



APPLICANT INFORMATION SHEET Rockford Housing Authority

- 1. Applicant Identification:**
Rockford Housing Authority
223 S. Winnebago Street
Rockford, IL 61102

- 2. Website URL:** <https://rockfordha.org>

- 3. Funding Requested:**
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$2,027,000

- 4. Location:**
 - a. City: Rockford
 - b. County: Winnebago County
 - c. State: Illinois

- 5. Property Information:**
 - 1015 West Jefferson Street, Rockford, Illinois 61101

The Rockford Housing Authority is seeking Cleanup Grant funding for a site located at 1015 West Jefferson Street in Rockford, Illinois. The site consists of approximately 14.87 acres of land in a mixed residential and industrial/commercial area in Rockford, Illinois. The site is located on the south side of School Street and is transected by the North Fork Kent Creek and a railroad right-of-way. The Site currently comprises nine (9) parcels of land in Winnebago County. The Site is bound to the north by industrial facilities; to the east and west by residential properties; to the south by the Rockford Police Department, and Fairgrounds Park to the south and east. The common address for the Site is 1015 W. Jefferson Street.

223 S. Winnebago St.
Rockford, Illinois 61102
815-489-8500 (office)

ROCKFORDHA.ORG





6. Contacts:

a. Project Director: Ms. Erin Vore
 223 S. Winnebago Street, Rockford, IL 61102
 Phone: 815.489.8500
 Email: evore@rockfordha.org

b. Chief Executive: Ms. Laura Snyder, CEO
 223 S. Winnebago Street, Rockford, IL 61102
 Phone: 815.489.8500
 Email: lsnyder@rockfordha.org

7. Population: 148,655 (US Census, 2020, City of Rockford)

8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less	N/A
The applicant is, or will assist a federally recognized Indian tribe or United States territory	N/A
The priority brownfield site(s) is impacted by mine-scarred land	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1,2,3,4,7
The priority site(s) is in a federally designated flood plain	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing	N/A

9. Releasing Copies of Applications:

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



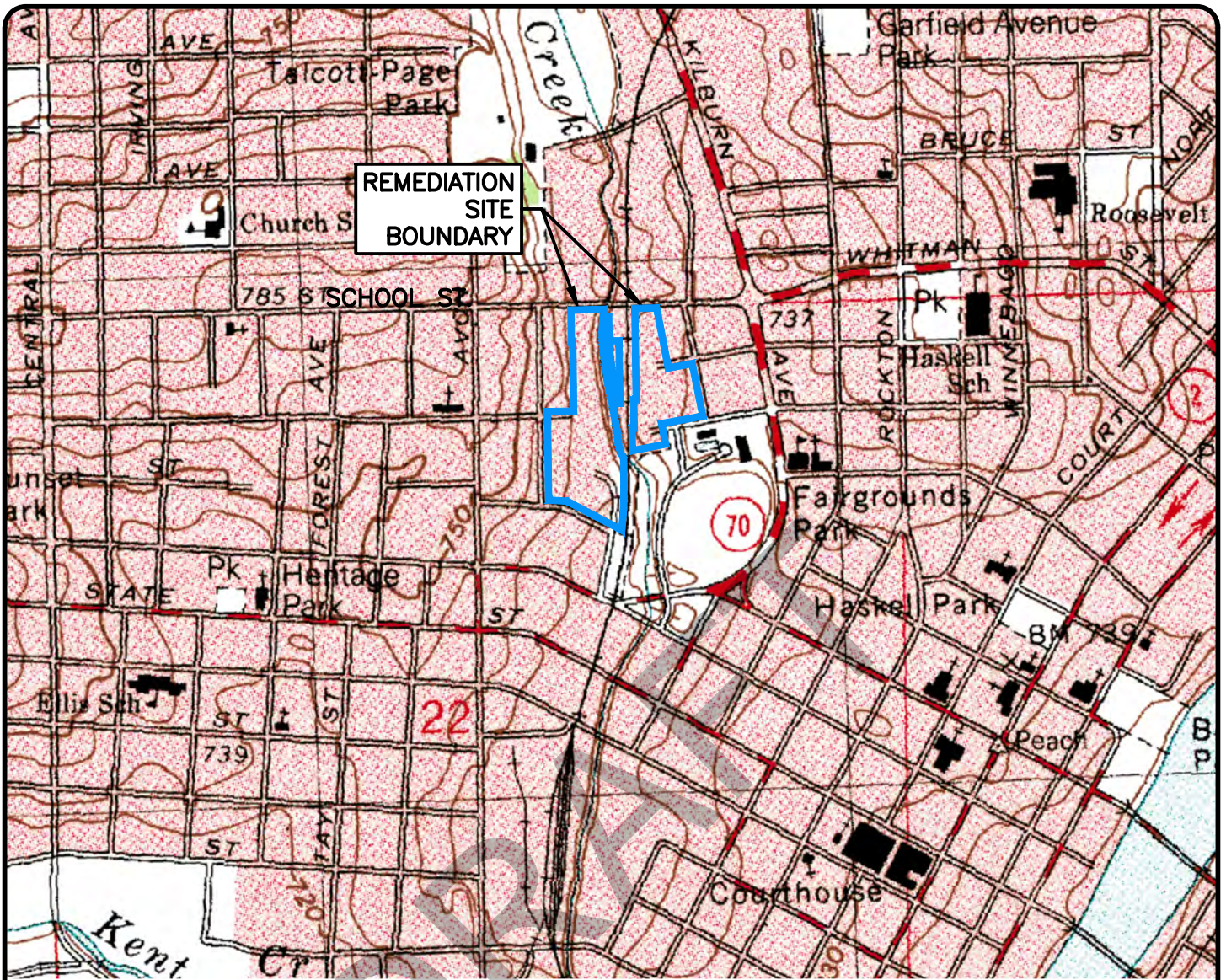
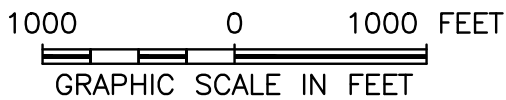
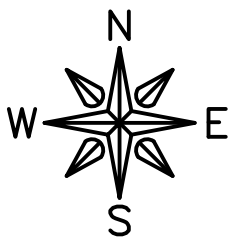


