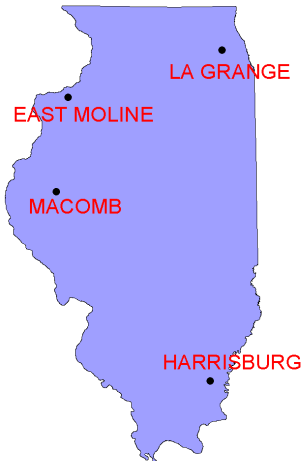




## Four Different Cities, Four Different Grants



The Illinois Brownfields Redevelopment Grant Program offers grants worth a maximum of \$120,000 each to municipalities.

Grants may be used to perform environmental site assessments, develop cleanup objectives, and prepare cleanup plans at brownfields properties. Municipalities must share in any grant award through a 30 percent match and are required to spend down the grant in three years.

As demonstrated by the following four examples, cities throughout the state can initiate and support brownfields cleanup and redevelopment projects that the private sector would not undertake on its own.

### East Moline

The City of East Moline partnered with a nonprofit corporation, Revitalize and Develop East Moline (REDEEM), to prepare a redevelopment plan for the central business district and sites along the Mississippi River. Through implementation of this plan, they hope to generate a new tax base, introduce new jobs, and improve public health and safety.

The brownfields grant is specific to one 14.5 acre parcel of land within the redevelopment project area, located between the river and the John Deere Harvester Plant Works. Using grant dollars, the City of East Moline enrolled the site into the Illinois EPA's Site Remediation Program, conducted a site investigation, and submitted a Remedial Objectives Report and Remedial Action Plan. The cleanup itself is being paid for by REDEEM. The Site Remediation Program has issued three No Further Remediation Letters, one each for lots 3, 4, and 5 within the 14.5 acre parcel. A final grant report will likely be submitted later this year.

Future use of the property will include a public waterfront, a waterfront restaurant, 54 units of residential condominiums, and 60,000 square feet of office space.



Future site of residential condominiums

<b>City population:</b> 20,147	<b>Date of grant application:</b> Sept. 28, 1998
<b>Grant amount:</b> \$120,000.00	<b>Date of grant agreement:</b> Jan. 14, 1999
<b>Match commitment:</b> Met with funds from a U.S. EPA assessment pilot grant previously awarded to the City of East Moline and REDEEM.	<b>Former use of site:</b> Vacant parcel of larger industrial area
<b>City grant manager:</b> Director of Development Services	<b>Site Owner:</b> John Deere Harvester Works Plant; the property is slated for transfer to the city and its cooperative partner REDEEM.

# Macomb

To encourage retail and commercial development on its west side, the City of Macomb applied for brownfields grant funds to assess an old corner gas station for environmental contamination. The station building and the above and below ground storage tanks were removed nearly 20 years ago. Niemann Foods purchased the site in 1986, intending to relocate a downtown Macomb supermarket there, but decided against moving the business and subsequently put the property up for sale.



Former gas station

The City of Macomb and Niemann Foods are working together on this project for their mutual benefit. Niemann Foods is providing nearly all of the required financial match and will assume responsibility for the cleanup, if one is needed. The city is using grant funds to pay for a soil and groundwater investigation, entry into the Site Remediation Program, and preparation of the Remedial Objectives Report and Remedial Action Plan.

A franchise food service establishment has expressed interest in the site.

**City population:** 20,129

**Original grant amount:** \$36,337.00

**Grant amendment:** Increased grant award by \$15,064.00 for a total grant amount of \$52,401.00

**Match commitment:** Met primarily with funds from the site owners

**City grant manager:** Community Development Coordinator

**Date of grant application:** April 7, 1999

**Date of grant agreement:** June 7, 1999

**Date of grant amendment:** April 5, 2000

**Former use of sites:** Gas station, dry cleaners

**Site Owners:** For the gas station, Niemann Foods; for the dry cleaners, James and Antoinette Boblak.



Old drycleaning facility

Recently, the City of Macomb requested a grant amendment to begin work on a second property, a former drycleaning facility located in a declining residential neighborhood. The drycleaners ceased operating 20 years ago; the dilapidated building now houses a carpenter's shop. Macomb officials have received many complaints about the condition of the drycleaners. The owner is willing to sell the property to the city for demolition, but the city is wary of purchasing the property without knowing whether it is environmentally contaminated.

