

CITY OF BELLEVILLE, ILLINOIS

Economic Development, Planning & Zoning Department
2300 West Main Street, Suite M112
Belleville, Illinois 62226
Phone: (618) 233-6518, Ext. 1250



1. Applicant Identification

City of Belleville
2300 West Main Street, Suite M112
Belleville, IL 62226

2. Website URL: www.belleville.net

3. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

4. Location

a) City of Belleville, b) St. Clair County, c) Illinois

5. Target Area and Priority Site Information

- Target Area Information:
 - East Belleville (census tracts [CTs] 17163501801 and 17163501900)
 - West Belleville (CT 17163501606)
- Priority Site Information:
 - Site 1: Circle K Gas Station – 421 South Belt East, Belleville, IL, 62220
 - Site 2: Quonset Hut – 923 West A Street, Belleville, IL 62220
 - Site 3: Meat Packing Plant – 1510 Lebanon Avenue, Belleville, IL, 62221

6. Contacts

a. Project Director

Eric Schauster, Director of Grants & Special Projects
618-233-6810 x 1249
eschauster@belleville.net
2300 West Main Street, Suite M112
Belleville, IL 62226

b. Chief Executive/Highest Ranking Elected Official

Jennifer Gain Meyer, Mayor
618-233-6810 x 1212
jmeyer@belleville.net
101 South Illinois St.
Belleville, IL 62220

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7. Population

City of Belleville, IL: 41,722 (US Census: 2019–2023 American Community Survey)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	8, 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority

See attached.

10. Releasing Copies of Applications

Not Applicable.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JAMES JENNINGS, ACTING DIRECTOR

217/785-8726

12/2/2025

City of Belleville
ATTN: Eric Schauster
101 South Illinois Street
Belleville, IL 62220

**Subject: State Acknowledgement Letter for the City of Bellville
FY2025 US EPA Brownfield Community Wide Assessment Grant Application**

Dear Mr. Eric Schauster,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Community Wide Assessment Grant application to U.S. EPA. The City of Bellville is applying for a \$500,000 Community Wide Assessment Grant.

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

Illinois EPA acknowledges City of Belleville'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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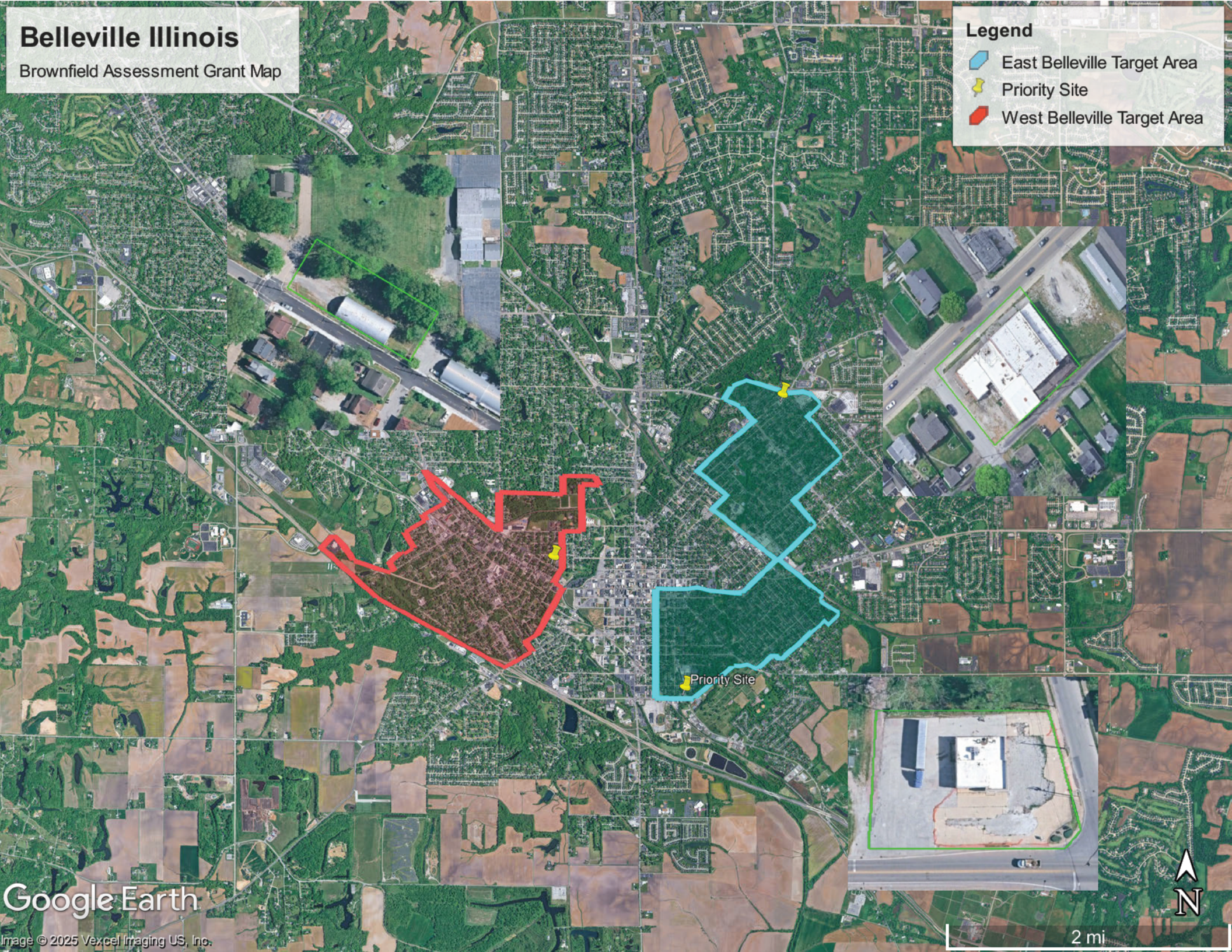
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412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