FIGURE 1
 SITE VICINITY
 FAIRGROUNDS VALLEY
 1015 W. JEFFERSON ST.
 ROCKFORD, IL 61101



11/2/23

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL	ILLINOIS
	IOWA
	WISCONSIN

1: PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Target Area and Brownfields

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

The City of Rockford, Illinois, where the Rockford Housing Authority (RHA) and the proposed cleanup site are located, makes brownfield revitalization a high priority. The City employs a full time brownfields staff to manage and oversee the evaluation, assessment, and cleanup of the approximately 887 brownfield properties identified by the City's most recent inventory. Rockford is bisected by the Rock River, which quickly became the City's most valuable resource, allowing for rapid industrial growth along its banks. By the early 20th century, Rockford established itself as an industrial hub for the manufacturing of furniture, tools and dies, heavy machinery, and hardware, even gaining a reputation as the Screw Capital of the World due to the vast number of fastener and hardware manufactures. For most of the 20th century, Rockford was a thriving manufacturing-based community with over 40% of its workforce employed in the sector as late as the 1970s. With manufacturing as its economic backbone, the recession of the 1980s landed a crippling blow. Rockford has faced decades of economic decline, with the loss of thousands of manufacturing jobs being replaced by lower paying service industry jobs. Unfortunately, this declining manufacturing sector contributed to the 887 brownfield sites in Rockford, with the highest concentrations along the Rock River and Rockford's downtown, including the subject site of this cleanup grant application. The large brownfields inventory and the struggles from the decline of the manufacturing industry illustrates the vast challenges the City of Rockford faces from brownfields.

The Rockford Housing Authority is seeking Cleanup Grant funding for a site located at 1015 West Jefferson Street in Rockford, Illinois. This site is situated on the western edge of Rockford's downtown area. The site consists of approximately 14.87 acres of land in a mixed residential and industrial/commercial area in Rockford. The Rockford Housing Authority (RHA) took ownership of the site in 1968, with multi-family affordable housing developed on the property shortly thereafter. The multi-unit housing structures became outdated and required more maintenance than what RHA can provide to keep the buildings safe and in compliance. Over the past few years, RHA has worked to move residents off the property. The buildings were demolished in late 2025. RHA will redevelop the site into public greenspace and community gardening plots to serve this disadvantaged area in Rockford.

