



City of Savanna  
 333 Chicago Ave Savanna, IL 61074  
 O: 815.273.2251 F: 815.273.7260  
 E: [mayor@savanna-il.us](mailto:mayor@savanna-il.us)

### **Application Information Sheet**

#### **1. Application Identification:**

City of Savanna  
 333 Chicago Avenue  
 Savanna, Illinois 61074

#### **2. Website URL: <https://www.savanna-il.us/>**

#### **3. Funding Requested:**

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$261,050

#### **4. Location:**

- a. City: Savanna
- b. County: Carroll County
- c. State: Illinois

#### **5. Target Area and Priority Site Information**

The Target Area is the downtown riverfront corridor. This Target Area runs the length of Main Street in Savanna and is located in a disadvantaged Census Tract: 17015960300. This Target Area encompasses Savanna's entire downtown area and follows Illinois State Route 52 through town.

The Priority Sites are as follows, all located within the city limits of Savanna, IL:

1. Bowen Street Corridor, 600-900 Blocks of Bowen Street.
2. Lincoln School Building located at 414 Third Street.
3. Radke Hotel building located at 422 Main Street.
4. Avenue School building located at 800 Chicago Avenue.

#### **6. Contacts**

- a. Project Director and b. Chief Executive/Highest Ranking Official

Jeff Griswold, Mayor  
 333 Chicago Avenue  
 Savanna, Illinois 61074  
 815-273-2251  
[j-griswold@savanna-il.us](mailto:j-griswold@savanna-il.us)



City of Savanna  
 333 Chicago Ave Savanna, IL 61074  
 O: 815.273.2251 F: 815.273.7260  
 E: [mayor@savanna-il.us](mailto:mayor@savanna-il.us)

**7. Population:** 2,783

**8. Other Factors:**

Other Factors	Page #
Community population is 15,000 or less	1
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).	
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.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	8
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.	

**9. Letter from the State or Tribal or Environmental Authority:** Please see attached below.

**10. Releasing Copies of Applications:** N/A; application does not have confidential, privileged, or sensitive information.



# 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

City of Savanna  
ATTN: Mayor Jeff Griswold  
333 Chicago Ave  
Savanna, IL 61074

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

Dear Mayor Jeff Griswold,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgment for an upcoming Community Wide Assessment Grant application to U.S. EPA. The City of Savanna is applying for a \$261,050 Community Wide Assessment Grant.

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

Illinois EPA acknowledges City of Savanna'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](mailto: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](mailto:Jacob.fink@illinois.gov)



2125 S. First Street, Champaign, IL 61820 (217) 278-5800  
115 S. LaSalle Street, Suite 2203, Chicago, IL 60603  
1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120  
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000

595 S. State Street, Elgin, IL 60123 (847) 608-3131  
2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200  
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022  
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

PLEASE PRINT ON RECYCLED PAPER

CITY OF SAVANNA, ILLINOIS  
FY25 BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT

**1: PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:**

---

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

**Target Area** The City of Savanna is a riverfront community of 2,783 residents in Carroll County, northwest Illinois, located in Census Tract 17015960300. Savanna encompasses 2.714 square miles along the Mississippi River and was first settled in 1828. The arrival of the Northern Illinois Railroad in 1862 and the Chicago, Burlington and Quincy Railroad in 1885 established Savanna as a regional transportation hub for river and rail traffic. These assets spurred rapid growth, with the population reaching 4,000 by the turn of the century and peaking at 5,237 in 1920.

In 1917, the U.S. Army acquired more than 13,000 acres north of Savanna to construct the Savanna Army Depot, which later served as a munitions storage and maintenance facility. From the 1920s through World War II, Savanna's economy relied heavily on railroad activity and the Army Depot. At its peak in the early 1960s, the Depot employed approximately 2,000 civilians, providing a critical economic anchor for the community. Savanna experienced severe economic decline following the collapse of the railroad industry, which once accounted for 47% of the local economy, and the gradual reduction of activity at the Army Depot. In 1995, the Depot was identified for closure as part of a federal base realignment, resulting in a sudden population loss and widespread economic disruption. The closure devastated the community, leaving shuttered businesses, vacant industrial facilities, and deteriorating housing throughout the City. Numerous brownfield sites remain, particularly along the downtown riverfront corridor, where vacant and underutilized buildings continue to fall into disrepair.

Environmental hazards associated with these brownfield sites pose ongoing risks to Savanna's most sensitive populations, including low-income residents, seniors, women of child-bearing age, and children. Brownfields have contributed to a cycle of environmental risk, limited resources, and neighborhood decline. Brownfield assessment and redevelopment present an opportunity to address blight, enhance community connectivity, and support economic diversification through job creation, community spaces, and affordable housing. The Target Area for this community-wide assessment is Savanna's downtown riverfront corridor, which runs the length of Main Street and follows Illinois State Route 52 through the City. Located entirely within disadvantaged Census Tract 17015960300, the Target Area contains Savanna's primary commercial district and the majority of its existing businesses. Brownfield sites are interspersed throughout this corridor and are often adjacent to residential properties and other sensitive receptors.

The close proximity of brownfield sites to homes, daycares, churches, and the West Carroll School increases the risk of exposure through direct contact, inhalation, vapor intrusion, or ingestion. These sites threaten public health and the environment while reinforcing negative perceptions and discouraging reinvestment. The Target Area's median household income is approximately \$35,000 below the Illinois average, the poverty rate exceeds 10%, and unemployment remains elevated, underscoring the community's limited capacity to address environmental conditions without assistance. Savanna is pursuing EPA assessment funding to evaluate and prioritize brownfield sites within the Target Area. These funds will support efforts to reduce environmental risk, address blight, and improve connectivity, ensuring revitalization benefits existing residents and supports long-term community recovery.