Belleville Illinois

Brownfield Assessment Grant Map

Legend

-  East Belleville Target Area
-  Priority Site
-  West Belleville Target Area





City of Belleville, IL

**FY26 Brownfield Assessment Grant
Narrative**



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: The City of Belleville, Illinois (City), founded in 1814, is the county seat of St. Clair County (County) and was once a thriving industrial center that was known for its coal mining, stove manufacturing, and agricultural machinery production. By the late 19th century, the City ranked second in the state for manufactured goods, trailing only Chicago. This industrial boom was fueled by companies such as Harrison Machine Works, which produced agricultural equipment, and the Orbon Stove Company, a prominent contributor to the stove manufacturing sector. As manufacturing declined in the latter half of the 20th century, the City experienced significant economic and population shifts. To make matters worse, the City is not located in a FEMA-designated flood zone, but economic challenges have been compounded by flooding events. FEMA declared the County a federal disaster area following major storms in 2022 and 2024 that caused overflow of Richland Creek, resulting in widespread damage to the city. Today, the community faces **brownfield challenges** in the form of vacant industrial buildings, abandoned gas and service stations, and aging commercial and industrial properties. These conditions not only pose environmental and safety risks but also discourage private investment, perpetuate blight, and accelerate declining property values, thereby continuing the disinvestment that began decades ago.

The **geographic boundary** of this project is the **city limits** with a **target area focus of East Belleville** (CTs 17163501801 and 17163501900) and **West Belleville** (CT 17163501606). Both target areas are within the City's urban core and are characterized by a decline in commercial activity and an increase in vacant and underused properties. **The residents are predominantly female (52%) and elderly (23%) residents living in poverty (16% of all people)** and desperately need redevelopment of their neighborhood.¹ In addition, **23% of residents are Black (US 12%).**¹ EPA Brownfields Assessment funding will drive revitalization by enabling site assessments that reduce health risks, remove redevelopment barriers, and attract investment in housing, businesses, and community amenities. This grant supports the City's strategy for sustainable growth through public spaces that boost economic activity and enhance residents' quality of life.

b. Description of the Priority Brownfield Site(s): Persistent economic decline and limited redevelopment opportunities have left many brownfield properties underused in the target areas. A recent windshield survey identified **30 sites**, including former gas stations, service stations, retail stores, restaurants, and industrial facilities. Many of these properties are suspected to contain environmental contaminants such as polycyclic aromatic hydrocarbons (**PAHs**), heavy metals, solvents, volatile organic compounds (**VOCs**), semivolatile organic compounds (**SVOCs**), polychlorinated biphenyls (**PCBs**), and per- and polyfluoroalkyl substances (**PFAS**) as well as building-related asbestos-containing materials (**ACM**) and lead-based paint (**LBP**) due to their historic uses and age, and these create barriers to redevelopment and economic growth. The three priority sites were chosen for their strategic locations along high-visibility corridors, their proximity to community gathering spaces, the existing infrastructure that supports redevelopment, and because the **City has site access to all three priority sites from the site owners to assess the properties upon grant award.** Revitalizing these properties will eliminate public health hazards, improve neighborhood safety, and restore community pride, while attracting private investment that can drive long-term economic resilience.

The first priority site is the former **Circle K Gas Station** located in the East Belleville target area. The City has access to the 0.72-acre site, which was built in 1957 and operated as a gas station

¹ US Census: 2019–2023 American Community Survey.



until 2021. The site contains a vacant one-story building surrounded by a deteriorating mix of asphalt, concrete, and gravel. Overgrown vegetation and a collapsed orange plastic fence leave the property exposed and signal neglect and vulnerability along a busy roadway. In close proximity to homes, schools, and churches, these factors significantly increase safety and environmental risks to nearby residents. Suspected contaminants include benzene, toluene, ethylbenzene, and xylene (**BTEX**), **PAHs**, **heavy metals**, **solvents**, **VOCs**, **SVOCs**, **PCBs**, **PFAS**, **ACM**, and **LBP**. The site's proximity to Illinois Route 15, the Belleville Fairgrounds, and stores, makes it ideal for redevelopment into a laundromat.

