



R05-26-A-008

**APPLICANT INFORMATION SHEET:
City of Danville, Illinois**

1. Applicant Identification:

City of Danville, Illinois
17 W. Main Street
Danville, Illinois 61832

2. City of Danville, Illinois website: <https://www.cityofdanville.org/>

3. Funding Requested:

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

4. Location:

- a. City: City of Danville
- b. County: Vermilion County
- c. State: Illinois

5. Target Areas and Priority Site Information:

- Target Areas:
 - South Gilbert Street Corridor – Census Tract 17183900100
 - East Fairchild/Main Street Corridor – Census Tract 17183011200
- Priority Site Addresses:
 - 212 N. Logan Avenue, Danville, IL 61832
 - 445 N. Vermilion, Danville, IL 61832
 - 15-17 N. Jackson Street, Danville, IL 61832
 - 435 E. Main Street, Danville, IL 61832
 - 1625 and 1703 E. Voorhees Street, Danville, IL 61832

6. Contacts:

- a. **Project Director:** Mr. Logan Cronk, Grants & Planning Manager
17 W. Main Street, Danville, IL 61832
Phone: 217.431.2286
Email: lcronk@cityofdanville.org



b. Chief Executive: Mr. Rickey Williams, Jr., Mayor
 17 W. Main Street, Danville, IL 61832
 Phone: 217.431-2400
 Email: mayor@cityofdanville.org

7. Population: 29,204 (US Census, 2020)

8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less	N/A
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
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).	1,2,3,6
The priority site(s) is in a federally designated flood plain	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	N/A
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.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities as described in Section I.B. for priority site(s) within the target area(s).	8,9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing	N/A



Department of Public Works

Rickey Williams Jr., Mayor

David Ruwe, Director

9. Letter from the State Environmental Authority:

Please find attached the Letter of Acknowledgement from the Illinois Environmental Protection Agency regarding this Community-Wide Assessment Grant Application.

10. Releasing Copies of Applications:

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



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

01/07/2026

City of Danville
ATTN: Mumuchhu Gurung
City Planner
1155 E. Voorhees Street
Danville, IL 61832

**Subject: State Acknowledgement Letter for the City of Danville
FY2026 US EPA Brownfield Community Wide Assessment Grant Application**

Dear Mumuchhu Gurung,

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

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

Illinois EPA acknowledges City of Danville's efforts to obtain federal Brownfields funds for this project. If you have any questions, I may be contacted at the above address or telephone numbers below, or at Jacob.fink@illinois.gov.

Sincerely,

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



2125 S. First Street, Champaign, IL 61820 (217) 278-5800
115 S. LaSalle Street, Suite 2203, Chicago, IL 60603
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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

1: PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Target Area and Brownfields

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

The City of Danville, Illinois will be the geographic boundary of this community-wide assessment grant. Danville, a community of 29,204¹, was founded in 1827, is located in East Central Illinois, just west of the Illinois/Indiana border between Indianapolis, Indiana, and Champaign, Illinois. Rich salt deposits located along the Vermilion River led early settlement and industry, attracting pioneers and traders to the area to construct salt works, mills, and other associated industries. By the mid-1800s, coal miners began moving to the area, and Danville soon became the top coal-producing area in Illinois. During the mid-to-late-1800's the railroad was Danville's primary engine of growth due to the strategic confluence of several major transport lines. Since Danville's early days, its prosperity and growth have been inextricably linked to shifts of the region's industrial sector. For many decades, Danville's prosperity depended on its mines, foundries and rail yards. As those operations dwindled, Danville's economy became more dependent on manufacturing. A General Motors foundry plant provided more than 1,000 jobs in Danville until it closed its doors in 1996. Hyster Fork Lift employed nearly 700 in Danville until the plant was shuttered in 2001. The ebb and flow of manufacturing jobs has had a significant negative impact on the local economy. Although companies have continued to open and expand, it has not been enough to keep pace with the number of factories that have closed their doors and left the area. Within the last year, Danville lost hundreds of more manufacturing jobs with the closure of facilities who chose to expand outside of the State of Illinois. These losses are detrimental to the City. The shuttering of factories, the export of manufacturing jobs, and the economic downturns over the past several decades have left a legacy of environmental contamination and numerous blighted, abandoned buildings in their wake. Unfortunately, this means that brownfields have become a part of the City's landscape. Throughout Danville, the City is left with blighted neighborhoods, underutilized commercial sites, vacant buildings and vast empty parking lots that once served the flourishing industry in Danville. Environmental hazards at now shuttered factories, railyards, and coal and bulk oil yards pose an immediate threat to the City's most sensitive populations, including minorities, the impoverished, elderly, women of child-bearing age, and children. Brownfields assessment and redevelopment activities in the City are an opportunity to address pressing community needs like eliminating blight, enhancing community connectivity, and benefitting low-income and minority populations through affordable housing, the creation of community places, and the creation of jobs through the diversification of the economy. This grant funding will also help City directly reduce the risk of exposure to any potential contaminants from the brownfield sites in the City.