**1.a.ii. Description of the Priority Brownfield Sites:** Within the Target Area, Savanna has designated four priority project sites for their brownfield program, which were selected based upon concerns of **creosote** soil contamination, site underutilization, blighting of the area, redevelopment potential, their characterization of brownfields throughout the City, and the impact the environmental assessment and eventual remediation is anticipated to have on the City's redevelopment and revitalization efforts. **Priority Site 1: The Bowen Street Corridor**, located within the **600–900 blocks of Bowen Street**, is a historic residential neighborhood containing homes built as early as 1873. Over time, several properties

have become abandoned and fallen into severe disrepair. The City of Savanna has identified six abandoned structures within this corridor, and through the Illinois Housing and Development Authority's Strong Communities Program, has begun demolishing these blighted homes. During demolition activities, the City confirmed the presence of **asbestos** and **lead** in several structures, and emerging concerns regarding potential **creosote**-impacted soils from prior railroad activity were also identified, prompting the need for further environmental assessment. **Priority Site 2:** The **Lincoln School** building, located at **414 Third Street**, was constructed between 1928 and 1929 and served the community for more than seventy years. Since its closure, the structure has remained unoccupied and abandoned, resulting in significant deterioration. The vacant building has also become an opportunistic site for unlawful drug use and other criminal activity, creating **ongoing public safety concerns**. Due to its advanced state of decay and persistent nuisance conditions, the structure is considered beyond salvage. Given the age of the facility, several environmental contaminants are anticipated, including **asbestos-containing materials, lead-based paint, solvents, and various metals**. The site is located within a residential neighborhood, making remediation and removal of the nuisance structure a priority for community health and safety. The City intends to demolish the building, address environmental hazards, and prepare the property for future redevelopment. Potential reuse options include new housing or a mixed-use development incorporating residential and retail components, supporting broader neighborhood revitalization goals. **Priority Site 3:** The former **Radke Hotel** located at **422 Main Street** has been vacant and deteriorating for many years, with structural concerns including bulging brickwork at the rear of the building. Located in Savanna's Main Street commercial corridor, the property sits among active retail and service businesses. The City intends to pursue stabilization and adaptive reuse, potentially for small retail spaces. Contaminants of concern at the site include, **asbestos, lead-based paint, solvents, metals, and VOCs**. Assessment is needed to address environmental and structural hazards and to support safe redevelopment of this prominent downtown property. **Priority Site 4:** The former **Avenue School**, located at **800 Chicago Avenue**—also designated as U.S. Highway 52 and Illinois State Route 84, the primary north-south corridor through the city—was originally constructed between 1915 and 1916. The building served as an educational facility until 1988. In later years, it housed Facemakers, a mascot and costume manufacturing business, before the company relocated to another facility within the community. The structure now sits vacant and unused. Given its age and past uses, the site contains several contaminants of concern, including **asbestos** and **lead-based paint**, synthetic fabrics and **microplastics** associated with mascot-costume manufacturing, **heavy metals** and **toxic dye chemicals**, and **VOCs**. The combination of aging building materials and costume-production activities results in a complex environmental profile that warrants assessment and remediation. Redevelopment of this prominently located property will eliminate a long-vacant structure along the city's primary transportation route and position the site for productive reuse.

**1.a.iii. Identifying Additional Sites:** The City of Savanna will include all eligible brownfield sites citywide in its Brownfield Inventory. After Priority Sites and Target Area properties are assessed, remaining assessment funds will be directed to additional sites. Additional sites within the Target Area will be identified through strong community outreach and input from partner organizations. Sites will be prioritized according to redevelopment readiness and the anticipated benefits to historically disadvantaged and underserved community members. Selection will be based on site location, potential to improve health and economic conditions for underserved residents, and overall redevelopment potential.

#### **1.b. Revitalization of the Target Area**

**1.b.i. Reuse Strategy and Alignment with Revitalization Plans:** Savanna faces a challenging economic climate and a blighted Target Area in critical need of reinvestment. Brownfield assessment and redevelopment have been identified as essential components of the City's economic recovery strategy. This work aligns directly with the City's adopted planning documents, including the **TIF Redevelopment Plan, Central Commercial District Plan, RISE Economic Recovery Plan**, and the region's **CEDS**, all of which emphasize reinvestment in underutilized properties, infill development, and revitalization of core commercial corridors. The **Central Commercial District Plan** specifically calls for site clearance

and preparation, demolition of obsolete structures, parcel consolidation, replatting, and infrastructure improvements—activities that require environmental due diligence before implementation. The region’s **CEDS** further highlights **brownfield and infill-site investment** as a key **placemaking initiative** that supports quality of life and environmental enhancement.

Assessment funds will focus first on four identified priority sites essential to the City’s revitalization goals. The City will conduct Phase I and Phase II ESAs on these properties and on additional brownfields within the Target Area that present environmental concerns or redevelopment opportunities. Savanna also recognizes the importance of partnering with nearby property owners to complete assessments on adjacent parcels when coordination will enhance redevelopment outcomes. This strategy will supply the City with critical environmental data—identifying contaminants of concern, understanding the extent of environmental impacts, and clarifying redevelopment constraints. These assessments will ultimately support infill development, address housing needs, preserve the historic downtown, improve the appearance and safety of visible neighborhoods within the Target Area, and create opportunities for job creation and retention.

**1.b.ii. Outcomes and Benefits of Reuse Strategy:** Savanna’s Central Commercial District Plan and the region’s **CEDS** emphasize strengthening and diversifying the City’s economy by addressing blighted and vacant structures, expanding greenspace, improving walkability, and increasing upper-story and workforce housing. These efforts are intended to support access to higher-wage jobs, expand housing options, and provide amenities that improve opportunities for Savanna’s most disadvantaged households.