The Target Area of this grant application will be the Census Tract that encompasses the site: Census Tract 17201002600. This Census Tracts has a population of 2,969 people, who are home to some of the most impoverished neighborhoods throughout the entire City of Rockford with poverty rates in the 99th percentile and a 100% low-to-moderate income population. This Census Tract has been characterized as Disadvantaged. Approximately 18,000 people live within a one-mile radius of the proposed site, and the cleanup and redevelopment of the site will have a broad, positive impact on the downtown Rockford neighborhood where it resides. The property is known to be contaminated with semi-volatile organic compounds (SVOCs), metals, and tannery waste with elevated pH levels. While these contaminants have been documented, they have largely been located under existing pavement and building foundations for decades. Given the structures have now been removed and plans are in place to clear the site, these known contaminants challenge future redevelopment of the site into public greenspace. The site's surrounding neighborhoods are among the most severely impoverished in Rockford. 34% of the population does not have a high school diploma, and the median household income is approximately \$25,000, which is well below the State average of \$76,000.

1.b. Description of the Proposed Brownfield Site

The site consists of approximately 14.87 acres of land in a mixed residential and industrial/commercial area in Rockford, Illinois. The site is located on the south side of School Street and is transected by the North Fork Kent Creek and a railroad right-of-way. The Site currently comprises nine (9) parcels of land in Winnebago County. The Site is bound to the north by industrial facilities; to the east and west by residential properties; to the south by the Rockford Police Department, and Fairgrounds Park to the south and east. The common address for the Site is 1015 W. Jefferson Street, associated with the community building that remains at the site. According to historical records and the 2020 Phase I ESA, the Site was developed with a small tannery east of North Fork Kent Creek circa 1862. The tannery was incorporated in 1881 as Hess and Hopkins Leather Company and expanded to a large-scale tannery and leather-goods manufacturer, with buildings covering six (6) acres of land by 1909. During this time, the area west of North Fork Kent

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Creek was developed as Rockford Burial Case Company, a manufacturer of burial caskets. Both industries were serviced by spurs from the railroad which has bisected the Site since prior to 1887. By 1913, the facility on the west side of the Site was occupied by Rockford Furniture Company, which expanded operations with multiple new structures. Both the Rockford Furniture Company and Hess and Hopkins Leather Company operated through at least 1951. The Site was redeveloped with the existing residential townhouses in the 1960s. The townhouses have since been demolished and the Site is now vacant.

Site characterization activities included Phase I and Phase II Site investigation work. The Phase I ESA identified a recognized environmental condition (REC) associated with the historical tannery on the eastern portion of the Site due to the typical use of hazardous substances such as metals and solvents in tannery operations. Based on the findings of the Phase I ESA, the City of Rockford and the Rockford Housing Authority initiated a limited Phase II ESA on the east side of the Site (former tannery) using the City's USEPA Brownfields Grant funding. The Phase II Site investigation was completed in December 2020 and documented in the Phase II ESA report dated January 22, 2021. The initial Phase II ESA included ten (10) soil borings and five (5) temporary groundwater monitoring wells to evaluate the presence of contamination in soil and groundwater. In addition, three (3) test pits were excavated in the hummocky area located between the railroad tracks and Kent Creek to evaluate suspect fill/historical waste dumping in this area. Test pits encountered a soft white fatty substance in the subsurface with elevated pH of 13.3, rendering the material hazardous due to corrosivity. The white substance is suspected to be animal fat waste/fleshings deposited during tannery operations. Samples were collected from the soil borings and the test pits and submitted for laboratory analysis of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), Resource Conservation and Recovery Act (RCRA) metals, copper, polychlorinated biphenyls (PCBs), and pH. A sample of the tannery waste was also collected and analyzed for RCRA metals, pH, and cyanide. Analytical results indicated elevated semi-volatile organic compounds and metals detected above TACO Tier 1 remediation objectives in soil. Elevated concentrations of lead and chloroform were also confirmed in groundwater. The contaminants identified in soil and groundwater are commonly associated with historical railyard and industrial operations.

Following enrollment into the IEPA Site Remediation Program, a comprehensive Phase II ESA was conducted by RHA in September and October 2024 to evaluate the presence of impacts to soil and groundwater across the site. A total of 51 soil borings were advanced and 10 permanent groundwater monitoring wells were installed to evaluate contamination in soil and groundwater at the Site. The depth of investigation extended to a maximum depth of 30 feet below ground surface. Bedrock refusal was encountered on the west portion of the Site at depths ranging from 8 to 22 feet below ground surface. Analytical results indicated elevated semi-volatile organic compounds, metals, and pesticides detected above TACO Tier 1 remediation objectives in soil. Concentrations of manganese and beryllium were also confirmed in groundwater. Remediation plans concluded with recommendations to remove contaminated soils and tannery waste and install engineering barriers to prevent exposure to contaminated soils for recreational and residential land use. Between the 2020 and 2024 investigations, a total of 61 soil borings, 3 test pits, 5 temporary groundwater monitoring wells, and 10 permanent groundwater monitoring wells were advanced to facilitate the collection of 133 soil samples and 19 groundwater samples. Removal and control of the identified soil and groundwater contamination is a critical component to redevelopment, specifically to protect sensitive human receptors at the Site. The Site has been enrolled into the Illinois Environmental Protection Agency (Illinois EPA) Site Remediation Program (SRP) to guide cleanup actions. Accordingly, the numerical cleanup objectives for subsurface contamination are the TACO remediation objectives for residential and construction worker receptors.