The City of Danville has compiled an initial inventory of 105 brownfield sites. However, there may be as many as 250 sites that meet the EPA brownfield definition in the City. Of the inventoried sites: 45 have been utilized for various industrial activities including manufacturing, machining, or fabricating; 43 were used as gas stations or other automotive related businesses; 5 were once dry cleaners; and 12 have incomplete histories or multiple suspected uses. There is likely contamination present at most of these sites based on the prior activities. Most of these sites are now blighted and vacant. Additionally, there are over 207 buildings throughout Danville that have been identified as vacant (defined as "unoccupied and either unsecured, secured by other than normal means or condemned") by the City's vacant building registration program. Of the buildings noted as vacant, 74% also have been identified as abandoned by their former owners. All of these structures are at least 40 years old, with most being over 50 years old. The age of these vacant structures would suggest that most, if not all, contain both asbestos and lead. Many of these sites and buildings are located within walking distance of schools, churches, and other public buildings and, therefore, may present health, safety, and environmental hazards to local residents.

The Target Areas designated in this assessment proposal are comprised of two Census Tracts: 17183900100 and 17183011200, and they will be called the South Gilbert Street Corridor and the East Fairchild/Main Street Corridor. The South Gilbert Street Corridor is Census Tract 17183900100, and the East/Main Street Fairchild Street Corridor is Census Tract 17183011200. Both of these Target Areas are Disadvantaged Census Tracts. On a street map, the South Gilbert Street Corridor, spans from north of Main Street south to Illinois 74, while the East Fairchild/Main Street Corridor between

¹ US Census Data, 2020 Census

Highway 136 and Fairchild in Danville. The East Fairchild/Main Street corridor is a mix of commercial, industrial, and residential land uses that have developed over decades. Today, this corridor is primarily home to businesses that provide goods and services to surrounding impoverished neighborhoods. The Illiana Veterans Affairs Health Care facility and Danville Area Community College are located along this corridor. These entities are two of Danville's largest employers and serve as regional destinations for health care and education. In the Target Areas, the brownfield sites are in very close proximity – often adjacent – to residential properties and other sensitive receptors. This poses a particular threat of sensitive receptor exposure to contaminants via direct contact, inhalation, vapor intrusion, or ingestion. Located along the East Fairchild Street Corridor, Danville High School is in close proximity to several identified brownfield sites. These brownfield sites threaten the public health and the environment of the City, and impose a blighting effect that leads to further distress, negative perceptions, and disinvestment. The Target Area's extremely low Per Capita Income of \$16,725, astounding Poverty Rate of 39.71%, above average Unemployment Rate, and far below average Median Household Income of \$28,000 all serve as glaring indicators of the City's social and economic challenges as it relates to brownfield redevelopment. These brownfield sites threaten the public health and the environment of the City, and also impose a blighting effect that leads to further distress, negative perceptions, and disinvestment in the City. Danville is pursuing these grant funds to revitalize the Target Areas. These assessment grant funds represent an opportunity to address blight, eliminate existing environmental threats, and remove the barrier of redevelopment to so many sites throughout the City.

1.b. Description of the Priority Brownfield Sites

Within the Target Area corridors, the City of Danville has designated five priority sites for its brownfields program, selected due to underutilization, blighting impacts, redevelopment opportunities, and the anticipated contribution of environmental assessment and remediation to the City's long-term redevelopment and revitalization initiatives.

212 N. Logan Ave. (Long Property): *Historic Site Use*: Former wool dyeing and scouring operations; subsequent use for demolition debris and general waste disposal and adjacent automotive/small engine repair and dry-cleaning operations; *Current Site Conditions*: Currently vacant, located along the Vermilion River; *Residual Contaminants*: VOCs, RCRA metals, and PNAs; *Affected Neighborhood*: surrounding greenspace, Vermilion River and residences are located within 50 feet of site; *Planned Site Reuse*: Located along the riverside in an underserved neighborhood, improvements to allow riverside developments, Commercial/Retail development and community access to the river.

445 N. Vermilion: *Historic Site Use*: Former filling station and automotive service station; *Current Site Conditions*: Currently vacant; *Expected Contaminants*: VOCs (Petroleum products), RCRA metals, and PNAs; *Affected Neighborhood*: The site is located along a commercial corridor; *Planned Site Reuse*: Gateway into the City's Midtown TIF district. Strengthen corridor development through Commercial/Retail development use.

15-17 N. Jackson St. (Model Star Cleaners): *Historic Site Use*: Former filling station and commercial dry-cleaner, and north adjacent printing operations; *Current Site Conditions*: Currently vacant; *Expected Contaminants*: VOCs (Petroleum products and chlorinated products), RCRA metals, and PNAs; *Affected Neighborhood*: The site is located along a secondary commercial corridor; *Planned Site Reuse*: Commercial/Retail development use.

435 E. Main St. (Rick's Furniture): *Historic Site Use*: Prior uses include filling station, furniture warehouse, lacquer spraying, and auto repair; *Current Site Conditions*: Currently vacant; *Expected Contaminants*: VOCs (Petroleum products), RCRA metals, and PNAs; *Affected Neighborhood*: The site is located along a commercial and retail corridor and residences are located within 250 feet of the site; *Planned Site Reuse*: The City of Danville is planning to utilize TIF funds to clear the site once Phase I and Phase II assessments are completed, and then the City will market this site for commercial development use.

1625 and 1703 East Voorhees Street (Former Quaker and Heatcraft Site): *Historic Site Use*: Former Heatcraft Refrigeration Products manufacturing facility and Quaker Oats food processing plant. *Current Site Conditions*: Vacant, located in a federal Floodplain; *Expected Contaminants*, PNAs and chlorinated volatile organic compounds (cVOCs); *Affected Neighborhood*: The site is along a major industrial corridor. *Planned Use*: Industrial Development.

