



1. Applicant Identification
 - a. *Riverdale Community Land Trust, 13330 S. Corliss Ave, Chicago, IL 60827*
2. Website URL
 - a. <https://www.riverdaleclt.org/>
3. Funding Requested
 - a. *“Community-wide.”*
 - b. *Federal Funds Requested \$500,000*
4. Location
 - a. *Chicago, Cook County, Illinois*
5. Target Area and Priority Site Information
 - a. List the target area(s) discussed in the Narrative.
 - i. The East 134th Street Corridor is located in Census Tract 5401.01, between E 134th Street, S Evans Avenue, the Little Calumet River, and Beaubien Woods in Riverdale, Chicago
 - b. Provide the address(es) of the priority site(s) proposed in the Narrative.
 - i. 13409, 13413,13417, 13429, 13441 S CORLISS AVE
 - ii. 13400,13416,13420, 13401 S MARYLAND AVE
 - iii. 911, 915, 919, 923, 951, 955, 957 E 134TH ST
 - iv. 932, 936, 940, 944,948, 952, 956, 809, 825, 821, 829, 833, 863, 837, 847, 867 E 134TH PLACE
 - c. *Map attached at the end*
6. Contacts
 - a. Project Director: Jamira Owokoniran, 7735172324, jamira@riverdaleclt.org
13330 S Corliss Ave, Chicago IL, 60827
 - b. Chief Executive: Jamira Owokoniran, 7735172324, jamira@riverdaleclt.org
13330 S Corliss Ave, Chicago IL, 60827
7. Population
 - a. Population of Chicago: 2,664,454
 - b. Population of Census Tract 5401.01: 4,019
8. Other Factors Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect. EPA may verify this information prior to selection.

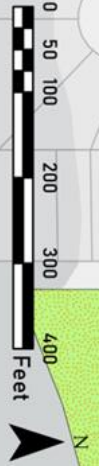
| | |
|--|--------|
| Sample Format for Providing Information on the Other Factors | Page # |
| Community population is 15,000 or less. | 5 |



| | |
|--|-----|
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory. | |
| The priority site(s) is impacted by mine-scarred land. | |
| 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 |
| The priority site(s) is in a federally designated flood plain. | |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | |
| 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. | |



EPA Brownfields Project - East 134th Street Corridor
January 22, 2026





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

1/23/2026

Riverdale Community Land Trust
ATTN: Jamira Owokoniran
13330 S. Corliss Avenue
Chicago, IL 60827

**Subject: State Acknowledgement Letter for the Riverdale Community Land Trust
FY2026 US EPA Brownfield Community Wide Assessment Grant Application**

Dear Jamira Owokoniran,

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 Riverdale Community Land Trust 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 Riverdale Community Land Trust'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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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

The East 134th Street Corridor Project proposes a coordinated, assessment-driven approach to evaluating and planning for the reuse of vacant and underutilized properties within the Riverdale Community Area of Chicago. Historic industrial activity, transportation infrastructure, and long-standing municipal land holdings have left many parcels with environmental uncertainty that continues to constrain reinvestment. Through EPA Community-Wide Assessment Grant funding, Riverdale Community Land Trust (RCLT), in partnership with the Trust for Public Land (TPL), will conduct Phase I/II environmental site assessments and support area-wide reuse planning to inform future land use decisions, including mixed-use affordable housing, greenspace, outdoor recreation access, and neighborhood-serving retail. The project emphasizes clean land and water (Pillar 1), American energy dominance (Pillar 2), cooperative federalism (Pillar 3) and cross-agency coordination to ensure assessment results are integrated into broader planning and infrastructure efforts, positioning the corridor for long-term, beneficial reuse.

A. Overview of Brownfield Challenges and Description of the Target Area

Dubbed a “Toxic Donut,” the East 134th Street Corridor Project (the Project) is located in a neighborhood originally created for US veterans returning from World War II, but is now surrounded by an expressway to its east, a water treatment facility to its north, a landfill to its south, and industrial buildings to its west. Currently, the Project area sits vacant on 4.5 square acres of land. The East 134th Street Corridor is located in Census Tract 5401.01, between E 134th Street, S Evans Avenue, the Little Calumet River, and Beaubien Woods in Riverdale, Chicago.