As brownfield sites are redeveloped with mixed uses, the City aims to attract new residents and grow its employment base across its existing manufacturing, education, service, and hospitality sectors. Savanna’s brownfields reuse strategy focuses on promoting high-quality infill development that complements existing neighborhoods and maximizes the use of existing infrastructure. The downtown riverfront—historically the community’s retail, service, and cultural center—is largely built out, leaving limited opportunities for new construction and increasing the urgency for infill and redevelopment within the Target Area.

Redevelopment improvements in this district are expected to encourage nearby businesses and property owners to reinvest in their own buildings, enhancing both customer appeal and tenant attractiveness. The assessment funds requested will serve as a critical redevelopment catalyst, helping the City advance its community plans, stabilize its core commercial area, and support long-term economic revitalization.

### **1.c. Strategy for Leveraging Resources**

**1.c.i. Resources Needed for Site Reuse** By completing the proposed assessment work and identifying environmental conditions with secure funding from this EPA Grant, the City will reduce financing barriers for redevelopment by making brownfield sites “shovel-ready.” The Target Area—including all priority sites—lies within three overlapping City incentive zones (**TIF Districts, Enterprise Zones, and the Central Commercial District**), increasing the likelihood that EPA-funded assessment will leverage additional resources for further ESA work or remediation. The City can also partner with the **Illinois EPA Brownfield Program**, which offers technical support, oversight, and additional cleanup funding opportunities that can complement federal assessment dollars and accelerate site readiness. Savanna has the capacity to partner with developers using public dollars for site assembly, infrastructure upgrades, and project incentives, and will further strengthen its financial strategy by pursuing **State and Federal Historic Tax Credits, New Market Tax Credits, Community Development Block Grant** funds for eligible public infrastructure improvements, and **Illinois Department of Transportation** streetscaping and roadway funds to support long-term redevelopment.

**1.c.ii. Use of Existing Infrastructure** The planned reuse and redevelopment within the Target Area and priority project sites will rely primarily on existing infrastructure, including adaptive reuse of existing buildings and continued use of on-site parking areas, access roads, local streets, sidewalks, curbs, gutters, and the City’s existing water, sewer, gas, and electrical utilities. While Savanna’s priority is to maximize the reuse of existing infrastructure to reduce costs and streamline redevelopment, the City will encourage the incorporation of **LEED-aligned building practices** and **ENERGY STAR-rated equipment**

wherever feasible. The State Routes that run through Savanna, along with the City's immediate access to additional regional highways and Interstates, further strengthen redevelopment potential by enhancing site visibility, accessibility, and overall marketability for future users.

**2: COMMUNITY NEED AND COMMUNITY ENGAGEMENT: 2.a. Community Need** 2a. The Community's Need for Funding: The City of Savanna has experienced sustained population and economic decline over the past two decades, contributing to elevated poverty, unemployment, and widespread property vacancy and blight throughout the community. According to U.S. Census data, Savanna's population declined by 21.4%, from 3,542 residents in 2000 to 2,783 in 2020<sup>1</sup>, reflecting long-term decline, a shrinking local tax base, and a need for revitalization. According to the 2023 ACS 5-year estimates, **15.4% of Savanna residents live below the poverty line**, exceeding both Carroll County (13.6%) and the State of Illinois (11.7%) levels. Savanna's median household income (\$45,474) is **nearly 50% lower than the Illinois median** (\$80,306), and the City's per capita income (\$29,396) is **far below state and national levels**<sup>2</sup>. Employment trends reinforce these conditions, with Savanna's most recent unemployment **rate reaching 5.8%**, exceeding county (4.6%) , state (4.4%), and national (4.4%) averages<sup>2</sup>.

These economic conditions directly limit Savanna's ability to fund brownfield-related work. Low incomes and a small population restrict municipal revenue, and properties suspected of environmental contamination often generate little or no tax revenue while requiring ongoing maintenance, monitoring, or public safety response. In the City's target areas—where long-vacant parcels are clustered—environmental uncertainty has discouraged redevelopment proposals and slowed reinvestment. Given these conditions, the City lacks the financial resources necessary to carry out environmental assessments, plan for cleanup, or catalyze reinvestment. Federal funding is essential to address the brownfield barriers that the City cannot resolve on its own and to support revitalization in the areas most affected by disinvestment.

**2b. Threats to Sensitive Populations:** Sensitive residents live throughout Savanna's Target Area, many of them in older homes just steps away from long-vacant or historically industrial parcels where environmental conditions have never been fully evaluated. Because many of these sites border long-established neighborhoods, the people most affected are often children, long-time residents, seniors, and individuals managing chronic health conditions. For many families, the potential for dust, soil disturbance, or deterioration at nearby properties is not theoretical, it is part of their daily surroundings. | Economic constraints significantly limit residents' ability to mitigate environmental risks independently. Approximately **44% of Savanna households earn under \$35,000 annually**, and **nearly a quarter earn under \$25,000**<sup>3</sup>, greatly restricting the capacity of both renters and owners to address deferred maintenance or environmental hazards in aging buildings.

Housing conditions further exacerbate vulnerability of these populations. **The median year built for housing in Savanna is 1950**, with nearly **45% of residential structures constructed prior to 1940**<sup>4</sup>. The City's older housing stock is a key factor in its **90th-percentile ranking for lead-based paint risk**<sup>5</sup>, and the Illinois Department of Public Health denotes ZIP code 61285, which encompasses Savanna, as a high-risk zip code for lead exposure compared to the rest of the state. Renters are particularly threatened by lead-based paint exposure, as **39% of the City's housing stock is renter-occupied**, **~68% of rental units were built prior to the passage of the 1978 ban on lead-based paint**, and **100% of rental housing**

---

<sup>1</sup> U.S. Census Bureau. *Decennial Census of Population and Housing, 2000 and 2020*. Savanna city, Illinois.