1.c. Identifying Additional Sites

The City of Danville will include all eligible brownfield sites citywide in its brownfields inventory update. Should assessment funds remain available after completion of assessments for the Priority Sites and Target Area sites, the City will determine how to allocate remaining assessment funds based on site location, the potential to deliver health and economic benefits to underserved populations, and overall redevelopment potential. Additional sites within the Target Area will be identified through collaboration with partner organizations, informed by community input and robust community outreach efforts. Sites will be prioritized based on alignment with redevelopment plans and their potential to benefit populations in the city that have been historically disadvantaged and underserved.

Revitalization of the Target Area

1.d. Reuse Strategy and Alignment with Revitalization Plans

As Danville faces a challenging economic climate and underutilized, blighted Target Areas, it has identified the redevelopment of the Target Areas as a key component to its economic recovery and growth. Danville's brownfield redevelopment plans are led with experience from the City's ongoing Brownfields Program, the Downtown Danville Revitalization Plan, and the East Main Street Corridor Plan, which directly aligns with the redevelopment plans for the potential brownfield sites. The City of Danville is proposing to utilize these assessment funds to focus on the five priority sites that have been identified for economic revitalization, per the site reuse plans created by the City and listed in the section above. Danville utilized their prior Brownfields Assessment grant funds to perform numerous Phase I & Phase II environmental site assessments on previous priority sites, and now wish to continue this vital work at multiple parcels adjacent to those that have been identified as an environmental concern for redevelopment, recognizing it is of the City's best interest to partner with all other property owners adjacent to the site to create larger and more desirable redevelopment sites. This is the brownfields redevelopment strategy that will be utilized throughout the City with a third round of assessment grant funds. The completed assessment work has provided critical information on the location of some environmental impacts, the media that is impacted, and the contaminations of concern that exist. This information is valuable to the City as they implement their brownfields redevelopment plans in the Target Areas. Danville has multiple projects that have benefitted from the Brownfields Program, including the Carle at the Riverfront medical campus project and the Casino project that the City is hoping will ignite the more redevelopment at sites throughout the City's Target Areas based on those successes. Danville's reuse strategy and this funding will allow for redevelopment, which will increase property values, remove environmental insecurities, and the overall target area will be enhanced.

1.e. Outcomes and Benefits of Reuse Strategy

Danville's brownfield reuse plans focus on recalibrating and diversifying the City's economy for the future, as well as addressing the area's existing blighted and vacant neighborhoods due to the presence of brownfield sites. The City is working on multiple development projects that enable it to create quality job growth within the designated Target Areas by creating the opportunity for new restaurant, retail, housing, and entertainment spaces. The reuse plans for the City's priority brownfield sites build on the redevelopment efforts already made with the City of Danville's previous assessment grant funds. Projects like the \$70M Carle at the Riverfront medical campus project and the Casino project have reignited the Danville Target Area Corridors as the center of economic activity and cultural heart of the City. All of the Priority Sites are located in an Enterprise Zone, so the reuse plans will directly spur economic growth within the Enterprise Zone by providing tax benefits to investors. In addition, the location of the priority sites makes the properties eligible for New Market Tax Credits. Job creation will be abundant with the City's reuse strategy, with workers needed for design, construction, and to fill the eventual jobs at the new developments. During redevelopment and construction stages, Danville will encourage energy efficient and sustainable building practices by encouraging as much infrastructure reuse as possible and if new infrastructure will be needed, the City will encourage the installation of energy efficient utilities. Ensuring resilience to extreme weather events and natural disasters will be a priority for the City, especially due to its location along the Vermilion River. Reuse strategies will be reviewed against the Local Hazard Mitigation Plan.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse

By completing the proposed assessment work and identifying the environmental site conditions with secure funding like this EPA Grant, the City is reducing financing barriers for future redevelopment

by helping to make the sites “shovel-ready”. The City’s identified Target Areas, which includes the priority sites, is located within two City incentive areas: TIF Districts and Enterprise Zones, the extent to which the grant will stimulate the availability of additional funds to support the completion of the ESA or remediation if needed. The City of Danville has the capability to partner with developers, located in these areas, with allocated public dollars for site assembly, public infrastructure improvements, and monetary incentives. Danville also has an Opportunity Zone located in parts of the Target Area, which will provide tax benefits to any developers in the area. Danville’s financial strategy to fund more assessment and remediation work is to apply for State and Federal Historical Tax Credits; apply for New Market Tax Credits; pursue Community Development Block Grant public infrastructure funds when applicable; and seek Department of Transportation road and streetscaping funds for applicable redevelopment plans.

1.g. Use of Existing Infrastructure

The planned reuse/redevelopment plans for the Target Areas and priority project sites will primarily utilize existing infrastructure – which 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. If the priority sites are large enough, they will be divided and new infrastructure may be needed to serve those redeveloped sites. In this case, the existing infrastructure may need to be extended from the City’s right-of-way. Danville’s redevelopment priority is on infrastructure reuse, but will work with developers when new infrastructure is required. New infrastructure may be required for broadband capabilities or any energy efficiency installations like solar power, as they do not currently exist at the priority sites or at all of the sites listed in the City’s brownfields inventory. New infrastructure can be funded in part from the resources listed in the section above, and the City can assist on a case-by-case basis. The existing State Routes that run through Danville provide immediate access to Interstates, which is an asset to redevelopment efforts and will allow for increased site development visibility and access.