The adjacent Altgeld Gardens housing development, constructed in the mid-1940s on land previously used as raw sewage landfill and industrial waste dump sites, was historically surrounded by one of the highest concentrations of hazardous waste sites in the country, including dozens of landfills, industrial facilities, and leaking underground storage tanks. Soil and groundwater contamination concerns have included lead, heavy metals, polychlorinated biphenyls (PCBs), and other legacy pollutants associated with industrial activity and waste disposal. Residents and researchers have documented elevated pollutant levels for decades.

These historic land uses and legacy waste conditions contribute to uncertainty regarding the presence, nature, and extent of hazardous substances, pollutants, and contaminants within the Project area. The Project area has limited recent environmental data, which has impeded reuse, land acquisition, and comprehensive planning. EPA Community-Wide Assessment Grant funding will support Phase I and Phase II environmental site assessments that establish the technical foundation necessary to inform reclamation strategies, reduce uncertainty, and enable future reuse planning consistent with local planning objectives.

The Project also includes cleanup and reuse planning to align neighborhood vision with site reuse. This approach aligns with EPA Pillar 1 by advancing clean land and water objectives through systematic assessment and characterization of potential contaminants, and with EPA

Pillar 3 by enabling meaningful coordination among local, state, and federal partners to integrate assessment results into broader land use and infrastructure decision making.

B. Description of the Priority Brownfield Site(s)

The East 134 Stret Corridor Project is made up of 35 connected parcels which make up 4.5 square acres. Parcels in the East 134th Street Corridor Project are spatially connected and function as a single cluster. The following are the individual PINs of the 17 parcels that have been clustered for testing/assessment efficiency following conversations with the City (25-34-406-003, 25-34-406-004, 25-34-406-005, 25-34-406-007, 25-34-406-008, 25-34-406-010, 25-34-406-011, 25-34-406-012, 25-34-406-013, 25-34-406-014, 25-34-406-015, 25-34-406-016, 25-34-406-017, 25-34-406-018, 25-34-406-019, 25-34-406-025, 25-34-406-026). These are representative of the larger area and were selected based on their spacing, shared drainage conditions, and proximity to known or suspected sources of legacy contamination. These parcels are vacant, RCLT and city-owned sites near major rail infrastructure, wetland and drainage features, and the broader Lake Calumet industrial landscape. While several parcels were historically used for residential purposes, the area has experienced long-term vacancy which has led to fly-dumping and contributed to surface soil disturbance and environmental uncertainty. Community experience has long described this landscape as a ring of hazards around Altgeld Gardens, often called the toxic donut, and credible reporting and research describe the area as surrounded by landfills, industrial facilities, and multiple contamination sources.

Phase I Environmental Site Assessments may identify localized point-source concerns from fly-dumping; however, the primary risk driver is the presence of legacy contaminants associated with historic land and infrastructure uses. Archival records document the Pullman Sewage Farm, which operated between approximately 130th and 134th Streets and between what are now South King Drive and South Indiana Avenue, placing sewage treatment activities within the same drainage network as the Project ([EPA](#)). Historical accounts further indicate that early sewage handling systems were inadequate, and that sewage was conveyed north and east along Indiana Avenue and ultimately discharged toward the Little Calumet River. These conditions suggest reasonable potential for residual contamination affecting soils and shallow groundwater.

Another key driver for this request is a documented drainage corridor that aligns with local accounts of a historic ditch south of the Project area. Available transportation and infrastructure planning materials indicate the presence of a small drainage feature extending through the rail corridor south of East 134th Street, consistent with historic accounts of a constructed ditch conveying surface water toward the Little Calumet River ([Chicago Transit Authority](#)). Drainage ditches are not just water features. They are collection and transport pathways that can concentrate PCBs, metals, PAHs, petroleum compounds, and other contaminants in sediments and low-lying soils, and they can spread contamination during high water events.