The second priority site is the **Quonset Hut** located in the West Belleville target area, which is owned by the City. The metal structure was built in or around 1960 and was formerly used for industrial and commercial purposes. Most recently it served as a storage warehouse for a missionary group to construct furniture for the less fortunate. The site is currently vacant and features a large overhead garage door, a gravel entrance, and a chain-link fence enclosure topped with barbed wire. Overgrown vegetation surrounds the property, which is adjacent to residential homes, a public park, and a main road. Environmental concerns include **VOCs**, **SVOCs**, **PAHs**, **heavy metals**, **solvents**, **PFAS**, **ACM**, and **LBP**. Located within a designated Opportunity Zone, the 0.58-acre site presents a unique redevelopment opportunity as a vibrant commercial space.

The third priority site is a **Former Meat Packing Plant** located in the East Belleville target area. The City has access to this 0.43-acre site that features a two-story brick and cinder block building with loading bays on a gravel and asphalt parking lot. Believed to have been constructed prior to 1936, the building operated as a meat packing facility until 1993. The site is vacant and is in the process of being condemned by the City. The graffiti-covered structure is visibly deteriorating, and a failing roof allows water intrusion, further deteriorating its condition. The site is located near residential properties and within 0.5 miles of a school and a church. The unfenced site presents safety and environmental concerns for nearby residents. Suspected contaminants include **VOCs**, **SVOCs**, **PAHs**, **heavy metals**, **solvents**, **ACM**, and **LBP**. The site was selected for assessment because its location near key community assets makes it uniquely positioned to serve as a catalyst for economic growth and improved quality of life. **Centennial Park**, a 43-acre greenspace featuring walking trails, playgrounds, and public art, and **Inez Lake**, a picturesque water feature, are nearby community assets offering opportunities for relaxation and recreation, reinforcing the site's suitability for future commercial or residential redevelopment.

c. Identifying Additional Sites: The City, together with target-area residents and project partners, will develop a brownfield site inventory and a ranking tool to prioritize assessments, focusing on sites that offer the greatest benefit to distressed and sensitive populations. Using data from the county property appraisal website, community input, and census information, the City will identify and rank sites with critical issues such as health disparities, pollution, and poverty. Any remaining grant funds, after completing assessments in the target areas, will be directed to additional sites throughout the **geographic boundary** that will most benefit vulnerable populations.

Revitalization of the Target Area. d. Reuse Strategy and Alignment with Revitalization Plans: The City's reuse plans for the priority sites align with the **Imagine Belleville Comprehensive Plan (Plan)** fostering quality jobs, vibrant neighborhoods, and community pride through strategic investments and redevelopment. The reuse plans also align with the City's **2023 Economic Development Strategic Plan (EDSP)** and the EPA Brownfields Assessment Grant objectives to promote sustainable redevelopment and community revitalization. By transforming underused properties into attractive business- and residential-friendly spaces that complement historic character, the City will move closer to achieving its long-term vision for growth and resilience.



The former **Circle K Gas Station** is proposed for redevelopment into a **community-serving laundromat**. The site's reuse aligns with the Plan's business attraction strategies, which prioritize small business development, and the EDSP's holistic approach to economic development by addressing all aspects of the community, including amenities. The site's proximity to distressed residential neighborhoods, schools, and churches makes it ideal for a laundromat that offers affordable, walkable access to a basic need. This reuse strategy complements planned transportation upgrades, including a roundabout at the nearby intersection of South Belt East and Freeburg Avenue to address traffic congestion and safety concerns. The design includes 7-foot sidewalks and 3-foot shoulders, which will improve pedestrian and bicycle access to the area. The **Quonset Hut** site is envisioned as a **farmer's market and arts and crafts vendor space** to support small business incubation and bring healthy food options to this **USDA designated food desert**. This reuse strategy will reinvest in a blighted area and also create a destination that encourages people to walk, gather, and engage in community-driven development, which directly supports the Plan's goals for vibrant, connected neighborhoods. The reuse strategy also aligns with the EDSP's commitment to embrace arts and culture as a means of attracting a diverse mix of independently owned businesses and residents. By transforming the site into a space for local entrepreneurs, artists, and community events, the City aims to promote inclusive growth and cultural identity and increase foot traffic in the West Belleville corridor. The **Former Meat Packing Plant** presents a transformative opportunity for **either commercial or residential redevelopment** near Centennial Park and Inez Lake. Converting the site for residential use supports the Plan's goal to address the City's aging housing stock, 44% of which was built prior to 1939, because developing affordable housing with modern amenities is essential to retain and attract younger residents. Residential redevelopment also advances the EDSP's goal of increasing housing options to support the local workforce and strengthen economic resiliency. Alternatively, commercial redevelopment aligns with the Plan's objective to repurpose vacant commercial properties and the EDSP's strategy to eliminate blight, attract investment, and expand the availability of developable commercial space to ensure regional competitiveness. All three sites are located near sensitive populations and community assets, and their reuse strategies reflect the **City's commitment to inclusive growth, sustainable employment opportunities, environmental health, housing, and long-term economic resilience**.