2: COMMUNITY NEED AND COMMUNITY ENGAGEMENT:

Community Need

2.a. The Community’s Need for Funding

The 2020 US Census listed Danville’s population as 29,204². The 2022 American Community Survey 5-year estimates show Danville’s 28.5% poverty rate at more than twice the 11.9% Illinois rate. Danville’s \$39,230 median household income is nearly 50% lower than the Illinois rate. Danville’s Per Capita Income of \$21,055 is far below both the State’s and Nation’s Per Capita Income. Unemployment statistics are in accord with these figures, as Danville’s August 2023 unemployment rate reached 9.3%³. Community-wide, these statistics are startling, but when you look at the designated Target Areas’ demographics, they are even more dismal. The Target Areas are located in disadvantaged Census Tracts and are home to a higher proportion of sensitive populations than other areas in Vermilion County, including – children and adults living in poverty, residents with limited English proficiency, households with limited economic means, and those living in older housing. Demographics like these create a complex set of challenges - both economically and socially – that go far beyond brownfields. The two Danville Target Areas’ extremely low Per Capita Income of \$16,725, astounding Poverty Rate of 39.71%, above average Unemployment Rate, and far below average Median Household Income of \$28,000 all serve as glaring indicators of Danville’s economic challenges, and illustrates the dire need for brownfields grant funding that would create new jobs and provide a better standard of living for the City’s residents. Danville lost much of its manufacturing base between 1970 and 1990. This large loss of jobs led to a significant population loss for Danville. In fact, Danville’s population today is virtually identical to what it was 90 years ago, yet Danville’s land area has increased from 7.2 square miles then to 18 square miles. This makes the maintenance of infrastructure and provision of services increasingly difficult for Danville as the population and tax base have not kept pace with the growth in the community’s footprint. The widespread closings of factories and subsequent employment and population losses have also left many properties in Danville vacant and abandoned. These vacant and abandoned sites generate much less tax revenue than productive uses. This Assessment grant will help Danville assess brownfields, promoting the reuse of abandoned brownfields, while providing good paying jobs for residents, and increasing municipal revenues, all of which are key objectives of the Coalition’s brownfields reuse strategy.

² U.S. Census, 2020 Census and 2022 ACS Census data, available at <http://www.census.gov>.

³ U.S. Bureau of Labor Statistics at <http://www.bls.gov/data/#unemployment>.

Danville staff sampled active uses along the East Main Street Corridor and found a 440% difference in assessed valuation between the active uses and the four priority sites identified in this proposal. Relentless attempts have been made to attract development to Danville, and many have failed due to the uncertainties related to the presence of contaminants on brownfield sites. In the last 15 years, Danville has lost over 1500 jobs, most recently with a loss of 150 jobs in the last few months. These continuing losses help to explain Danville's relatively high rate of unemployment. A lack of disposable income for remaining Danville residents also is a problem and has resulted in marginal new investment in the community. For example, investment in housing stock has dwindled in recent years. More than 42% of Danville's housing stock – and more than 44% of the Target Area's stock - was built in 1939 or earlier, compared to 22.8% for Illinois. Only 4.4% of Danville's (and 1.1% of the Target Area's) housing units have been built since 2000, compared to 11.6% in Illinois. Danville's median household income is only \$36,172 – or almost \$33,000 less than the Illinois figure. This affords Danville residents very little income to spend on community goods and services, which worsens the economic problems suffered by the City. These pressing economic conditions drain resources and leave little or no money to address brownfields. As the economic problems associated with business closings, job losses, and lower incomes trickle upward from the residents and businesses, Danville's government is facing ever-tightening budgets. The loss of businesses and reduction in property values mean less City revenue. This assessment grant will help Danville assess brownfields and jump-start redevelopment on sites that conventional developers would typically ignore. This, in turn, promotes the reuse of abandoned brownfields, while providing good paying jobs for Danville residents, and increasing municipal revenues, all of which are key objectives of the City's reuse strategy.

2.b. Health or Welfare of Sensitive Populations

Within the two Danville Target Areas, US Census data shows that 41.26% of the population is comprised of minorities, compared to 37.9% citywide. Furthermore, more than 44% of the female population in the Target Areas is comprised of women of child bearing age. 39.71% of all people and 60.91% of children live below the poverty level. 74.8% of Danville's schoolchildren are low-income and eligible for free and reduced lunch⁴. Data provided by the Vermilion County Health Department indicates there is a high incidence of both lead poisoning and asthma in children within the Target Areas over the past 10 years. Given the age of housing in the Target Area neighborhoods, with more than 44.1% of homes built in 1939 or earlier, and the significant pollutants mentioned previously, these facts are not surprising. Health concerns for sensitive populations are often intensified by lack of access to adequate health care and nutrition. 22.8% of the Target Area population does not have health insurance. By addressing the environmental contaminant issues in the Target Area with these Assessment grant funds, any threat of exposure by nearby sensitive populations to contaminants via direct contact, inhalation, vapor intrusion or ingestion will be reduced or eliminated. The planned site reuse plans after assessment will also provide these populations with an enhanced quality of life, with access to new jobs, housing options, and more sustainable healthy living options.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Per the Census and Health Department data, there is a significantly greater than normal incidence of disease and adverse health conditions in the Target Areas of this application. These health issues could be amplified by the potential contamination in the target area. Both of the target areas feature adverse health conditions and extremely high percentiles, including: asthma in the 95th and 92nd percentiles, diabetes in the 90th and 93rd percentiles, heart disease in the 90th and 85th percentiles, and a low life expectancy in the 91st and 98th percentiles. The high rate of the adverse health affects, combined with low income, high poverty, and long-term disinvestment, all exacerbate the challenges of brownfield sites. Utilizing this grant funding to identify and develop a reuse/cleanup plan for the priority sites is the first step in reducing the risk of exposure to contaminants in and around these sites, and improving the quality of life for these affected residents.