The owners, James and Antoinette Boblak, agreed to partner with the city in applying for brownfields grant funds to assess the site. The Boblaks will be responsible for providing most of the required financial match and all remedial work, if necessary. The city will use grant funds to investigate the site, enroll the drycleaners into the Site Remediation Program, and prepare the Remedial Objectives Report and Remedial Action Plan.

The city intends to purchase the property, demolish the building, and resell the property for residential purposes.

# La Grange

The Village of La Grange has begun investigating a 5.7 acre area consisting of multiple industrial and commercial sites near its downtown center. Prioritized for redevelopment by village leaders, the area is called "Triangle Properties."

La Grange is using brownfields grant dollars to sample the soil and groundwater at these sites, establish cleanup objectives, and develop remedial action plans as needed.

Of the 12 properties within the redevelopment area, two are currently participating in the Leaking Underground Storage Tank program; two other sites are already enrolled in the Site Remediation Program. The remaining individual property owners will likewise be responsible for cleanup of their sites if necessary.

When complete, Triangle Properties will contain a supermarket and a mix of retail shops. The Village of La Grange intends for these new businesses to revitalize its downtown commercial area, increase property and sales tax revenues, provide additional employment opportunities, and improve the neighborhood's appearance.

**City population:** 15,362  
**Grant amount:** \$120,000.00  
**Match commitment:** Met with a combination of funds. The village will use its Tax Increment Financing Fund, its General Fund, and in-kind services. The remainder of the match comes from the Western Illinois Municipal Conference, which shared brownfields grant dollars it received from U.S. EPA.  
**City grant manager:** Community Development Coordinator  
**Date of grant application:** Oct. 13, 1999  
**Date of grant agreement:** Nov. 24, 1999  
**Former use of sites:** Automobile repair facility, gas station, dry cleaners, and other commercial enterprises.  
**Site Owners:** Various private property owners



Former commercial sites within the Triangle Properties



Triangle redevelopment project

# Harrisburg

The City of Harrisburg sought a grant from Illinois EPA to investigate two properties known as Small Street Properties "B" and "C." Both properties operated as railroad service yards for most of the twentieth century. Small Street Property "B" consists of 19.2 acres and Small Street Property "C" is nearly 5 acres. The city purchased these sites to redevelop them into an industrial park.

Small Street Properties "B" and "C" are located in an area with new businesses, jobs, and revenue growth. Another nearby parcel of former rail yard property has already been cleaned up under the Site Remediation Program and redeveloped for commercial business use, including two medical offices.

The city enrolled properties "B" and "C" into the Site Remediation Program prior to applying for a brownfields redevelopment grant. The city also successfully applied for an Economic Development Act Grant to build a 1,000 foot concrete road along with water and sewer lines at the sites.

Small Street Properties "B" and "C" will be developed upon issuance of No Further Remediation letters from the Site Remediation Program.

Two local companies, each employing about 100 people, have expressed interest in relocating their businesses to the proposed industrial park.

## For More Information

Office of Brownfields Assistance  
Bureau of Land  
Illinois Environmental Protection Agency  
1021 North Grand Avenue East  
Springfield, IL 62794-9276  
217-785-9407

[www.epa.state.il.us](http://www.epa.state.il.us)

(Land > Cleanup Programs > Brownfields Assistance)

**City population:** 9,318

**Grant amount:** \$39,706.00

**Match commitment:** Met with funds and in-kind services from the City of Harrisburg

**City grant manager:** Administrative Assistant for Harrisburg

**Date of grant application:** Sept. 27, 1999

**Date of grant agreement:** Nov. 17, 1999

**Former use of sites:** Railroad property, formerly consisting of tracks, buildings, switch systems, and other rail yard equipment.

**Site Owner:** The City of Harrisburg, which acquired both parcels of property in 1993 from the Southern Railroad Corporation.



Small Street Properties "B" and "C"