<sup>2</sup> U.S. Census Bureau. *American Community Survey (ACS) 2019–2023 5-Year Estimates*, Savanna city, Illinois; U.S. Bureau of Labor Statistics, *Local Area Unemployment Statistics (LAUS)*.

<sup>3</sup> U.S. Census Bureau (2019-2023). *Household Income in the Past 12 Months (In 2023 Inflation-adjusted Dollars) American Community Survey 5-year estimates*. Retrieved from <https://censusreporter.org>

<sup>4</sup> City of Savanna, Illinois. *Savanna Housing Market Study*. Savanna, IL: MSA Professional Services, Inc., May 30, 2024

**was built before 2000**<sup>4</sup>. These conditions reflect long-term disinvestment and elevated likelihood of contaminants such as **lead and asbestos** across most Savanna's housing stock due to age and disrepair.

In addition to housing-age-related risks, multiple, sizeable residential areas are located near **legacy industrial parcels, rail corridors, and former commercial uses**, increasing the potential for airborne exposure to **legacy contaminants through soil disturbance, dust migration, and deteriorated site conditions**, particularly where properties are vacant or underutilized. The presence of creosote has been confirmed on multiple parcels within the 600 and 900 blocks of Bowen St. These internal and external exposure pathways disproportionately affect seniors, children, and individuals with chronic health conditions who are more susceptible to environmental stressors.

Savanna's demographic profile further underscores these exposure concerns. The City's population is aging, as the median age of Savanna residents is 50.6, with 36% being 60 years of age and older (Illinois: 23%, US: 17.7%)<sup>2</sup>. This older population has likely experienced increased exposure to hazardous substances and air emissions throughout their lifetime, as Savanna was a regional manufacturing and rail hub. In a 2024 Housing Survey, **77% of residents age 50 and older expressed a desire to remain in the community**<sup>4</sup>, increasing the importance of safe housing and neighborhood environments, as a large share of residents intend to age in place. Approximately ~62% of children within West Carroll School District, centered in Savanna, are eligible for free and reduced-price lunch at school, indicating elevated levels of child poverty and heightened vulnerability to contaminants at home such as lead-based paint and asbestos<sup>5</sup>. In addition, many residents face barriers to accessing preventative health care and home rehabilitation resources due to the rural geography of Savanna, heightening the potential welfare impacts of unaddressed contaminant exposure. EPA CWA funding will be used to identify environmental conditions on priority sites and likely contaminated sites throughout the city, helping to clarify exposure risks, inform safer reuse and rehabilitation, and reduce potential threats to sensitive populations across the City.

2c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Savanna's residents experience significantly elevated rates of adverse health conditions compared to the United States, the State of Illinois, and the broader Northwest Illinois region, despite the absence of elevated indicators related to drinking water non-compliance, wastewater discharges, or proximity to large hazardous waste facilities. This pattern suggests that **exposure to legacy environmental contaminants and long-term disinvestment**, rather than factors such as point-source pollution, may be outsized contributors to observed health disparities within the community. Screening-level health indicators for the census tracts comprising the City of Savanna identify a **far-greater-than-normal incidence of multiple chronic conditions compared to Illinois and the rest of the United States**. Savanna ranks in the **95th percentile for low life expectancy**, with an estimated average life expectancy of approximately **71.8 years**<sup>6</sup>. The City also ranks in the **86th percentile for heart disease**, the **57th percentile for asthma**, and the **94th percentile for cancer incidence and risk**<sup>6</sup>. In addition, **persons with disabilities rank in the 87th percentile**<sup>6</sup> across the census tracts that comprise the City, indicating a population with heightened vulnerability to environmental stressors. As outlined, these outcomes can be heavily attributed to long-term exposure to hazardous substances over time.

These health burdens are not abstract metrics; they reflect the lived experience of residents in older homes and neighborhoods near brownfield-adjacent sites. The patterns align with Savanna's long manufacturing history and the cumulative exposures that occur when neighborhoods experience disinvestment over generations. EPA CWA funding will help Savanna identify hazardous substances on priority sites, understand how residents may be exposed, and plan cleanup strategies that reduce these risks. This

---

<sup>5</sup> *Illinois School District National School Lunch Program (NSLP) Eligibility Percentage*. Illinois Secretary of State, Office of the Illinois State Library, PDF accessed January 27, 2026, <https://www.ilsos.gov/content/dam/departments/library/libraries/pdfs/il-nslp-eligibility.pdf>

<sup>6</sup> *Public Environmental Data Partners. Screening Tool*, <https://screening-tools.com/climate-economic-justice-screening-tool>

investment directly supports efforts to protect the people whose health is already compromised, ensuring they are not further harmed by environmental conditions in the places they live, work, and age.

**2d. Economically Impoverished/Disproportionately Impacted Populations:** Economically vulnerable populations in Savanna disproportionately experience the environmental and economic impacts associated with aging building stock, long-term disinvestment, and underutilized land concentrated in older neighborhoods and the Central Commercial District (CCD), where 3 Priority Sites are located. The City has formally designated the CCD as a blighted area due to deteriorating site conditions, obsolete platting that prevents modern commercial use, and economic underutilization, where private reinvestment is unlikely without public intervention<sup>7</sup>. Housing and demographic trends demonstrate that **vacancy in Savanna reflects obsolescence rather than surplus**. Although the City has an **11.3% rental vacancy rate**<sup>4</sup>, the total number of households declined by **13% since 2010**<sup>4</sup>, exceeding the rate of population loss over the same period (**-9.1%**<sup>2</sup>). This divergence indicates a growing number of **vacant, obsolete, or uninhabitable units**, rather than excess healthy housing supply. These conditions are most prevalent in older neighborhoods and downtown areas characterized by aging infrastructure, obsolete platting, and historic commercial, governmental, and light industrial land uses. Among renter households, **34% of cost-burdened renters are severely cost burdened**, paying more than 50% of income toward housing, a rate far higher than surrounding communities and statewide. These financial conditions restrict investment in maintenance, rehabilitation, or environmental testing of aging structures. EPA CWA funding will directly benefit residents in areas unlikely to see reinvestment by identifying and addressing environmental risks, making underused properties safer while most importantly, protecting current community members from displacement.