2.d. Economically Impoverished/Disproportionately Impacted Populations:

Securing this grant funding is critical to the City's ability to serve the identified Target Areas most impacted by brownfields through positive redevelopment of these vacant and underutilized properties. The soil and groundwater present on each of the identified priority sites may pose a serious health threat to nearby residents and a disproportionate threat to sensitive populations in the targeted area.

⁴ 2020 figures from the Illinois State Board of Education, available at www.illinoisreportcard.com

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Another health and environmental concern is the potential migration of contaminants from the brownfield sites to the surrounding waterways including the nearby Vermilion River, which is the public water supply for the Tilton, a neighboring community, and Danville. Migrating contamination from brownfields may pose a threat to that water supply, and to natural habitats and ecosystems. Identifying any known environmental conditions in Danville with these grant funds will help alleviate any further health and safety issues for the adverse health conditions described previously. Danville seeks to help identify and reduce environmental threats with this grant funding by: collaborating with community partners to address environmental and health-related challenges; work with our community partners and neighborhood leaders to enhance the understanding of environmental and health-related issues at the community level; and by providing accessible and culturally appropriate opportunities for low-income, minority and linguistically isolated stakeholders to meaningfully participate in decision-making processes on brownfields sites.

Community Engagement

2.e. Project Involvement and 2.f. Project Roles

Organization Name	Point of Contact (name and email)	Specific Role in the Project
Vermilion Advantage	Tracy Wahlfeldt Email: ceo@vermilionadvantage.com	Work with City to bring potential developers to the table; potential investor for reuse; Marketing Reuse of Target Area and Priority Sites
Keep Vermilion County Beautiful	Brenda Adams Email: [REDACTED]	KVCB has pledged to help educate the community on the health/environmental impacts of brownfields and support the project by publishing and posting meeting notices and informational flyers.
Danville Area Community College	Randall Fletcher Email: r.fletcher@dacc.edu	DACC will assist with outreach and advocacy efforts on behalf of the diverse citizen and stakeholder groups affected. In addition, the City will utilize their blossoming workforce development program as needed
Danville School District #118	Skip Truex Email: truexh@danville118.org	The School District will assist with outreach and advocacy efforts on behalf of the City, including providing meeting space. The school may help with reuse plans in the Target Area.
Carle Hospital Foundation	Nick Crompton Email: Nicholas.Crompton@carle.com	As a success story of the City's Brownfields program, the Carle Hospital Foundation will a valuable advocate for brownfields redevelopment in the Target Area.

2.g. Incorporating Community Input

Through the management of their previous brownfields assessment grant funds, the City of Danville has developed processes and "infrastructure" to meaningfully involve citizens, civic organizations, and communities in the assessment, cleanup, and reuse decision making process. The City will include the affected neighborhood and their respective residents, property owners, and business owners as vital partners in their assessment and cleanup planning activities. Neighborhood organizations and citizen's groups will have the opportunity to express their concerns, identify their needs, and create and implement reuse plans. As Danville moves forward with site assessments, they will hold three (3) public meetings and develop three (3) fact sheets on the status of assessment activities at important junctures. Danville will post these fact sheets on their website and utilize any necessary social media to notify the public with a link to the webpages. If the City is awarded this grant, they will continue with their example of the utilization of diverse notification methods (i.e. social media, website, postings) to ensure that they reach a broad audience. It will also be a priority for the City to describe their activities, and progress in ways that are easily understood by its residents, who will most likely be unfamiliar with environmental and scientific terminology. In addition, Danville will seek out translation services for any households directly impacted by any assessment-related work. Any comments on the project and it's updates will be recorded and added to the website, fact sheets, and addressed and the public meetings as needed.

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

3.a. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight
a. Project Implementation: This task is comprised of the following: management/oversight of the Cooperative Agreement, Quarterly and Annual Reporting to US EPA, coordination between the City and US EPA, data entry into US EPA's ACRES database, procurement of a Qualified Environmental Professional (QEP), documentation

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of the site assessment selection process, management of the City’s brownfields inventory, and sending two City reps to the National Brownfields Conferences. Work under this task will be performed on both priority sites and other sites within the City’s brownfields inventory.
b. Anticipated Schedule: QEP will be retained within 60 days of award. Quarterly Reports and ACRES updates will be submitted at the close of each quarter and an Annual Report will be submitted within 30 days of fiscal year-end
c. Task/Activity Lead: Program Management will be led by Grants and Planning Manager, Logan Cronk, and the City’s selected QEP.
d. Outputs: Anticipated outputs of this Task include: 12 Quarterly Reports, quarterly updates to ACRES, 4 Annual Reports, and the number of sites to be included in the Brownfields Inventory.