RHA aspires to eliminate and prevent blight in and around the Site by clearing obsolete buildings and facilitating greenspace and community garden redevelopment. Addressing the identified contamination on the site to move the project forward towards its end use is a critical component of the site's the redevelopment strategy. The site remediation and cleanup activities will protect human health and the environment at the Site during future proposed uses.

Revitalization of the Target Area

1.c. Reuse Strategy and Alignment with Revitalization Plans

The reuse plan for this site is being led by RHA's Five-Year-Plan. The Five-Year Plan represents a pivotal moment for the RHA and the community it serves - it is a catalyst for transformation. By embracing this plan, the RHA is poised to solidify its position within the community and leverage collective action to create better neighborhoods, enhance resident well-being, and contribute to the overall social and economic fabric of the region. The Rockford Housing Authority's redevelopment goal for the subject cleanup site is to transition the site away from dangerous and obsolete vacated housing to a publicly-utilized greenspace along the North Fork of Kent Creek. This transition involves the disposition, demolition, redevelopment, or conversion of obsolete developments that no longer meet the RHA and City of Rockford viability and community standards, to greenspace with community gardens to serve the surrounding neighborhood. Achievement of RHA's new vision from their Five-Year-Plan will directly result in the delivery of useable greenspace and land available for community gardens in an impoverished area of the City of Rockford.

1.d. Outcomes and Benefits of Reuse Strategy

The Rockford Housing Authority has historically served the housing needs of persons whose income is low and very low in the City of Rockford through HUD funded public and HCV housing. RHA has provided "decent, safe, and sanitary" low-income public housing to Rockford's citizens for decades. Throughout the decades the needs of their community have changed, and RHA will follow their Five-Year-Plan to meet the changing needs proactively, like growing food and creating gardens, that will be the end-use of this site. This is why the Rockford Housing Authority is seeking US EPA Brownfields Cleanup grant funding: to address the known contaminants on the site located at 1015 West Jefferson Street and redevelop the property to more effectively serve the disadvantaged community in the target area. This site's cleanup efforts are directly confronting the problem that impoverished communities are more likely to suffer from a lack of clean water, air, a lack of safe housing, and no plan to revitalize the community. The redevelopment of the site into a productive end-use of community gardening and growing will provide the area with significantly increased personal health and environmental health benefits, and the creation of economic development benefits with a sustainable food market. Economic vitality will be returned to the area, with this site sparking more development, which is a goal of the project. This cleanup grant will be the next meaningful step to overcoming the long-term community challenges currently facing the target area and RHA's service population. RHA's Five-Year-Plan encompasses not only goals and metrics but also embodies the collective aspirations and limitless potential of the RHA and the community it serves. It signifies a transformative vision that seeks to redefine resident success and elevate the agency's dedication to redevelopment, workforce education, partnerships, and external engagement in affordable housing. These values will be directly applied to this project. Performing the proposed remediation work is an absolutely crucial step for the long-term success of the planned greenspace and community gardens. The development of community gardens enhance public health, mitigate food insecurity, and provide opportunities for recreation and exercise. RHA will work with redevelopment contractors and the County to ensure the project will add resilience to the area in terms of combating/surviving extreme weather events and natural disasters, like flooding which Rockford is prone to.

Strategy for Leveraging Resources

1.e. Resources Needed for Site Characterization

With some assistance from the City of Rockford, the Rockford Housing Authority has funded the Site Characterization activities at this site already, including Phase I and Phase II site investigations and enrollment into the state voluntary cleanup program. Removal and control of the identified soil contamination is a critical component to redevelopment, specifically to protect sensitive human receptors at the Site. The Site has been enrolled into the Illinois EPA Site Remediation Program to guide cleanup actions. Accordingly, the numerical cleanup objectives for subsurface contamination are the TACO remediation objectives for residential and construction worker receptors. This site is fully characterized, but if the Housing Authority needs additional assessment work done prior to remediation activities, they will work with IEPA, the City of Rockford, Winnebago County, and the Community Partners identified in this application for any additional resources needed.