**2.b. Community Engagement 2.b.i. Project Involvement and 2.b.ii. Project Roles**

**2.b.iii. Incorporating Community Input:** The City of Savanna will implement a comprehensive, inclusive, and equity-focused community engagement program to ensure brownfield assessment and reuse planning are driven by residents, businesses, community organizations, and regional partners. Savanna has a strong track record of public involvement and will expand its approach by prioritizing outreach to

Organization	Mission	Contact	Savanna Brownfield Assessment Involvement
Blackhawk Hills Regional Council	Engages in community and economic development, natural resources conservation and planning in a 6-county region	Dan Payette daniel.payette@blackhawkhills.com	Market reuse of target/priority sites; bring developers to the table; assist with investment identification; support funding applications; align with CEDS to ensure regional economic strategy integration.
Carroll County Health Department	Provides preventative healthcare services for adults and children and works to maintain the integrity of the environment and protects natural resources from being contaminated with natural or man-made waste.	Kerry Whipple kwhipple@carrollcountyl.gov	Co-develop risk communications; disseminate health advisories during assessment and prior to cleanup; staff health Q&A at meetings; advise on protective measures.
Great River Outreach	A Community-Based Organization offering support and care by addressing food, clothing, shelter, homelessness, entry or re-entry into the community and daily warm meals.	David Engaldo dengaldo@yahoo.com	Lead targeted outreach to vulnerable/underserved residents via resource centers; host community meetings/workshops; distribute materials; conduct door-to-door or on-site engagement as needed.
Northwest Illinois Economic Development	Fosters business growth by promoting business expansion and supporting workforce development.	David Schmit dschmit@nwiled.org	Align sites with workforce housing and business attraction needs; help recruit and users for repurposed facilities; promote redevelopment to established and entrepreneurial companies.
Savanna Chamber of Commerce	Ensures a favorable business climate and promote economic development.	Amy Johnston chamber@savannail.com	Publish post notices and flyers; integrate updates into regular Chamber meetings; promote small-business reuse opportunities.
West Carroll Schools	Provides a safe and enriching learning environment where the student is nurtured and developed.	Heidi Deininger hdeininger@wc314.org	Support student-led mapping/history projects and brownfield education; integrate communications via school channels.

neighborhoods that have experienced historic disinvestment, limited access to information, and disproportionate environmental burdens. **A Brownfields Advisory Committee (BAC)** composed of residents, City staff, City Council members, community organizations, and regional economic development partners will meet at least monthly. Residents will play a direct and decision-shaping role in the assessment process, including helping develop the site inventory, identifying sites of concern based on lived experience, and participating in the ranking and prioritization of sites for assessment. Their input will directly influence which properties move forward first. Subcommittees (e.g., Site Prioritization,

<sup>7</sup> City of Savanna Central Commercial District Redevelopment Plan. Adopted May 2024 by the City of Savanna

Communication, Reuse Visioning) may be established and will include resident participation to ensure that community voices remain central at every stage. The BAC will serve as a bridge between the community and the project team, ensuring that public concerns, neighborhood knowledge, and resident-identified priorities directly inform site selection, redevelopment goals, and communication strategies. The QEP and BAC together will create a **Community Involvement Plan (CIP)** that solidifies these outreach strategies and efforts.

Savanna will host **6 public meetings** during the project, each offered in-person and virtual to maximize participation. Meetings will be held at Savanna City Hall, an ADA accessible space. Meeting times will be held during evenings or weekends, if needed, to accommodate residents. Examples include: 1. **Kickoff Meeting** will introduce the project, goals, timeline, and engagement opportunities, and will include interactive tools such as polling and hands-on mapping exercises. Key stakeholders will be invited to actively participate, fostering early collaboration and informed decision-making throughout the project. 2. **Mid-Project Update Meetings** will share preliminary findings and invite feedback on site prioritization and initial reuse concepts. 3. **Final Meeting** will present assessment results, refined reuse options, and early cleanup planning steps, including potential cleanup grant opportunities. Each meeting will include a “You Said, We Did” segment summarizing community input and City responses. The City will combine formal meetings with ongoing, accessible engagement such as monthly “office hours” at City Hall which will encourage residents to ask questions and provide input directly. Pop-up informational booths at farmers markets, community events, and GRO resource centers will reach residents who may not attend formal meetings. The City will also post QR codes at brownfield sites linking to project information and comment forms. Residents may submit comments at any time through the comment forms. Comments will be reviewed by the project team and incorporated into decisions where feasible. Notices for public meetings and engagement activities will be published in the *Savanna Times-Journal* and shared with **WCCI Radio**, as well as posted on the City’s website and Facebook page. Materials will be posted online, along with meeting recordings, ADA-accessible PDFs. The BAC will monitor participation and provide translation or interpretation services when needed to ensure full access for all participants. Printed copies will be distributed at City Hall, the Library, Police Department, Chamber businesses, and GRO locations. **Great River Outreach (GRO)** confirmed that they will support intensive outreach to vulnerable populations through its resource centers and trusted community networks. **GRO** will distribute materials and conduct door-to-door engagement in priority neighborhoods. **The Carroll County Health Department** will help residents understand potential contaminants, and staff health Q&A sessions. **West Carroll Schools** confirmed that they will distribute notices to families and help integrate educational and youth-oriented brownfield activities; a student representative may serve on the BAC. **NWILED** has confirmed it will help evaluate redevelopment potential and connect identified sites with workforce housing and business attraction needs. **Blackhawk Hills Regional Council** confirmed its role to assist with revitalization planning and funding strategies. The **Savanna Chamber of Commerce** will amplify meeting notices and help engage local businesses regarding reuse opportunities.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