e. Outcomes and Benefits of Reuse Strategy: Redevelopment of the priority sites will provide economic and noneconomic benefits to distressed areas in the City. The former **Circle K Gas Station's** redevelopment into a community laundromat will generate **economic benefits** by creating a new small business, entry-level jobs, and increased property values and tax revenue while removing blight in a prominent commercial corridor. **Noneconomic benefits** include the removal of environmental hazards, improved neighborhood aesthetics, and enhanced quality of life by providing sensitive populations with access to an essential amenity. The **Quonset Hut** site, located in a federally designated Opportunity Zone and USDA Food Desert, will be repurposed into a farmer's market and local arts and crafts vendor space. This reuse will generate **economic benefits** by supporting entrepreneurship by adding up to 20 vendor opportunities, increasing tax revenue from tourism and stimulating local spending. **Noneconomic benefits** include access to healthy food and a new walkable destination. The former **Meat Packing Plant** presents a unique opportunity for commercial or residential redevelopment near Centennial Park and Inez Lake. **Economic benefits** include new tax revenue and job creation through construction creating potentially 40 new employment opportunities. **Noneconomic benefits** include removing blight and creating a safe, walkable community.



The City will work with developers to ensure planned redevelopment will prioritize **energy-efficient** design, sustainable infrastructure, and **weather-resilient** landscaping to promote long-term stability and increase local resilience to the impacts of **extreme weather events and natural disasters** such as the flooding events in 2022 and 2024. This approach includes incorporating **renewable energy solutions** such as solar panels where feasible, alongside low-impact development practices for stormwater management. The EPA Brownfields Assessment grant will facilitate this transformation by turning environmental liabilities into assets that drive economic growth, expand opportunity, and build a vibrant, sustainable future for generations to come.

Strategy for Leveraging Resources. f. Resources Needed for Site Reuse: The City, as a municipal government, is eligible to apply for county, state, and federal funding to support redevelopment and will use this EPA grant to pursue and stimulate additional funding options that include:

Agency	Funding Purpose
US EPA Brownfields Cleanup Grant (up to \$4,000,000)	Supports cleanup of contaminated brownfield sites.
HUD Community Development Block Grant (CDBG) Entitlement Program	Grants to support community development through decent housing and expanded economic opportunities.
Illinois Brownfields Redevelopment Loan Program (Up to \$1,000,000 per project)	Low-interest loans for limited investigation, remediation, and demolition to support local governments and private parties to clean up brownfields that have been assessed for contamination.
Southwestern Illinois Development Authority Bond Program	Conduit bond financing to support economic development projects, including housing, infrastructure, education, healthcare, manufacturing, and revitalization initiatives.
Illinois Department of Commerce & Economic Opportunity Grants	Grants for economic development and infrastructure improvements, that support both public and private entities in building resilient, inclusive, and prosperous communities.
Belleville Tax Increment Financing (TIF) Assistance Program	TIF uses the increase in property tax revenue within a designated district to fund public improvements and incentivize private investment in redevelopment.

g. Use of Existing Infrastructure: The existing infrastructure (streets, roads, utilities, water, sewer) throughout the target area and at the priority sites is sufficient for redevelopment. City funding will be used in the transportation upgrades at the Circle K intersection which includes a roundabout and improved sidewalks and curbs. Reuse includes the use of the existing **Circle K and Quonset buildings**. As additional infrastructure needs are identified, the City will acquire additional funding through state and federal grant programs.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community’s Need for Funding: With limited financial resources, the City urgently seeks EPA Brownfields Assessment Grant funding to address environmental challenges in two economically distressed target areas. The two target areas face significant barriers to redevelopment and have a **small, combined population of 10,230 residents**.² US Census data details the extent of economic hardship the target areas face: a **poverty rate of 16% (US 12%)**; **the median household income is \$65,114, far below the national median of \$78,538**; and **the per capita income is \$33,269 (US \$43,289)**.² **Over 15% of households in the target areas must rely on SNAP benefits, compared to 12% nationally**.² Economic challenges have been compounded by the flooding events following major storms in 2022 and 2024 that caused widespread damage. With a City budget already tight due to existing City services such as police, fire, and sanitation, these **extreme weather events** placed significant strain on the City’s

² US Census: 2019–2023 American Community Survey.