Task 2: Community Engagement
a. Project Implementation: This task consists of activities designed to support and advance the City’s community involvement and outreach efforts. Under this task, the City will re-establish an updated Brownfields Redevelopment Advisory Committee (BRAC). The BRAC will convene at least twice annually to maintain a current brownfields inventory and to ensure that the highest-priority sites are assessed and prepared for redevelopment and reuse. As the project progresses, the City’s Project Partners will play integral roles in both BRAC activities and broader community outreach efforts. The City will host annual Community Meetings to keep residents informed of project activities, progress, and outcomes. These meetings will coincide with the release of project Fact Sheets, which will be distributed by the City and its Project Partners and posted on the City’s website. The priority projects identified in this proposal will receive precedence under this task. In the event of unwilling landowners, access limitations, or changes to reuse plans, the City will redirect efforts to alternative sites identified in the brownfields inventory.
b. Anticipated Schedule: BRAC re-establishment will initiate in 2 nd Quarter of 1 st year. 3 BRAC meetings will take place in year 1, and then 1 each subsequent year. Fact Sheets will be distributed at the end of each fiscal year. Community meetings will be held at the end of each 3 rd quarter of the fiscal year.
c. Task/Activity Lead: Community engagement activities will be led by City staff, with support from the Qualified Environmental Professional in facilitating BRAC activities and assistance from Project Partners in both BRAC participation and broader community outreach efforts.
d. Outputs: Anticipated outputs of this Task include: 7 BRAC Meetings, 3 Community Meetings, and 3 Fact Sheets distributed to the community regarding the project.

Task 3: Inventory & Site Prioritization
a. Project Implementation: The Danville Brownfields Inventory has been developed and amended since the City’s first Brownfields Assessment grant award in 2011. The City and QEP will continue to add to and develop a thorough inventory and prioritize a site list based on factors including site redevelopment potential, leveraged funds in place, job creation or retention, and environmental threats affecting the health & safety of residents.
b. Anticipated Schedule: Site inventory and prioritization will begin as soon as the QEP is on-board in the 2 nd Quarter, and will continue through each BRAC Meeting and throughout the remainder of the project.
c. Task/Activity Lead: This task will be overseen by the City and conducted by the QEP.
d. Outputs: Prioritized Brownfield Inventory

Task 4: Environmental Assessments
a. Project Implementation: Phase I Environmental Site Assessments (ESAs) will be conducted on eligible sites to establish landowner liability protections, stimulate redevelopment, and to determine what steps may be involved for cleanup. All Phase I ESAs will be performed in compliance with ASTM E1527-21 to meet the requirements of All Appropriate Inquiry. Priority sites in Target Area corridors will be assessed first, and then the City will pursue other sites outside of the Target Area that are positioned for redevelopment. The City anticipates up to 8 Phase I ESAs will be completed. Phase II ESAs will be conducted on eligible sites to position them for cleanup and redevelopment. Prior to conducting any Phase II work, a Sampling & Analysis Plan will be prepared and submitted to US EPA for approval. All Phase II ESAs will be performed in accordance with ASMT E1903-19. The City anticipates conducting up to 4 Phase II Environmental Site Assessments at sites to supplement the Phase I Environmental Site Assessments

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<p>where Recognized Environmental Conditions were identified. The priority sites will be considered for Phase II Assessment work first. The City will then pursue other sites in the Target Area before venturing to other locations in the community. The results of the Phase II ESA's will be compared to Illinois EPA's Tiered Approach to Corrective Action Objectives (TACO) to evaluate contaminants through human exposure pathways. Health and Safety and Sampling Analysis Plans will be prepared for all Phase II Environmental Site Assessment activities. A Quality Assurance Project Plan will also be prepared by the contracted Brownfields consultant in accordance with the US EPA's guidelines.</p>
<p>b. Anticipated Schedule: Phase I ESA's will start 3rd quarter of the first year. The QAPP will be completed in the 3rd Quarter of the first year, and Phase II ESA's will start in the 4th Quarter of the first year.</p>
<p>c. Task/Activity Lead: This Task will be led by the City's QEP</p>
<p>d. Outputs: Anticipated outputs of this Task include 8 Phase I Site Assessments, the identified number of acres assessed, 4 Phase II Site Investigations, 1 Overall Health & Safety Plan with 4 site-specific safety plans, 1 Quality Assurance Project Plan, 4 Sampling and Analysis plans, the identified number of acres assessed, and the enrollment up to 2 sites in the State's Voluntary Cleanup Program.</p>

Task 5: Cleanup Planning	
<p>a. Project Implementation: The City will evaluate cleanup by preparing an Analysis of Brownfields Cleanup Alternatives (ABCA). If contamination is identified at problematic levels, the City will seek to enroll the impacted sites in the Illinois EPA's voluntary cleanup program for further investigation and remedial planning. The City anticipates the enrollment of 1 to 2 sites into the voluntary cleanup program, leading to the preparation of Remedial Action Plans, assessment of Brownfields cleanup and redevelopment alternatives, and the evaluation of institutional and engineering controls. The City anticipates completing up to 2 ABCAs, Site Investigation Report/Remediation Objectives Report/Remedial Action Plans through the Illinois EPA Site Remediation Program.</p>	
<p>b. Anticipated Schedule: This Task will occur in the last 4 quarters of the project period.</p>	
<p>c. Task/Activity Lead: This task will be led by the City's QEP with oversight by the City.</p>	
<p>d. Outputs: The anticipated outputs include: 2 ABCAs, 2 Remedial Action Plans.</p>	