<b>Task 1: Community Engagement and Outreach</b>	
i.	<i>Project Implementation:</i> The City of Savanna’s Brownfields Project Manager will create and implement a Community Involvement Plan (CIP) with assistance from a Qualified Environmental Professional (QEP). This will guide the creation of outreach materials, a Savanna Brownfields Webpage, social media updates, and resident input channels. City staff will lead community meetings to inform residents of project activities and findings. Project Partners, including Great River Outreach (GRO), will support targeted outreach related to potential household contamination concerns and communication of assessment results. Supplies for printed materials, office needs, and grant management software are budgeted.
ii.	<i>Anticipated Project Schedule:</i> Establishment of Brownfields Advisory Committee (BAC) and creation of CIP in Q1 of award. BAC will meet regularly throughout the grant period. 4 dedicated community meetings held in Q1 and Q3 of Years 1-2, with 1 held in both Years 3-4 focused on reuse. Website and outreach materials will be created alongside CIP in Q1 and will be posted and distributed throughout grant period.

iii.	<i>Task/Activity Lead:</i> City: Jeff Griswold, Mayor and Brownfields Project Manager (BPM) will oversee all implementation and outputs under this task, QEP and project partners will assist with CIP development.
iv.	<i>Outputs:</i> Community Involvement Plan (CIP), Savanna Brownfields website/webpage, 6 community meetings, tabling events, 12 BAC meetings, fact sheets, informational mailers, posters, social media posts, summary of outreach activities and BAC meetings uploaded to ACRES each quarter.
<b>Task 2: Site Inventory and Prioritization</b>	
i.	<i>Project Implementation:</i> The City’s Brownfields Project Manager will work with the QEP, Project Partners, and target-area residents to develop the Savanna Brownfields Inventory for assessment activities. Newly identified vacant or deteriorated properties will be researched further by the QEP and City staff and added to the inventory. Once a list of likely contaminated properties is compiled, the QEP will work with City staff to create a prioritization matrix to determine, with community input, the order in which the sites will be addressed.
ii.	<i>Anticipated Project Schedule:</i> Community meeting held in 1st quarter will continue the preliminary inventory process that began with local knowledge and application preparation. The prioritization process will take place in the 2nd quarter and continue throughout the grant project.
iii.	<i>Task/Activity Lead:</i> City: Jeff Griswold, Mayor, BPM, Eric Hartman Asst. Public Works Dir., and QEP
iv.	<i>Outputs:</i> Prioritized Savanna Brownfields Inventory, published on the City’s GIS database for transparency
<b>Task 3: Environmental Assessments</b>	
i.	<i>Project Implementation:</i> QEP will conduct Environmental Site Assessment (ESA) activities at eligible sites prioritized during the initial inventory task phase, beginning with the 4 priority sites identified. Work will include ASTM-AAI compliant Phase Is; community-wide Quality Assurance Project Plan (QAPP); and Phase II assessments, which will reference Site-Specific QAPPs, sampling plans, and health and safety plans. Site access agreements and property eligibility determinations will be obtained prior to work.
ii.	<i>Anticipated Project Schedule:</i> Assessment activities will begin on priority sites in Q2 of Year 1, and continue throughout the duration of the grant period.
iii.	<i>Task/Activity Lead:</i> The QEP will conduct the assessments with oversight from the City BPM, Jeff Griswold, and Eric Hartman Asst Dir. Of Public Works
iv.	<i>Outputs:</i> 10-12 Phase I ESAs, 1 Generic/Community Wide QAPP, up to 5 Phase II ESAs (including up to 4 Site-Specific QAPPs/Sampling/Health+Safety Plans), Site Access Agreements, and eligibility determinations.
<b>Task 4: Cleanup Planning (Remediation &amp; Reuse Planning)</b>	
i.	<i>Project Implementation:</i> The QEP will conduct cleanup planning activities to translate assessment results into implementation-ready decisions. Where appropriate, the QEP will prepare an Analysis of Brownfields Cleanup Alternatives (ABCA) to evaluate remedial options, estimate cleanup costs, and identify site-appropriate strategies to reduce risks to human health and the environment. Cleanup and reuse planning will incorporate anticipated reuse, regulatory requirements, infrastructure constraints, climate-related considerations (such as flooding potential and groundwater conditions), and a cumulative impacts perspective that considers overlapping environmental and non-environmental stressors. Planning outputs will be informed by community engagement, ensuring sites are ready for future cleanup funding and redevelopment and supported by the community.
ii.	<i>Anticipated Project Schedule:</i> Cleanup planning for priority sites will begin in Year 2, Q2 and continue throughout the grant period.
iii.	<i>Task/Activity Lead:</i> The QEP will create the planning documents with oversight from the City BPM and assistance from project partners.
iv.	<i>Outputs:</i> 2-3 ABCAs; 4 site-specific Cleanup Planning Reports (one per priority site); 4 Opinion-of-Probable-Cost Estimates; 2 Reuse-Informed Cleanup Planning Summaries incorporating cumulative impacts considerations; 4 Regulatory Pathway Summaries
<b>Task 5: Programmatic Support and Oversight</b>	
i.	<i>Project Implementation:</i> The City will procure a grant compliance consultant to assist with this task. With consultant assistance, the Brownfields Financial Director will manage and oversee the Cooperative Agreement, ACRES database reporting, financial reporting, and quarterly reporting, MBE/WBE forms, and all additional programmatic support for the four-year term of the grant.
ii.	<i>Anticipated Project Schedule:</i> QEP will be retained within 60 days of award. Quarterly Reports and ACRES updates will be submitted at the close of each quarter and Annual Reports will submitted within 30 days of each Federal Fiscal Year-end.

iii.	<i>Task/Activity Lead:</i> City: Jeff Griswold, Mayor, BPM and QEP
iv.	<i>Outputs:</i> 16 Quarterly Reports, 4 Annual Reports, 4 MBE/WBE forms, closeout reporting, and database reporting in ACRES.