financial resources. The excessive cleanup required and additional staff needed to assist redirected City funding away from long-term environmental remediation efforts. With a **median family income of \$76,973 (US \$96,922) and the low per capita income (only three-fourths the national average)** of this distressed community, the City lacks the financial capacity to address brownfield sites and execute reuse strategies without federal assistance.³ EPA funding is essential to assess and remediate contaminated properties, catalyze reinvestment, and restore community health and resilience in these distressed neighborhoods.

b. Health or Welfare of Sensitive Populations: Sensitive populations in the target areas are its **female and elderly residents, and households living in poverty and on government assistance**. The target area's female population is 52% (US 51%), and among families with a **female householder and no spouse present, 35% live in poverty (US 24%)**.³ Poverty disproportionately affects vulnerable age groups in the target areas, with **26% of children under 18 (US 16%) and 16% of adults over 65 (US 10%)** living in poverty.³ The target area also has a high Black minority population (**23% vs. US 12%**).³

The target areas face compounded challenges as a designated USDA Food Desert and a community with elevated crime rates. In 2024, violent crime reached 327 per 100,000 (US average: 199) and property crime 211 per 100,000 (US average: 142), intensifying the urgency to address environmental and safety risks posed by priority brownfield sites.⁴ For low-income families, poverty and crime often mean limited access to safe environments and healthy food, reinforcing cycles of insecurity and environmental risk. Economic hardships further magnify these issues: **15% of households rely on SNAP benefits (US 12%)**, and unemployment stands at 6%, exceeding the national average of 5%.³ Redevelopment of the priority sites will reduce blight, create jobs, and introduce new businesses and community-serving amenities, including access to healthy food options. This strategic approach balances economic revitalization with long-term stability and sustainable growth, and paves the way for safer, healthier neighborhoods.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the CDC's PLACES dataset, the County (CT data not available) has an adult asthma prevalence of 11% (US 8%) and the **second-highest rate of childhood-related asthma emergency department visits in the state, at 174 per 10,000**. Within the target areas adults rank in the **74th percentile for asthma prevalence**, and **69th percentile for low life expectancy**.⁵ Respiratory health concerns extend beyond asthma as **chronic obstructive pulmonary disease affects 8% of adults in the target areas** compared to 6.8% in the US.⁶ While city-level cancer data is not publicly available, the Illinois County Cancer Statistics Review (2018–2022) reports an overall county-incidence rate of **475.1 cases per 100,000**, surpassing the national average, which the CDC reports as 442.6 per 100,000. In 2022, the County ranked **92nd out of 102 Illinois counties for health outcomes and 86th for health factors**, according to the University of Wisconsin's County Health Rankings. These poor rankings underscore serious public health challenges, including **high premature mortality, with 10,800 years of potential life lost per 100,000 residents (US 8,100)**, and a **low birthweight rate of 11%**, compared to **8% nationally**. These conditions underscore the urgent need for brownfield assessment and revitalization to support a healthier, more resilient community. The priority sites are suspected to contain hazardous substances such as BTEX, PAHs, PFAS, ACM, and LBP, which are associated with respiratory illnesses, neurological disorders, and developmental issues. EPA Brownfields Assessment funding will enable the City to assess and

³ US Census: 2019–2023 American Community Survey.

⁴ <https://www.city-data.com/crime/crime-Belleville-Illinois.html>.

⁵ <https://public-environmental-data-partners.github.io/j40-cejst-2/en/#3/33.47-97.5>.

⁶ CDC PLACES Dataset.



mitigate these environmental threats and directly address the health disparities faced by sensitive populations in the target areas.

d. Economically Impoverished/Disproportionately Impacted Populations: The target areas encompass neighborhoods that are both economically distressed and historically burdened by environmental risks, leaving residents disproportionately burdened by industrial pollution and blight. **These communities experience high poverty rates and low median incomes** while carrying the legacy of coal mining, heavy manufacturing, and small-scale operations such as dry cleaners and auto shops. These activities left behind contaminated soils, groundwater threats, and mine subsidence hazards. Today, the target areas rank in the **69th percentile for underground storage tanks, 56th percentile for wastewater discharge, 71st percentile for lead-based paint**, all of which are indicators of persistent environmental risk.⁷ Socioeconomic inequities increase environmental stressors with the target areas in the **60th percentile for low-income residents, 48th percentile for residents with less than a high school education, and 62nd percentile for people of color.**⁷ The EPA Assessment Grant will enable the City to identify, assess, and remediate contaminated sites within the target areas, reduce blight, and create redeveloped commercial and residential spaces that will improve the quality of life while revitalizing and attracting new investment and tourism. Through targeted assessment and inclusive redevelopment and revitalization, this project will reduce environmental and socioeconomic issues and address the disproportionate burdens faced by this distressed community that will lead to a bright and sustainable future for this sensitive population.