The area is also influenced by the Lake Calumet Cluster Superfund site, which EPA noted that land and waste storage and disposal facilities in southeast Chicago contaminated soil, sediment, and groundwater with VOCs, SVOCs, PCBs, and metals ([EPA](#)). The Agency for Toxic Substances and Disease registry similarly documents elevated levels of PAHs, PCBs, VOCs, and metals in environmental media at the site ([ATSDR](#)). While a Brownfields assessment is not a Superfund investigation, the hydrologic and sediment realities of the Calumet system make it appropriate to consider the Superfund contaminant profile as part of the conceptual site model and to test for the same classes of contaminants in soils and ditch sediments, especially where wetlands and drainage corridors increase deposition potential.

C. Identifying Additional Sites

The industrial past of Riverdale is extensive, and if there are additional grant funds remaining after addressing the target sites of the Project, additional sites for eligible activities within the geographic boundaries identified in *I.a. Overview of Brownfield Challenges and Description of Target Area* will be identified by assessing parcels based on their proximity to parcels that came back with a strong Phase I or Phase II clean-up indication. If a parcel is more highly polluted than another, parcels next to it will be prioritized for assessment in order to better understand the clean-up needs for the Project area. EPA Pillar 1 is an important cornerstone of this proposal, and understanding as much of the project area as possible will ensure that in the future clean-up and re-development phases that the clean-up is as thorough as necessary.

Revitalization of the Target Area

D. Reuse Strategy and Alignment with Revitalization Plans

The East 134th Street Corridor Project is the future of multi-use brownfield redevelopment. The Project supports an area-wide reuse strategy focused on mixed-use redevelopment, including affordable housing, neighborhood-scale commercial activity, open space, and recreational access points along the river corridor. Reuse planning will be informed by assessment results, continued neighborhood and stakeholder engagement, and will align with adopted City of Chicago (City) land use policies, corridor planning initiatives, and regional transportation investments, including transit expansion near the project area. Area-wide planning will establish a technical framework for site-specific reuse decisions, infrastructure coordination, and phased implementation.

This plan aligns with the [Little Calumet River Conservation Action Plan](#), which is the framework for improving the health of nature and the quality of life for neighborhoods along the six-and-a-half-mile corridor of the Little Calumet River. The Project also aligns with the CTA's [Red Line Extension Plan](#), currently underway. The CTA Red Line Extension will extend rail service to 130th Street with four new stations, and CTA states the project is expected to foster economic development and neighborhood revitalization, with station areas serving as catalysts for local business districts. As foot traffic, planning activity, and investment interest increase, RCLT needs site-specific data to steer safe reuse, reduce exposure risks, and unlock cleanup pathways.

The Project upholds EPA Pillar 1, Pillar 2, and EPA Pillar 3, prioritizing Clean Air, Land, and Water as well as restoring American Energy Dominance, as well as prioritizing a smooth operating ecosystem for Cross-Agency Partnership through project facilitation and alignment.

E. Outcomes and Benefits of Reuse Strategy

Completion of environmental site assessments will reduce uncertainty related to contamination, improve site readiness, and support reinvestment decisions. Anticipated outcomes include residential and commercial development, expanded access to riverfront amenities, and improved coordination between land use and infrastructure investments. Economic stimulus will come in tandem with the CTA's Red Line Extension and the introduction of the outdoor recreation economy to the riverfront. Connecting Riverdale to the rest of Chicago with the metro extension will not only increase tax revenue for the City as property values rise, but also extend access to jobs downtown, stimulating economic development and leading to refreshed storefronts in Riverdale. Similarly, given the neighborhood's requests for access to the riverfront ([Riverdale Multimodal Transportation Plan](#)), there is an opportunity to tap into the outdoor recreation economy, valued at \$1.2 trillion and supporting 5 million jobs across the US in 2025 ([ORR](#)).

Located along the Little Calumet River, the East 134th Street Corridor Project is flood prone. The reuse strategy emphasizes flood-resilient land uses, green space preservation, and integration of stormwater management features where appropriate. Future housing development is expected to incorporate energy-efficient designs consistent with applicable building standards in order to maximize energy efficiency and lower the economic burden on the homeowner.

