519 Blackhawk Blvd, Suite 2
South Beloit, IL 61080

**Subject: State Acknowledgement Letter for the City of South Beloit
FY2024 US EPA Brownfield Cleanup Grant Application**

Dear Mayor Tom Fitzgerald,

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. The City of South Beloit is applying for a \$1,464,005 Cleanup Grant.

The grant will be a Cleanup Grant for Hazardous Substances and will be used on a site located at 420 Blackhawk Blvd, South Beloit, Illinois. The site is not currently enrolled in the State of Illinois Site Remediation Program but is eligible to be, and the city is moving toward enrolment in February to March of 2024. Based on the current information, there is a sufficient level of site characterization.

Illinois EPA acknowledges City of South Beloit'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



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