Community Engagement. e. Project Involvement & f. Project Roles: The following project partners will actively contribute to this grant by supporting community outreach and education, assisting with site reuse planning, and helping with site inventory and identification:

Name of org.	Entity’s mission	Point of contact	Specific involvement in the project or assistance provided
Greater Belleville Chamber of Commerce (GBCC)	Advancing Business. Supporting Community.	Maribeth Bendick, President/CEO, mbendick@bellevillechamber.org	Assistance/Decision Making: site identification and reuse planning.
Belleville Main Street (BMS) 501(c)(3)	Committed to the revitalization and economic development of the downtown district.	Bennie Parr, President [REDACTED]	Assistance/Decision Making: site identification and community outreach.
Heartlands Conservancy (HC) 501(c)(3)	Empower the people of Southern Illinois to advance and protect the health of our communities and nationally significant resources.	Laura Lyon, Vice President laura.lyon@heartlandsconservancy.org	Assistance/Decision Making: community outreach and education.
Belleville School District #118 (BSD) (Elementary)	Educate students, empower individuals, and build character.	Ryan Boike, Superintendent rboike@belleville118.org	Assistance/Decision Making: community outreach and education.
Leadership Council of Southwestern Illinois (LCSI) 501(c)(6)	Unite business, industry, government, education, and labor for economic growth in Southwestern Illinois.	Kyle Anderson, Executive Director, kyle@leadershipcouncilswil.com	Assistance/Decision Making: site identification and reuse planning.

⁷ <https://pedp-ejscreen.azurewebsites.net/>.



Downtown Belleville Development Commission (DBDC)	Assists the Belleville Economic Development Planning & Zoning Department with promoting continued growth and development.	Dr. Mary Stiehl, Ward 6 Alderperson Ward6stiehl@belleville.net	Assistance/Decision Making: site identification, reuse planning, and community outreach.
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g. **Incorporating Community Input:** The City informed the public of their intent to apply for an EPA Brownfields Assessment Grant at the City Council meeting held on December 15, 2025. The City will cultivate productive and thought-provoking interactions between target-area residents, community organizations, and project partners, **especially those directly affected by the project.** The City has and will continue to seek valuable input from residents and community organizations to help identify potential brownfield sites, as they are the most aware of the area’s most important needs. The City will create a Community Involvement Plan (CIP), which will provide an event schedule, an outline of planned community engagement activities, a project background, and a list of key players. The CIP will be made available for review at City Hall and on the City’s website and will ensure engagement with the distressed community.

The Brownfield Project Team (BPT) will solicit, review and evaluate comments, community input, and suggested sites for the inventory during quarterly meetings, recording all community-member suggestions and information in the minutes and posting them on the City’s Brownfield Program webpage. The City’s CIP will incorporate several forms of media. Brownfield updates will be posted to the City’s Facebook page in addition to the City’s Brownfield Program webpage. The City will provide resident **interaction via website and social media as a supplement to in-person community engagement.** For residents without transportation or internet access, the City ensures equitable communication by including important information in utility bill inserts, publishing official notices in local newspapers, and providing details about committees and meetings through signage displayed in government and community buildings. The City will disseminate Brownfield Project information through signage in government buildings, press releases and local newspapers, and will update organizations and community members through City Council meetings. All promotional materials with the names and contact information of the City’s BPT will be posted on the City’s brownfield webpage, thereby facilitating community-member contact with BPT members.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

Task 1: Community Engagement	
a.	<i>Project Implementation: EPA Funded:</i> Community Involvement Plan (CIP), outreach materials, Brownfield (BF) project webpage, and social media posts will be developed by the City’s BF Project Director with assistance from the qualified environmental professional (QEP). City staff will lead the community/educational meetings discussing project plans and updates. Supplies: printed outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held in Q1 & Q3 in Y1–3 and Q2 in Y4. BF webpage and outreach materials created in Q1 and posted throughout the grant project.
c.	<i>Task/Activity Lead:</i> City: Dusty Hosna, Planning & Zoning Administrator, BF Project Manager
d.	<i>Outputs:</i> CIP, BF webpage, 7 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 2: Site Inventory & Assessment	
a.	<i>Project Implementation: EPA Funded:</i> The City’s BF Project Director will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further



City of Belleville, IL
FY2026 US EPA Brownfields Assessment Grant

	by City staff using GIS and the property appraiser’s website. QEP will work with City staff to create an evaluation ranking tool to determine the order the sites will be addressed. The QEP conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site access agreements and property eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process and assessments begins in Q2 and continues throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the City: Eric Schauster, Director of Grants & Special Project, BF Project Director.
d.	<i>Outputs:</i> Evaluation ranking tool, site inventory list, 13 Phase I ESAs, 1 Generic QAPP, 5 Phase II ESAs including SAP, site access agreements, property eligibility determinations, Section 106 determinations (if applicable).
Task 3: Remediation Planning	
a.	<i>Project Implementation: EPA Funded:</i> For projects identified for cleanup, the QEP will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The QEP will assist the City in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: Site Reuse Assessments and Site Reuse Vision.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the City: Eric Schauster, Director of Grants & Special Project, BF Project Director.
d.	<i>Outputs:</i> 3 ABCAs, 3 vision sessions/charrettes, 3 Site Reuse Assessments, 1 Site Reuse Vision
Task 4: Programmatic Support	
a.	<i>Project Implementation: Non- EPA Funded:</i> Utilizing its own funding, the City will procure a QEP to assist with the BF Grant project. The City’s BF Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. EPA Funded: The QEP will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for 1 staff member to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> City: Jamie Maitret, Finance Director, BF Project Finance Director.
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. 1 staff to attend three conferences.