Strategy for Leveraging Resources

F. Resources Needed for Site Reuse

RCLT and TPL have limited capacity to fund environmental assessments without federal assistance. The EPA Brownfield Community-wide Assessment Grant funding will serve as a catalyst to unlock additional resources, including municipal redevelopment funds, philanthropic grants, and technical assistance programs. Preliminary funding commitments to RCLT have included support through NFWF's Chi-Cal initiatives, Chicago Community Trust funding, and in-kind technical assistance and training through The CommunityWEB. These funds support the pre-assessment activities such as community engagement and a land research project, but do not touch the topic of brownfields. Assessment results will position sites for eligibility under future cleanup, housing, and infrastructure funding programs. Once the assessment and community-wide assessment plan are done, RCLT and TPL will be eligible for city and state funding to start the clean-up process. The two partners already have buy-in from the City and are in discussion about future enrollment into the Chicago Brownfields Initiative and the Illinois Brownfields Cleanup Revolving Loan Fund for remediation of the cluster following Phase I/II assessments.

G. Use of Existing Infrastructure

The Project area benefits from proximity to existing transportation infrastructure, including arterial roadways, rail corridors, and planned transit extensions. Utilities serving the area include

water, sewer, and electric systems that can be leveraged for future reuse. Several priority parcels are located near the Little Calumet River and Beaubien Woods, offering opportunities to integrate green infrastructure and recreational access. Where infrastructure upgrades are required, reuse planning will identify needs and funding sources to support implementation.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

A. The Community's Need for Funding

The Project contains a high concentration of vacant and underutilized parcels with environmental uncertainty related to historic industrial land uses, transportation infrastructure, and long-standing public land holdings. These conditions significantly reduce market interest and prevent property owners from advancing environmental due diligence without external support. EPA Community-Wide Assessment funding is necessary to generate site-specific environmental data, reduce uncertainty, and enable future investment in reuse and infrastructure coordination.

There are significant indicators of limited capacity to finance its own environmental assessment or remediation. Riverdale's, pop 4,019, median household income is approximately \$16,176 while per capita income is \$12,427([Census](#)). Both figures are about one quarter of the Chicago median. These figures are well below regional and state averages for comparable urban geographies. An assessment would support the community's desire to revive the local economy and repurpose the vacant land in the community. EPA Pillars 1, 2, and 3 are core to Riverdale's neighborhood health. The Project emphasizes clean land and water (Pillar 1) in the community through clean-up and riparian buffers while redevelopment will include energy-efficient housing and businesses (Pillar 2). Finally, the Project creates strong streams of communication among the government agencies involved in the process and creates smooth permitting (Pillar 3).

B. Health or Welfare of Sensitive Populations

As defined by the EPA's [Exposure Assessment Tools by Lifestages and Populations](#), Riverdale has sensitive populations. Residents of Census Tract 5401.01 are not only facing higher than average rates of disparity in health outcomes, but residents are facing poverty and other welfare issues at an above average rate. Residents in Riverdale are facing higher than average rates of asthma, stroke, heart disease, and depression ([CDC](#)). Regarding resident welfare, 56.7% of residents are living below the poverty line ([Census](#)), and currently, mean travel time to work is 10% higher for residents of Riverdale than the average for Cook County ([Census](#)). The statistics regarding quality of life for residents of Riverdale are those of a grim future, but this does not need to transpire. The Project will address both the negative health and welfare standings of the neighborhood. Based on past community engagement, the *East 134th Street Corridor Re-use Plan* is expected to deliver affordable, single-family homes in mixed-use zoning that will allow businesses to enter into the neighborhood. Additionally, the plan is expected to emphasize access to greenspaces, introducing a more active lifestyle and cleaner air which will positively impact both health outcomes and economic outcomes through the outdoor recreation economy.

C. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Adults in Census Tract 5401.01 are flagged as having a high rate of asthma, with 15.8% of residents in 2024 having an official asthma diagnosis ([CDC](#)). Similarly, residents have a high percentage of stroke prevalence, with 5.7% of the population having documented a stroke in the 2023 analysis. The prevalence of heart disease is also above average with 5.9% of residents having been diagnosed with coronary heart disease as of 2023. Depression rates have steadily risen since 2020, from 18.9% of the population having a depression diagnosis to 24.1% of the population in 2023. *The East 134th Street Corridor Re-use Plan* will identify further health threats through health-targeted community engagement in its assessments. Further information collection will help to suggest land re-use that supports the long-term health of the community, such as greenspaces that foster activity and neighborhood camaraderie.