1.f. Resources Needed for Site Remediation

The subject site project is a large-scale redevelopment project for a significantly blighted former housing property. The 14.87 acre site has been abandoned and has become a significant

redevelopment challenge for the surrounding disadvantaged neighborhood and City of Rockford. The site's redevelopment plan of impactful greenspace and community gardening opportunities is estimated to cost \$2,027,000. The Rockford Housing Authority is already in the process of seeking funding assistance from state and federal agencies including US EPA Brownfields Program, Illinois Department of Commerce & Economic Opportunity (DCEO), IHDA, US EDA, and HUD. RHA will also tap into local Rockford resources like TIF financing, Enterprise Zone benefits, Special Service Area benefits, Opportunity Zone benefits, and CDBG funding.

1.g. Resources Needed for Site Reuse

As mentioned above, the 14.87 acre site will take years and millions of dollars to return the site to greenspace. Once site remediation is complete, RHA will tap into the following resources to help prepare the site for its future redevelopment: Rockford CDBG funding, US EDA Public Infrastructure funding, IHDA and HUD Housing Assistance, TIF district financing, Enterprise Zone and Opportunity Zone credits, New Market Credits, private investment dollars, local lending dollars, and project donation dollars. This effort will be coordinated as described in RHA's Strategic Plan.

1.h. Use of Existing Infrastructure

The planned reuse/redevelopment plans for the cleanup site will primarily utilize existing infrastructure – this includes adaptive reuse plans to return the site to useable public greenspace along the North Fork of Kent Creek, utilizing redesigned parking lots, site access roads, local roads, sidewalks, curb and gutters, water, storm-sewer, gas, and electricity infrastructure. The original community building remains a critical structure on the site as well, allowing for neighborhood gatherings and safe meeting space. The site's footprint is large enough and old enough that new infrastructure may be needed to adequately serve redevelopment. In this case, the existing infrastructure may need to be extended from the City's right-of-way, and RHA will work with the City of Rockford in those instances. RHA's redevelopment priority is on infrastructure reuse, but will work with developers when new infrastructure is required. New infrastructure may be required for any energy efficiency installations like solar power, as they do not currently exist at the site. Public Transportation from Rockford Mass Transit is already linked to the Target Area, providing scheduled bus service, which will be an asset for the redevelopment of the site.

2: COMMUNITY NEED AND COMMUNITY ENGAGEMENT:

Community Need

2.a. The Community's Need for Funding

Rockford Housing Authority does not have the financial resources to complete the proposed site remediation work described herein for the 1015 West Jefferson Street site without financial assistance. The Rockford Housing Authority (RHA) is a municipal corporation established under Chapter 67 1/2 of the Illinois statutes, who is working to facilitate community redevelopment efforts that will successfully eliminate and prevent blight in and around the subject site while backing a redevelopment project that is supporting, promoting, and developing access to greenspace and community gardening opportunities for one of the most disadvantaged and under-served populations in the Rockford community. While RHA is leading the redevelopment efforts, they are a small corporate entity and cannot finance the remediation and redevelopment efforts on their own.

The subject site's surrounding neighborhoods are among the most severely impoverished in Rockford. The Median Household Income is approximately \$25,000, which is 67% lower than the State of Illinois's Median Household Income at \$76,000. The Poverty Rate in the site's project area is in a staggering 99th percentile. Per HUD's LMI mapping tool, the Census Tract has a low-to-moderate income population of 100%. The Median Home Value in this area is \$50,000, which is 76% lower than the Median Home Value of the State of Illinois. 18% of the population of the Target Area is comprised of children under 10 years old, and 76% of the population is comprised of people 10-64 years old, illustrating a vast threat to the health and safety of the some of the most sensitive populations of women, children, and women of child-bearing age in the neighborhood. The location of the site is in a Designated Low Income Community and Designated Opportunity Zone areas. To have these designations, the site location generally represents economically distressed communities that are in need of investment and revitalization. Demolition of the former housing complex has dramatically improved the neighborhood. Removal of the known contaminants on the site and pushing the project forward into a productive end-use will continue to improve the area with significantly greater public safety, health, environmental health, social justice, and housing/economic

development benefits. The proposed project and the Rockford Housing Authority have garnered significant community and public/private agency support, illustrating the desire by the immediate neighborhood and community to address the site.