e. **Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies, personnel, fringe, conference registration (other), and contractual costs only. No administrative costs are included in the budget. **Of the budget, 53% will be spent on site-specific work and 32% for area-wide planning activities.**

Personnel pay rates average \$50 per hour which includes fringe.

Task 1 Community Engagement: Personnel (\$50/hr): 7 community/educational meetings \$3,500 (10 hrs per meeting to include preparation and execution; \$500 each meeting). **Contractual:** CIP \$3,000 (20 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$3,000 (20 hrs × \$150); 7 community/educational meetings \$12,600 (\$1,800 per mtg.; 12 hours per meeting to include preparation and execution × \$150). **Supplies:** \$1,050 (\$600 [600 printouts at \$1 each]; \$300 [3 display board printouts at \$100 each]; pens, markers, paper \$150).



Task 2 Site Inventory & Assessment: Personnel (\$50/hr): 19 report reviews \$950 (1 hr/report). Contractual: BF site inventory and evaluation ranking tool creation \$18,000 (120 hrs × \$150); 13 Phase I ESAs \$58,500 (\$4,500 each); 1 Generic QAPP \$7,500; 5 Phase II ESAs including SAP \$175,000 (\$35,000 each).

Task 3 Remediation Planning: Personnel (\$50/hr): 3 vision sessions/charettes \$1,500 (10 hrs each); 7 report reviews \$700 (2 hrs/report). Contractual: 3 ABCAs \$22,500 (\$7,500 each); 3 vision sessions \$9,000 (\$3,000/meeting); 3 Site Reuse Assessments \$105,000 (\$35,000 each [Principal Planner: 30 hrs × \$250; Senior Planner: 53 hrs × \$200; PM Planner: 58 hrs × \$175, Support Personnel: 54 hrs × \$125]); 1 Site Reuse Vision \$45,000 (Senior Planner: 49 hrs × \$200; PM Planner: 129 hrs × \$175, Support Personnel: 101 hrs × \$125).

Task 4 Programmatic Support: Personnel (\$50/hr): \$5,000 (100 hrs). Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$21,000 (140 hrs × \$150). Travel: 1 staff to attend 3 conferences for a total of \$6,300 (flights at \$800, 3 nights in hotel at \$300/night, per diem at \$100 per day × 4 days × 1 staff × 3 events). Other: \$900 conference registration (\$300 each × 3 event × 1 staff).

Category	Tasks				Totals
	Community Engagement	Site Inventory & Assessment	Remediation Planning	Programmatic Support	
Personnel	\$3,500	\$950	\$2,200	\$5,000	\$11,650
Travel				\$6,300	\$6,300
Supplies	\$1,050				\$1,050
Contractual	\$18,600	\$259,000	\$181,500	\$21,000	\$480,100
Other				\$900	\$900
Total	\$23,150	\$259,950	\$183,700	\$33,200	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure timely project completion, the City's internal Brownfield Team, including the QEP, will meet quarterly to track **outputs identified in 3.d.** and will record progress using Excel to track the scope of work, goals, and objectives. The City will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the four-year timeline. Site-specific information will be recorded in the ACRES database. Key performance indicators/outputs, such as the number of neighborhood meetings, community groups, and partners meetings; environmental assessments; and cleanup plans, will be tracked. In addition, outcomes like community participation, acres assessed, acres made ready for reuse, redevelopment dollars leveraged, and jobs created will be monitored. To address potential project delays, the City has contingency plans in place, including monthly communication with the EPA Project Officer and the development of a Corrective Action Plan if necessary to ensure the project is completed on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The City operates under a Mayor–Council form of government. The City's internal Brownfield Project Team is housed within the Economic Development Planning & Zoning Department, which has extensive experience managing federal and state grants. The **Brownfield Project Director is Eric Schauster,** Director of Grants & Special Projects, who brings 26 years of experience in grant development and management. Mr. Schauster will oversee all aspects of grant-funded projects from initial program identification through final reporting. He will be responsible for day-to-day operations of the grant and will ensure timely and successful