D. Economically Impoverished/Disproportionately Impacted Populations

Residents of Riverdale in Census Tract 5401.01 face disproportionate economic hardships. Over 56% of residents live below the poverty line while per capita income sits at \$12,427 ([Census](#)), one quarter of the city-wide per capita income. The target area is characterized by a constrained local tax base, limited access to private redevelopment capital, and a high concentration of municipally owned vacant and underutilized land ([Census](#), [Chicago Dept of Planning and Development](#)). These conditions have limited the ability of property owners and local organizations to independently finance environmental assessments or remediation activities necessary to support redevelopment. As a result, environmental uncertainty has persisted, reinforcing land vacancy and limiting productive reuse. The Project is the base for an area-wide revitalization that will address property values in order to lift up residents, identify opportunities to expand economic growth in the area through mixed-use zoning that allows for businesses to enter the area and the introduction of the outdoor recreation economy, as well as reduce barriers to workforce entry while prioritizing energy efficiency to lessen financial burdens (Pillar 2).

Community Engagement

E. Project Involvement

The Project will be implemented through coordinated involvement of local and regional stakeholders with expertise in land ownership, planning, environmental assessment, and infrastructure coordination. Riverdale Community Land Trust (RCLT) will serve as the lead applicant and primary project manager, leading community engagement, Phase I/II assessments, leveraging relevant funding opportunities, and grant management. Trust for Public Land (TPL) will serve as a partner to RCLT and will support community engagement, land use planning, and coordination with public agencies. RCLT and TPL have partnered on the Project together for the last two years, though residents have expressed decades of desire for remediation.

Both RCLT and TPL have strong working relationships with the City, a key partner in the future revitalization. The City is supportive of the project and has written a letter of support, as the landowner and a stakeholder, attached to this application. The City is not a named partner, but several departments were a part of the planning process and will continue to collaborate

throughout the grant and into the future to confirm municipal land use aligns with capital planning efforts and to provide support when necessary. Departments include Planning and Development, Fleet and Facility Management, Transportation, Chicago Transit Authority, and Cook County Forest Preserves. Additionally, People for Community Recovery and the Forest Preserves of Cook County are long-term stakeholders of the project.

F. Project Roles

| | | | |
|--------------------------------|--|---|---|
| Riverdale Community Land Trust | A nonprofit community land trust focused on long term land stewardship that keeps land working for community benefit. | Jamira Owokoniran jamira@riverdaleclt.org | Primary project manager, leading community engagement, Phase I/II assessments, leveraging relevant funding opportunities, and grant management. |
| Trust for Public Land | A nonprofit land trust creating parks and protecting land for people, ensuring healthy, livable communities for generations to come. | Jamie Simone Jamie.simone@tpl.org | Partner to RCLT and will support community engagement, land use planning, and coordination with public agencies. |

G. Incorporating Community Input

Riverdale has a long history of community engagement and advocacy, and RCLT and TPL will honor this history by continuing to work closely with stakeholders as we create a plan for the East 134th Street Corridor. Early in the process, we will create a steering committee representing 3-5 community-based organizations to serve as advisors throughout the process. This committee will be especially helpful in sharing information with community members and helping spread the word when public meetings or other engagement activities are planned. An engagement specialist will be hired to design and facilitate outreach activities and will be integrated into the process so they have a thorough understanding of the project and can help determine the timing of engagement activities as well as the type of engagement activities.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

| |
|--|
| Task/Activity: <i>Community Engagement - EPA Pillars 1, 2, 3</i> |
| <u>A. Project Implementation:</u> <i>EPA-funded activities:</i> Ongoing two-way communication with stakeholders and residents; participant stipends; base engagement towards “East 134th Street Corridor Re-use Plan;” attendance at brownfield conference <i>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</i> N/A |
| <u>B. Anticipated Project Schedule:</u> Sep. 1, 2026 – Aug. 31, 2030 |
| <u>C. Task/Activity Lead:</u> <i>RCLT</i> |
| <u>D. Outputs:</u> 1 Community benefit agreement; 1 Change-focused action plan; 16 Meetings; 4 Program staff attend brownfield conference (2027); 1 Steering committee created |
| Task/Activity: <i>Permitting - EPA Pillar 3</i> |
| <u>A. Project Implementation:</u> |