Task 6: Corridor Planning	
<p>a. Project Implementation: This Task includes the development of two Corridor Studies in the Target Areas, envisioning how each proposed site reuse contributes to the community's revitalization vision, overall land use plans already in place, and determining feasible site reuse opportunities are critical planning steps in the brownfields redevelopment process.</p>	
<p>b. Anticipated Schedule: This Task will take place in the last year of the project period.</p>	
<p>c. Task/Activity Lead: This task will be led by the City's Planning & Grants Manager, and the selected Planning Consultant.</p>	
<p>d. Outputs: The anticipated outputs of this task include: two (2) Corridor Studies in the Target Areas to determine Market Feasibility and Economic Development Planning.</p>	

3.e. Cost Estimates

Budget Categories		Project Tasks						TOTAL
		Task 1: Cooperative Agreement Oversight	Task 2: Community Engagement	Task 3: Inventory & Prioritization	Task 4: Environmental Assessments	Task 5: Cleanup Planning	Task 6: Corridor Planning	
Direct Costs	Personnel	\$2,000	\$6,000	\$2,000	--	--	\$15,000	\$25,000
	Fringe Benefits	--	--	--	--	--	--	--
	Travel	\$4,000	--	--	--	--	--	\$4,000
	Equipment	--	--	--	--	--	--	--
	Supplies	--	\$500	--	--	--	\$1,000	\$1,500
	Contractual	\$12,000	\$3,500	\$11,000	\$205,000	\$80,000	\$134,000	\$445,500
	Other	--	--	--	--	\$24,000	--	\$24,000
Total Direct Costs								
Total Budget		\$18,000	\$10,000	\$13,000	\$205,000	\$104,000	\$150,000	\$500,000
<p>Task 1: This budget includes \$2,000 of City personnel time at \$25/hour (City Planner). This will provide approximately 80 hours of City staff time to review and submit reporting and cooperative agreement management activities. \$4,000 is reserved for City staff to attend</p>								

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National Brownfields Conferences through the grant period, and it will cover Airfare, Lodging, and Per Diem costs. The remaining \$12,000 is reserved for 96 hours of QEP assistance with cooperative agreement oversight and quarterly/annual reporting.

Task 2: This budget includes \$6,000 of City personnel time at \$52.95/hour (City Planner and Grants and Planning Manager). This will provide approximately 113 hours of City staff time for the development of Fact Sheets, Website updates, and conducting Public Meetings. The City will utilize a total of \$500 for supplies to support community engagement activities. The City's QEP will provide community engagement assistance (\$125/hour x 28 hours = \$3,500).

Task 3: This budget includes \$2,000 for 80 hours of City personnel time at \$25.00/hour (City Planner) for site prioritization. The \$11,000 for contractual work is for 88 hours of Environmental Consultant assistance (\$125/hour x 88 hours = \$11,000).

Task 4: This task includes conducting 8 Phase I ESAs at \$5,375 each and 5 Phase II ESAs at \$31,000 each for a total of \$198,000. Task 4 costs will also include preparation of the Quality Assurance Project Plan (\$5,000) and Health and Safety Plan (\$2,000).

Task 5: This task includes completing 2 ABCAs and enrolling 2 sites into the Illinois EPA Site Remediation Program with Remedial Action Plans at \$40,000 each for a total of \$80,000 completed by the QEP. \$24,000 will be included to address IEPA Site Remediation Program Enrollment and Review Fees.

Task 6: This task includes costs for City personnel time (City Planner) at \$25/hour, planning and presentation supplies, and QEP at \$125/hour for 1,072 hours for Corridor Planning studies completed for both Target Areas for Marketing Feasibility and Economic Development Planning.

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

Tracking and measuring progress by the Project Manager throughout the period of performance will ensure Danville achieves the intended project results in an efficient manner. The table below summarizes the proposed project outcomes and method for tracking project progress. The anticipated tasks and outcomes for this grant include:

PROJECT OUTCOMES & PROGRESS TRACKING		
TASK	OUTCOMES	PROGRESS TRACKING
Programmatic Tasks	<ul style="list-style-type: none"> • Documentation of progress • Efficient project management • Accurate / timely data for EPA • Ready data for City use 	<ul style="list-style-type: none"> • Quarterly Reports to EPA • Annual Reports to EPA • ACRES data entry
Community Outreach	<ul style="list-style-type: none"> • More informed and educated stakeholders • Increased program buy-in • Meaningful Outreach Efforts/Responses 	<ul style="list-style-type: none"> • Share Fact Sheets/Web Postings/Meetings on Project Progress and Milestones with EPA • Website Updates on Project Work
Site Inventory & Prioritization	<ul style="list-style-type: none"> • Complete, Prioritized list of potential Brownfield sites in the City 	<ul style="list-style-type: none"> • Brownfield Inventory presented at Project Partner Meeting/Public Meeting
Environmental Assessments	<ul style="list-style-type: none"> • Knowledge of RECs; AAI compliance • Safe, efficient and reliable assessments • Characterization of contamination; AAI compliance 	<ul style="list-style-type: none"> • Set Assessment Schedule • Schedule for Priority Site Assessments
Cleanup and Reuse Planning	<ul style="list-style-type: none"> • Analyze cleanup alternatives • Sites ready for cleanup / reuse • More efficient activities through 3rd party oversight 	<ul style="list-style-type: none"> • Share ABCA and Remedial Action Plans for sites positioned for reuse with EPA
Corridor Planning Studies	<ul style="list-style-type: none"> • Target Area Marketing Feasibility • Target Area Economic Development Planning 	<ul style="list-style-type: none"> • Completed Study/Plan from Consultant

TASK 4: PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

Programmatic Capability

4.a. Organizational Capacity, 4.b. Organizational Structure, 4.c. Description of Key Staff