completion of all project tasks and expenditures. The **Brownfield Project Manager** will be **Dusty Hosna**, the City's Planning & Zoning Administrator. Mr. Hosna has more than a decade of experience in municipal government and specializes in economic development, strategic planning, and municipal operations. Mr. Hosna's daily job entails all planning and zoning activities, working with City leadership to continue to build partnerships within the City, and working with developers and residents. The **Brownfield Finance Director** will be **Jamie Maitret**, the City's Finance Director, who has served in this role for 16 years. Ms. Maitret oversees all financial and accounting activities for the City, including budget preparation and monitoring, tax levy development, payroll and accounts payable processing, and coordination with independent auditors. She ensures compliance with all federal and state fiscal regulations and will manage grant drawdowns and financial reporting for the EPA Brownfields Assessment Grant. Together, Mr. Schauster, Mr. Hosna, and Ms. Maitret form a highly experienced and capable team with a strong track record of managing federal and state grants while delivering successful outcomes for the City. A qualified environmental professional (QEP) will handle the technical aspects of the project.

d. Acquiring Additional Resources: The City will hire a qualified QEP to support the technical and reporting aspects of the EPA Brownfields Community-wide Assessment Grant and will adhere to EPA's Professional Service procurement process and local contracting requirements. Throughout the project, additional resources or contractors will be acquired as needed.

Past Performance and Accomplishments. f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: The City has successfully managed multiple non-EPA grants that are similar in scope and complexity to a Brownfields Assessment Grant. In 2024, the City was awarded a \$200,000 grant from the Illinois Department of Commerce and Economic Opportunity through the Rebuild Illinois program for the Bicentennial Park Spillway Project. The purpose of this grant is to support the design and construction of a new concrete spillway for a pond located in Bicentennial Park. The existing earthen embankment and storm sewer outlet are being reconstructed, and excavation and grading operations are underway to support the new infrastructure. The project is currently active and is expected to be completed and closed out by early 2026. In 2022, the City received a \$100,000 grant from Metro East Park and Recreation District through its Park & Trail Grant Matching Program and turned it into a finalized project totaling **\$599,970** with funding from additional grants matched with City funding. The grant funded a series of improvements at Bellevue Park, including the replacement of an outdated playground with a new ADA-compliant playground equipment and swing area, the resurfacing and reconfiguration of existing tennis courts into pickleball courts, and the construction of a new gazebo-style pavilion. The project also stabilized approximately 700 feet of shoreline along the park's lake and added a new Fitness Court adjacent to the existing fitness trail. The grant was successfully closed out in 2024 with all funding expended.

(2) Compliance with Grant Requirements: For both projects, the City maintained full compliance with all grant requirements. The City adhered to the approved work plans, schedules, and terms and conditions of each agreement. All required reporting was completed in a timely and acceptable manner, and no compliance issues were encountered. Progress toward expected results was consistently documented and communicated to the awarding agencies. These projects demonstrate the City's capacity to manage complex infrastructure and community improvement initiatives and its commitment to transparency, accountability, and successful project delivery. The City's Brownfield Project Team is capable of managing this EPA Brownfields Assessment grant, updating ACRES with all outputs, and completing timely draw downs through sam.gov.



City of Belleville, IL

**FY26 Brownfield Assessment Grant
Threshold Criteria**



Threshold Criteria

1. Applicant Eligibility

- a. The City of Belleville, Illinois (City), is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a unit of local government as defined under 2 CFR § 200.1.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

The City informed the public of their intent to apply for an EPA Brownfields Assessment Grant at the City Council meeting held on December 15, 2025. The City will cultivate productive and thought-provoking interactions between target-area residents, community organizations, and project partners, **especially those directly affected by the project**. The City has and will continue to seek valuable input from residents and community organizations to help identify potential brownfield sites, as they are the most aware of the area's most important needs. The City will create a Community Involvement Plan (CIP), which will provide an event schedule, an outline of planned community engagement activities, a project background, and a list of key players. The CIP will be made available for review at City Hall and on the City's website and will ensure engagement with the distressed community.

The Brownfield Project Team (BPT) will solicit, review and evaluate comments, community input, and suggested sites for the inventory during quarterly meetings, recording all community-member suggestions and information in the minutes and posting them on the City's Brownfield Program webpage. The City's CIP will incorporate several forms of media. Brownfield updates will be posted to the City's Facebook page in addition to the City's Brownfield Program webpage. The City will provide resident **interaction via website and social media as a supplement to in-person community engagement**. For residents without transportation or internet access, the City ensures equitable communication by including important information in utility bill inserts, publishing official notices in local newspapers, and providing details about committees and meetings through signage displayed in government and community buildings. The City will disseminate Brownfield Project information through signage in government buildings, press releases and local newspapers, and will update organizations and community members through City Council meetings. All promotional materials with the names and contact information of the City's BPT will be posted on the City's brownfield webpage, thereby facilitating community-member contact with BPT members.

3. Expenditure of Existing Grant Funds

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

4. Contractors and Named Subrecipients

Not Applicable.