2.b. Health or Welfare of Sensitive Populations

Rockford Housing Authority has identified the sensitive populations that are being disproportionately affected by the subject brownfields site. They include minorities, children, persons living in poverty, and women of child bearing age. Within the Target Area, US Census data shows that 79% of the population is comprised of minorities, with 54% of the population being African American and 20% of the population being Latino. The Target Area's age breakdown is 76% comprised of ages 10-64 years old and 18% comprised of children under 10, illustrating a vast threat to the health and safety of the population of women, children, and women of child-bearing age in the neighborhood. 99% of the population in the Target Area live below the poverty level. By remediating the environmental contamination issues at the project site with these grant funds, any threat of exposure by nearby sensitive populations to contaminants via direct contact, inhalation, vapor intrusion or ingestion will be reduced or eliminated. The greenspace and community gardening opportunities that will be created with this project to serve the most sensitive populations in the project area will be directly addressing the issues created by the current brownfield contaminants. The development of community gardens will also enhance public health efforts, mitigate food insecurity, and provide opportunities for recreation and exercise to the residents in the Target Area. This cleanup will be a powerful contribution to the overall improvement of the quality of life for those residing in the Target Area.

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

A review of the Climate & Economic Justice Screening tool shows a number of cumulative environmental issues present in the Target Area that illustrate a greater than normal incidence of disease and adverse health conditions. Per the tool, the Target Area Census Tract has the following health conditions and percentiles: Asthma – 97th percentile, Diabetes – 88th percentile, Heart Disease – 67th percentile, and a Low Life Expectancy in 99th percentile. The threat of lead paint is apparent in 89% of the houses and buildings in the project area – this information is vital since remediating the project site to residential standards will be required. By remediating the environmental contamination issues at the project site with these grant funds, the project will promote blight removal, economic rejuvenation in the neighborhood, the creation of truly impactful and life-changing housing opportunities, and create more development interest in the Target Area. Cleaning up the site will remove a direct source of contamination exposure and effectively mitigating potential public health hazards.

2.d. Economically Impoverished/Disproportionately Impacted Populations

The US Census, HUD data, and EPA's Air Quality Index showed some dire statistics for the Target Area Census Tract, including following:

- The Census Tract is designated as a Disadvantaged Area
- Census Tract is an area of Historic Underinvestment, meaning Census tracts with historically high barriers to accessing home loans
- the Energy Burden on the residents in the Census Tract is in the 98th percentile
- the Census Tract has a Low-Income percentile of 99, which means that household incomes in the area are equal to or twice the federal poverty level
- the Housing Cost Burden is in the 95th percentile – low income household are spending more than 30% of their income on housing
- houses with lead paint in the Census Tract is in the 89th percentile
- Underground storage tanks and releases is in the 97th percentile, meaning the formula of the density of leaking underground storage tanks and number of all active underground storage tanks within 1500 feet of the census tract boundaries
- Unemployment in the Census Tract is in the 99th percentile
- Poverty in the Census Tract is in the 99th percentile
- 34% of people ages 25+ have an education level that is less than a High School Diploma
- Transportation Barriers are in the 97th percentile

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The subject site’s surrounding neighborhoods are among the most severely impoverished in Rockford. RHA’s redevelopment efforts are directly confronting the problem that impoverished communities are more likely to suffer from a lack of clean water and air and a lack of safe housing. These conditions are often the direct result of abandoned sites like this one and it’s frequent proximity to low-income neighborhoods. Redevelopment of the site into a productive end-use will provide the area with significantly greater public safety, health, environmental health, social justice, and economic development benefits. Due to these statistics above, throughout their remediation efforts, the RHA team will work to educate stakeholders on the importance of integrating principles of environmental justice and equitable development into the cleanup and redevelopment of the cleanup site, including: ensuring equitable access to amenities such as health clinics and grocery stores, working with minority- and women-owned businesses, ensuring jobs with living wages, partnering with community-based organizations and neighborhood leaders to enhance the understanding of environmental and health-related issues at the community level, creating commercial linkage strategies, and reusing brownfield sites for greenspace, community gardens, and other healthy, safe and walkable areas for the cleanup site. The Housing Authority will also work to provide accessible and culturally appropriate opportunities for low-income, minority and linguistically isolated stakeholders to meaningfully participate in decision-making processes on the proposed brownfield cleanup. These principles help to ensure that low-income and minority residents in the project area, which has historically consisted of blighted properties and perceived or known environmental contamination, reap the benefits of this environmental cleanup project.