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|--|
| <i>EPA-funded activities:</i> Coordination with city and state agencies to secure right of ways <i>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</i> N/A |
| B. Anticipated Project Schedule: Sep. 1, 2026 – Aug. 31, 2030 (renewing as necessary) |
| C. Task/Activity Lead: RCLT |
| D. Outputs: Right of Way documentation; compliance with city regulations |
| Task/Activity: Phase I/II Assessments - EPA Pillar 1 |
| A. Project Implementation: <i>EPA-funded activities:</i> Phase I: Contracting environmental consulting firm for historical record review, site reconnaissance, interviews, REC identification, and recommendations Phase II: Contracting environmental consulting firm for site characterization, sampling, mapping, and clean-up options <i>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</i> Phase I/II: N/A |
| B. Anticipated Project Schedule: Phase I: Sep. 1, 2026–Aug. 31, 2027, Phase II: Sep. 1, 2026–Aug. 31, 2029 |
| C. Task/Activity Lead: RCLT (Contractor TBD following competitive bid process)for Phase I/II |
| D. Outputs: Phase I/II ESA Report; No Further Action Determinations where applicable |
| Task/Activity: East 134th Street Corridor Re-use Plan - EPA Pillars 1, 2, 3 |
| a. Project Implementation <i>EPA-funded tasks/activities:</i> Land reuse planning including stakeholder feedback and clean-up recommendations <i>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</i> This is leveraged by RCLT’s NFWF Chi-Cal grant which will provide parcel analysis excluding contaminants |
| b. Anticipated Project Schedule: Sep. 1, 2028 – Aug. 31, 2030 |
| c. Task/Activity Lead: TPL |
| d. Outputs: Neighborhood Assessment and Revitalization Plan |
| Task/Activity: Grant Management |
| a. Project Implementation <i>EPA-funded tasks/activities:</i> Timely reports; final report within 120 days of close-out <i>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</i> N/A |
| b. Anticipated Project Schedule: Sep. 1, 2026 – Aug. 31, 2030 |
| c. Task/Activity Lead: RCLT |
| d. Outputs: Compliance with federal requirements and 'Uniform Guidance' |

E. Cost Estimates

| Budget Categories | Project Tasks (\$) | | | | | | | Administrative Costs | Total |
|-------------------|--------------------|----------|----------|-----------|----------|----------|---------|----------------------|-----------|
| | Task 1 | Task 2 | Task 3 | Task 4 | Task 5 | Task 6 | Task 7 | | |
| Personnel | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fringe Benefits | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Travel | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,000 | \$0 | \$2,000 |
| Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Supplies | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,000 | \$0 | \$3,000 |
| Contractual | \$65,000 | \$60,000 | \$16,000 | \$150,000 | \$20,000 | \$15,000 | \$0 | \$0 | \$326,000 |
| Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| | | | | | | | | | |
|---------------------------|-----------|----------|----------|-----------|----------|----------|---------|----------|-----------|
| Other | \$80,000 | \$0 | \$14,000 | \$0 | \$50,000 | \$0 | \$0 | \$0 | \$144,000 |
| Total Direct Costs | \$0 | \$60,000 | \$0 | \$150,000 | \$0 | \$0 | \$5,000 | \$0 | \$475,000 |
| Indirect Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$25,000 | \$25,000 |
| Total Budget | \$145,000 | \$60,000 | \$30,000 | \$150,000 | \$70,000 | \$15,000 | \$5,000 | \$25,000 | \$500,000 |

Task 1, RCLT and TPL Labor

Contractual: \$65,000 for Jamira Owokoniran, RCLT, Executive Director

Other: \$80,000 Subaward to TPL, Chicago Program Director

Task 2, Community Engagement and Communications

Contractual: \$60,000 for Local community organization, to lead community meetings and outreach, including facilitation, materials, translation, participant support, and updates.