Danville has received previous assessment and cleanup grant funding, and stands ready to administer another assessment grant when awarded. Danville 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, Danville will effectively manage the grant and successfully perform each phase of work on the project. Community Development Administrator Logan Cronk 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 assessments are conducted appropriately and with consideration for public health and welfare. Mr. Logan Cronk will serve as Project Manager. Mr. Cronk has worked for Danville for over 6 years and has been involved in the implementation and

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administration of grants throughout that time, including the previous assessment grant. He understands the importance of grant administration and timely recordkeeping. Danville’s plan for management continuity in the event of any personnel change relies on an experienced and readily available Project Manager on staff. Mr. Cronk has successfully administered other Federal and State for the City. The City Planner Ms. Mumuchhu Gurung will be responsible for management and reporting, tracking, particularly mapping and GIS work for the City’s brownfields assessment grant. In addition, she will be engaged in corridor planning tasks. Ms. Gurung has worked with Danville for 2 years, where she has been involved in administering and reporting of several projects and has years of prior experience with USEPA Brownfields grants monitoring, and reporting. The City Treasurer will assist with the receipt and disbursement of the grant funds themselves.

4.d. Acquiring Additional Resources

Danville 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 Logan Cronk will work with the 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. If additional technical assistance is needed, the City of Danville will reach out to IEPA’s office of site evaluation for brownfields related work and the County Health Department for additional health data and community engagement.

Past Performance and Accomplishments

4.e. Currently Has or Previously Received an EPA Brownfields Grant

The City of Danville was awarded previous US EPA Brownfields Assessment Grants, including BF-00E00878 (2011) and BF-00E02296 (2017), and one Cleanup Grant, 4B-00E0355 (2023).

(1) Accomplishments

CA Number	Outcomes
BF-00E00878(2011) (Closed)	Completed 17 Phase I ESAs, 8 Phase II ESAs, 1 Cleanup Planning –Timely Quarterly reports completed and reported in ACRES
BF-00E02296(2017) (Closed)	Completed 19 Phase I ESAs, 9 Phase II ESAs, 2 Supp ESAs, 3 Cleanup Planning- Timely Quarterly reports completed and reported in ACRES
4B-00E0355(2023) (Open)	Site Specific Cleanup Grant – Timely Quarterly reporting completed and ACRES update

Danville’s biggest accomplishment with the use of previous Brownfields funds is the Carle at the Riverfront project, located in an aged neighborhood consisting of deteriorated structures and drug houses on the City’s west side. 2017 BF-00E02296, Brownfields Assessment dollars were used to conduct Phase I and Phase II environmental assessments at 122, 211, and 213 N Logan Avenue. These sites were identified as methamphetamine houses, former automotive station operations, and former drycleaning operations, respectively. By leveraging private dollars with the assessment grant funding, The City has helped the Carle Foundation Hospital address and remediate contaminated sites that were located within the new medical campus footprint. The entire site was enrolled into the Illinois EPA Site Remediation Program pursuant to a No Further Remediation letter. The new \$70 Million Carle medical campus opened in 2023 and now consists of 17 acres of redeveloped land immediately west of downtown Danville. The new Carle medical campus employs around 200 people and brings in 45,000 patient-visits a year.

(2) Compliance with Grant Requirements

Danville has received two previous US EPA Brownfields Assessment Grants, making the City familiar the programmatic requirements involved in successfully managing a Brownfields grant. Danville spent all of their previous EPA Brownfield grant funds in the respective project periods and as intended by the Cooperative Agreement. Based on the accomplishments listed above, the City’s previous funding achieved the grant’s expected results. The City adhered to the workplan and complied with the schedule, terms & conditions, and reporting requirements. The City has a positive reputation with US EPA, ensuring to adhere to all requirements to protect the excellent reputation established with its federal partners.

THRESHOLD CRITERIA

1. Applicant Eligibility:

The City of Danville is an incorporated municipality of the State of Illinois and has the authority to enter into a Cooperative Agreement with the United States Environmental Protection Agency.

2. Community Involvement:

Through the management of their previous brownfields assessment grant funds, the City of Danville has developed processes and "infrastructure" to meaningfully involve citizens, civic organizations, and communities in the assessment, cleanup, and reuse decision making process. The City will include the affected neighborhood and their respective residents, property owners, and business owners as vital partners in their assessment and cleanup planning activities. Neighborhood organizations and citizen's groups will have the opportunity to express their concerns, identify their needs, and create and implement reuse plans. As Danville moves forward with site assessments, they will hold three (3) public meetings and develop three (3) fact sheets on the status of assessment activities at important junctures. Danville will post these fact sheets on their website and utilize any necessary social media to notify the public with a link to the webpages. If the City is awarded this grant, they will continue with their example of the utilization of diverse notification methods (i.e. social media, website, postings) to ensure that they reach a broad audience. It will also be a priority for the City to describe their activities, and progress in ways that are easily understood by its residents, who will most likely be unfamiliar with environmental and scientific terminology. In addition, Danville will seek out translation services for any households directly impacted by any assessment-related work. Any comments on the project and it's updates will be recorded and added to the website, fact sheets, and addressed and the public meetings as needed.

3. Expenditure of Existing Grant Funds:

Not Applicable. The City of Danville does not have any open/current US EPA Brownfields Assessment Grants or Multipurpose Grants at this time.

4. Named Contractors and Subrecipients:

Not Applicable. The City of Danville did not name Contractors or Subrecipients in this Grant Application Proposal.