**Community Engagement
2.e. Project Involvement and 2.f. Project Roles**

Name of Organization	Point of Contact (name, phone, email)	Specific Role in the Project or Assistance Provided to the Project
West Gateway Coalition	Robert Esmond West Gateway Coalition 1-815-262-6857	The West Gateway Coalition is a community of mission-driven residents in Rockford, a volunteer-led organization of residents making improvements from within. These volunteers will help with community engagement and benefit from the planned end use of this site as useable greenspace and land available for community gardens by doing garden work and coordinating work efforts.
Farmer’s Rising	Jackie de Batista, Executive Director jackie.b@farmersrising.org 815.389.8455	Farmers Rising Rockford is a diversified fruit and vegetable farm located within Blackhawk Courts, a Rockford Housing Authority community. This organization will lead the end use efforts for years to come.
Transform Rockford	W. Haas 815-997-5840 whaas@transformrockford.org	Dedicated to raising awareness of the Rockford region’s priorities, aligning resources and fostering accountability towards impactful community transformation. These volunteers will help with community engagement and benefit from the planned end use of this site as useable greenspace and land available for community gardens by doing garden work and coordinating work efforts.

2.g. Incorporating Community Input

One of the core principles of RHA and their Five-Year Plan that they will be applying to this project is the concept of collective action. RHA firmly believes that by embracing collective action and engaging together as a community, they can create a powerful force for progress and overcome challenges in their pursuit of shared goals. As RHA moves forward with the proposed site cleanup, they will hold four (4) public meetings and develop four (4) fact sheets on the status of cleanup activities at important junctures. The Housing Authority will post these fact sheets on their website and utilize any necessary social media to notify the public with a link to their website. If RHA is awarded this grant, they will continue with the utilization of diverse notification methods (i.e. social media, website, postings) to ensure that they reach a broad audience. It will also be a priority for the RHA to describe the cleanup activities, and progress in ways that are easily understood by its residents, who will most likely be unfamiliar with environmental and scientific terminology. In addition, the RHA will seek out translation services for any households directly impacted by any remediation-related work, especially the 20% Hispanic population identified in the site’s Target Area. RHA will track and respond to any community input received during the project. These responses and information will be posted on the RHA’s website and social media pages as an “FAQ” section.

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

3.a. Proposed Cleanup Plan

The proposed tasks are based, in part, on the Analysis of Brownfield Cleanup Alternatives (ABCA) prepared for activities associated with the cleanup of the site located at 1015 West Jefferson Street, Rockford, IL. The tasks and activities described below are eligible uses of funds and are specifically designed to be effectively completed within the four-year period of performance. The proposed cleanup plan is as follows: Limited excavation of 2 feet of soil from select areas to address soils impacted with elevated concentrations of SVOCs, TAL Metals, and Pesticides. The remedial approach also includes removal of the hazardously corrosive tannery waste (white paste substance) located on the north portion of Area A (west parcels), the majority of Area B (land between Kent Creek and the railroad), and a limited location at Area C (east parcels). Approximately 6,180 cubic yards of contaminated soils will be transported for off-Site disposal at a permitted landfill facility, as appropriate based on future approval of a waste profile. Confirmation samples at the excavation sidewalls and floor will be collected to verify chemical impacts have been removed. Installation of an alternative engineered barrier over residual SVOC, metal, and pesticides areas, utilizing an approved geofabric similar to Mirafi 180 and clean aggregate backfill with an additional 4 inches of clean topsoil where greenspace is planned.

Task 1: Program Management	
b.	Project Implementation: This task includes oversight of the Rockford Housing Authority Cooperative Agreement with US EPA for this project, ensuring compliance with the Agreement, Work Plan, Schedule, and EPA’s regulations. This task also includes preparation/submittal of Quarterly and Annual Reports, MBE/WBE reporting, entering information in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database for the project, procurement of a Qualified Environmental Professional to lead the project, management of the federal grant funds for the project, RHA staff attendance at a US EPA Brownfields Conference, and final closeout.
c.	Anticipated Schedule: This task will start immediately upon project award and will be ongoing continuously throughout the entire four-year project period.
d.	Task/Activity Lead: This task will be led by RHA’s Redevelopment Coordinator, assisted by the Qualified Environmental Professional (QEP). The QEP will be obtained in the first quarter of the Cooperative Agreement.
e.	Outputs: Executed Cooperative Agreement, Contract with Qualified Environmental Professional, 16 Quarterly Reports, 4 Annual Reports, 4 MBE/WBE Reports, Quarterly Updates to ACRES, attendance of RHA Staff at a National Brownfields Conference, and final closeout documentation to US EPA