Task 3, Mapping and Prioritization Tracking

Contractual: \$16,000 for Jamira Owokoniran, RCLT, Executive Director

Other: \$14,000 Subaward to TPL, Chicago Program Director

Task 4, Phase I and Phase II Environmental Site Assessments

Contractual: \$150,000 for Phase I/ II assessments calculated at 17 clusters x average cost \$4,285

Task 5, Cleanup planning and reuse planning

Contractual: \$20,000 for Jamira Owokoniran, RCLT, Executive Director

Other: \$50,000 Subaward to TPL, Chicago Program Director, Climate Program Manager, Parks and Conservation Planner

Task 6, Data management mapping deliverables and closeout

Contractual: \$15,000 for Jamira Owokoniran, RCLT, Executive Director

Task 7, Travel supplies meeting costs

Travel costs: \$2,000 for travel to Brownfield Conference in 2027

Supplies: \$3,000 for basic supplies for site visits and meetings

Administrative Costs Indirect of \$25,000 applied at 15% de minimus indirect rate up to the \$25,000 limit

F. Plan to Measure and evaluate Environmental Progress and Results

RCLT will track progress using a parcel level tracking log and shared file system. Each parcel will have a record that includes PIN, access documentation, maps, Phase I findings, Phase II results where applicable, and planning deliverables. RCLT will review progress monthly and report in quarterly EPA reports. RCLT will measure outputs by task: community engagement, parcels with complete consultant packets and updated maps, Phase I/II ESAs completed, cleanup and reuse planning products completed, and completion of final parcel summaries. RCLT will evaluate outcomes by tracking how many parcels move from assessment to a documented next step pathway for cleanup funding, acquisition readiness, or reuse implementation. All deliverables will be logged and reviewed for completeness and scope compliance.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability – A-C. Organizational Capacity, Structure, and Key Staff

RCLT will ensure compliance with the grant’s terms and conditions, including 2 CFR § 200.302(b) (financial management), 2 CFR § 200.303 (internal controls), and 2 CFR § 200.332 (requirements for pass-through entities); and will manage broader legal and compliance risks. RCLT has financial systems and controls in place that enable management of numerous federal, local, and philanthropic grants and contracts in accordance with accepted accounting principles.

Jamira Owokoniran is the *Executive Director of RCLT* with over a decade of experience leading redevelopment projects in neighborhoods facing historic pollution. She has expertise in brownfield readiness, land acquisition strategy, residential rehabilitation, and financial compliance. For this project, she will be the lead on project implementation and will oversee grant compliance and finances, as well as lead contracting and subrecipient management. She will provide overall project direction and make key decisions, including approval of Phase II site selection and final acceptance of contractor deliverables. She will lead check-ins to keep the workplan on schedule and will lead on EPA reporting and close out documentation.

Senora Fox Colbert is the *Research Lead at RCLT* with experience in brownfield planning, land investigation, and neighborhood-driven redevelopment initiatives. She is an expert in land trust operations, historic land-use research, environmental conditions documentation, and stakeholder engagement. For this project, she will manage parcel documentation, support mapping and prioritization records, coordinate contractors, document engagement, and support EPA reporting.

D. Acquiring Additional Resources

RCLT has a strong legal and financial system in place and will manage the federal procurement process for contractors through a competitive process. Additionally, RCLT has the financial ability to manage a subrecipient (TPL) and ensure their compliance with federal regulations. This will be done through RCLT’s meticulous financial tracking system and staff experience in federal grant management ensuring the long-term viability of this partnership and project.

Past Performance and Accomplishments

F. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

RCLT has the ability and capacity to manage grant funds. RCLT is a new recipient of funding as it incorporated as a 501c3 as of 2025, though RCLT Staff have experience in grant management. RCLT is an awardee of an open National Fish and Wildlife Foundation’s FY25 Chi-Cal grant.

- FY25 NFWF Chi-Cal. \$564,000. (1) Purpose and Accomplishments: RCLT and partners will create a parcel index and plan for the Little Calumet Riverfront excluding environmental assessment. (2) Compliance with Grant Requirements: The project began in September 2025 RCLT has submitted all necessary documents and memos in a timely manner.