**Description of Tasks/Activities and Outputs: b. Cost Estimates:** Below are anticipated cost estimates for this project based on past Brownfield Projects as determined by local market standards with contractual hourly rates based on the technical skills required to complete the tasks. The budget includes supplies, personnel, and contractual costs. Contractual costs include programmatic support costs due to the limited capacity of City staff to perform these activities. A consultant that is not the QEP will be competitively procured to complete reporting and compliance activities. 46% percent of the budget will be dedicated to site-specific work and 31% dedicated to citywide planning activities.

**Task 1: Community Engagement and Outreach: Personnel** (City Staff @ \$45/hr): CIP oversight, meeting coordination, partner coordination \$3,600 (80 hrs). **Contractual:** Community Involvement Plan (CIP) development \$3,000 (20 hrs × \$150); Brownfields webpage, outreach materials, and social media content \$3,750 (25 hrs × \$150); attendance of 4 community meetings/events \$6,000 (\$1,500 per meeting, includes preparation and facilitation); Brownfields Advisory Committee (BAC) facilitation and documentation \$4,500 (30 hrs. × \$150). **Supplies:** Printed outreach materials: 200 sheets x \$1 = \$200 and meeting supplies: flip-chart pads and easel paper for public meetings and workshops (\$200); sticky notes and markers for interactive mapping and prioritization exercises (\$150); large-format maps and display materials for use during community meetings (\$120); general meeting supplies (tape, name tags, folders, sign-in sheets) to support outreach activities (\$80). **Task 2: Site Inventory and Prioritization: Personnel** (City Staff @ \$45/hr): Inventory coordination and prioritization review \$2,700 (60 hrs). **Contractual:** Brownfields inventory development and updates \$5,250 (35 hrs × \$150); Site prioritization matrix development \$3,000 (20 hrs × \$150); GIS-based inventory publication and mapping support \$1,950 (13 hrs × \$150). **Task 3: Environmental Assessments: Personnel** (City Staff @ \$45/hr): Report review, site access coordination, eligibility determinations \$3,150 (70 hrs). **Contractual:** Up to 12 Phase I ESAs @ \$4,000 each = \$48,000; 1 Programmatic/Community-Wide QAPP \$6,000; Up to 5 Phase II ESAs @ \$10,000 each = \$50,000; Up to 4 Site-Specific QAPPs/Sampling Plans (SSQAPPs) @ \$2,000 each = \$8,000; Sampling and laboratory contingency \$5,000. **Task 4: Cleanup Planning (Remediation & Reuse Planning): Personnel** (City Staff @ \$45/hr): Review, coordination of cleanup planning deliverables \$3,600 (80 hrs). **Contractual:** Up to 3 Analyses of Brownfields Cleanup Alternatives (ABCAs) @ \$8,500 each = \$25,500; Site-specific Cleanup Planning Reports for 4 priority sites @ \$9,500 each = \$38,000; Planning-level Opinions of Probable Cost for 4 sites @ \$3,500 each = \$14,000; Regulatory pathway considerations incorporated into cleanup planning reports and ABCAs. **Task 5: Programmatic Support: Personnel:** (City Staff @ \$45/hr): Grant oversight, coordination, and procurement support \$3,600 (80 hrs). **Contractual:** Programmatic support (grant administration) consultant services \$21,700 (140 hrs × \$155/hr), including ACRES reporting, quarterly and annual EPA reporting, financial tracking, MBE/WBE documentation, and compliance support over the four-year grant period.

Category	Tasks					Totals
	Community Engagement and Outreach	Site Inventory and Prioritization	Environmental Assessments	Cleanup Planning	Programmatic Support	
Personnel	\$ 3,600.00	\$ 2,700.00	\$ 3,150.00	\$ 3,600.00	\$ 3,600.00	\$ 16,650.00
Supplies	\$ 750.00					\$ 750.00
Contractual	\$ 17,250.00	\$ 10,200.00	\$ 117,000.00	\$ 77,500.00	\$ 21,700.00	\$ 243,650.00
<b>TOTAL</b>	<b>\$ 21,600.00</b>	<b>\$ 12,900.00</b>	<b>\$ 120,150.00</b>	<b>\$ 81,100.00</b>	<b>\$ 25,300.00</b>	<b>\$ 261,050.00</b>

**c. Plan to Measure and Evaluate Environmental Progress and Results:** The City of Savanna will track progress on this Brownfields project through regular coordination between the Brownfields Project Manager (BPM), the Qualified Environmental Professional (QEP), and supporting consultants. Given the City's size and capacity, progress will be reviewed on a quarterly basis using a simple project tracking log to ensure that planned activities, deliverables, and expenditures remain aligned with the approved scope of work and the four-year grant period. Project status and progress toward milestones will be documented and reported to EPA through required quarterly reporting. Site-specific information, including assessment activities and cleanup planning outputs, will be entered and maintained in EPA's ACRES database. Outputs tracked under this project will include community meetings and outreach efforts, sites inventoried and prioritized, Phase I and Phase II environmental assessments completed, and cleanup planning deliverables prepared for priority sites. Outcomes will focus on practical measures relevant to a small community, such as acres assessed, properties positioned for reuse, and readiness of sites to pursue future cleanup or redevelopment funding. If project activities encounter delays or implementation challenges, the City will work directly with its EPA Project Officer to adjust schedules, address access or capacity constraints, and take corrective actions as needed to keep the project moving forward efficiently.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4.a. Programmatic Capability** i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: The City government comprises an elected mayor and seven city council members. Through years of experience, the City has demonstrated its capacity and competency to manage federal and state-funded grant opportunities awarded for the benefit of their community. The City's **Brownfield Team**, described below, and their supporting staff are capable to successfully manage this Assessment Grant. Mayor, Jeff Griswold, will serve as the **Brownfield Project Manager**. Mr. Griswold has served on the city council for over 20 years and currently serves as the Interim Public Works Superintendent. He has chaired many committees over the years related to public works, grants, and economic development. He will be responsible for the overall management of the grant. Mr. Griswold will be assisted by Assistant Public Works Superintendent, Eric Hartman. Eric has worked for the City of Savanna for over 15 years, assisting with public works related initiatives and overall community development. Mr. Hartman will assist with day-to-day activities of the grant, along with site specific tasks and coordination of activities among the team. Ms. Brittany Hatteberg, Comptroller/Treasurer/Budget Officer, will serve as the **Brownfield Finance Director**. She has handled the city finances for more than 7 years, successfully management grant funds. She will be responsible for managing the finances of this grant and will complete all drawdowns through ASAP.gov. iv. Acquiring Additional Resources: In line with EPA and 2 CFR 200 competitive procurement guidelines, the City will procure a Qualified Environmental Professional (QEP) to assist with technical aspects of the CWA grant and a programmatic administration consultant to assist with reporting requirements. The City will remain in compliance with all applicable state and federal labor rules and regulations, as well as promote community residents to employment opportunities for brownfield-related redevelopment opportunities through community outreach channels.

**4.b. Past Performance and Accomplishments** ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: The City of Savanna has not received any previous US EPA Brownfields grant funding. However the City has received other federal funding assistance, including the following described: (1) Purpose & Accomplishments: The City of Savanna has been awarded and successfully administered funding through HUD, US EDA, Illinois Housing Development Authority, IL Dept. of Natural Resources, IL Environmental Protection Agency, and US DOT, totaling over \$10 million in the last ten years. Funds have been used to replace and rehabilitate critical infrastructure, improve housing and reduce blight, and improvements to the riverfront and downtown areas. (2) Compliance with Grant Requirements: With any funding source, whether State or Federal, Savanna projects have always finished on time, on budget, expended all grant funds, and in a way that fulfilled planned outputs/outcomes while adhering to the requirements of the funding. The City has a strong administrative staff with a history of managing a mix of state and federal grant programs who provide any and all necessary support in administration of grants.

**City of Savanna, Illinois**  
**FY2026 US EPA Brownfields Community-wide Assessment Grant**

**Threshold Criteria**

**1. Applicant Eligibility**

- a. The City of Savanna, IL is eligible to apply for this EPA Brownfields Community-wide Assessment Grant as a unit of local government as defined under 2 CFR § 200.64.
- b. The City of Savanna, IL is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code

**2. Community Involvement**

The City informed the public of its intent to pursue an EPA Brownfields Community-wide Assessment Grant at the City Council meeting held on December 9<sup>th</sup>, 2025, and was unanimously approved by council. Over the past 5 years, the City of Savanna, together with its elected officials, staff, and project partners, has worked closely with community members to develop planning documents and solicit public input to guide redevelopment efforts in the community. As a result, the City has leveraged the feedback, priorities, and lesson learned from ongoing community engagement efforts and long-term plans to inform this grant application. The City is firmly committed to continuing to work with residents and community organizations to implement a successful Brownfields Program that reflects community priorities, with particular attention to underserved residents and neighborhoods that have been negatively affected by brownfield properties in the City.

Building on this experience, the City is committed to ensuring that community perspectives inform brownfield assessment and reuse planning activities. Engagement efforts will emphasize inclusive participation and outreach to residents and neighborhoods that have experienced long-term disinvestment, limited access to information, and environmental concerns associated with brownfield properties. The City will involve residents, City leadership, community organizations, and regional partners in identifying and prioritizing sites for assessment. Community input will help inform the development of a brownfield site inventory and guide decisions related to assessment priorities, reuse considerations, and future redevelopment opportunities. Residents will have opportunities to provide input through a variety of accessible channels, both online and in person.

With support from a Qualified Environmental Professional (QEP), the City will prepare a Community Involvement Plan (CIP) to guide outreach and communication activities during grant implementation. The CIP will outline engagement methods, stakeholder coordination, and information-sharing strategies appropriate to the scope and timing of assessment activities.

Public information and engagement opportunities will be provided through multiple formats to ensure broad access, including public meetings, City Council updates, online materials, and local media. Project information and updates will be made available through the City's website and social media platforms, with printed materials distributed at public locations as appropriate. Translation or interpretation services will be provided when needed to support meaningful participation.

Community partners will assist with outreach and education efforts, particularly to populations that may be less likely to participate through traditional engagement methods. Through these

**City of Savanna, Illinois**  
**FY2026 US EPA Brownfields Community-wide Assessment Grant**

efforts, the City will ensure transparency and meaningful public involvement throughout the brownfields assessment process.

3. **Expenditure of Existing Grant Funds**

The City of Savanna confirms that it does not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.

4. **Contractors and Named Subrecipients**

Not applicable