Task 2: Community Involvement	
b.	Project Implementation: This task includes cooperation between RHA staff, QEP, and Project Partners to implement the community involvement plan to inform residents, property owners, and the public about the status of the project. This task also includes website updates and printed public information materials as needed. Public comments, questions, and concerns will be addressed under this task.
c.	Anticipated Schedule: This task will commence immediately upon project award and will continue throughout the entire four-year project period. One Public Hearing per year will be held, and One Fact Sheet will be produced each year as well.
d.	Task/Activity Lead: This task will be led by RHA with assistance from the selected Qualified Environmental Professional and Project Partners.
e.	Outputs: 4 Public Meetings and Meeting Minutes, 4 Website Updates, 4 Fact Sheets, and Community Relation Plan

Task 3: Cleanup Planning	
b.	Project Implementation: Prior to site cleanup work, the Qualified Environmental Professional will prepare a site-specific work plan including the Health & Safety Plan, Quality Assurance Project Plan, finalize the ABCA, and coordinate with RHA and development professionals to finalize the Cleanup Plan, including selective remedial excavations and installation of green alternative engineered barriers. RHA, with assistance from a QEP, will secure all necessary permits and prepare bid documents to select a competitive, qualification-based Cleanup Contractor in compliance with federal, state, and local procurement requirements.

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c. Anticipated Schedule: This task will commence after RHA selects a Qualified Environmental Professional, approximately 90 days after award.
d. Task/Activity Lead: This task will be led by RHA, assisted by the Qualified Environmental Professional.
e. Outputs: Health & Safety Plan, Quality Assurance Project Plan, finalize the ABCA Decision Document, Plans & Specs, Permits, and selection of Cleanup Contractor to perform site preparation and remediation activities at the project site, and contract documents for the QEP

Task 4: Cleanup Activities	
b. Project Implementation: This task includes the cleanup work, including remedial excavation of shallow soils containing SVOCs, Metals, and Pesticides and replacement with clean fill and green alternative engineered barriers. The cleanup will also include removal of tannery waste in select areas.	
c. Anticipated Schedule: This task will commence in the Spring of 2027 and conclude in the fall/winter of 2027/2028.	
d. Task/Activity Lead: This task will be led by the Qualified Environmental Professional and completed by the selected Cleanup Contractor.	
e. Outputs: Pre-Construction Meeting/Minutes, site preparation, confirmation sampling, lab reports, a final cleanup report.	

f. Cost Estimates

Budget Categories		Project Tasks				TOTAL
		Task 1: Program Management	Task 2: Community Involvement	Task 3: Cleanup Planning	Task 4: Cleanup Activities	
Direct Costs	Personnel	\$2,400	\$2,400	\$3,200		\$8,000
	Fringe Benefits	\$1,500	\$1,500	\$2,000		\$5,000
	Travel	\$3,400				\$3,400
	Equipment					
	Supplies		\$300			\$300
	Construction				\$1,825,000	\$1,825,000
	Contractual	\$14,080	\$12,020	\$45,800	\$113,400	\$185,300
	Other					
Total Direct Costs		\$21,380	\$16,220	\$51,000	\$1,938,400	\$2,027,000
Total Federal Funding		\$21,380	\$16,220	\$51,000	\$1,938,400	\$2,027,000
Total Budget		\$21,380	\$16,220	\$51,000	\$1,938,400	\$2,027,000

Task 1: This budget includes \$3,900 for 60 hours of work by RHA personnel at \$40/hour and a fringe of \$25/hr. \$14,530 of Contractual work time at \$130/hour rate, which will provide approximately 112 hours of QEP time, for program management activities over the duration of the grant. The remaining \$3,400 is for two (2) RHA Staff to attend the National Brownfield Conference (Airfare at \$600 each, Lodging at \$175 per day for 4 days each (\$1,400), Meals \$100 per person for 4 days each (\$800).

Task 2: This budget includes \$3,900 for 60 hours of work by RHA personnel at \$40/hour and a fringe of \$25/hr. In addition, \$300 is included in the budget for community engagement and community meeting supplies. This budget includes \$12,020 of QEP time to help the RHA staff in the development of Fact Sheets, Website updates, and conducting Public Meetings. Contractual work is for support of community meetings and public engagement and provides approximately 92 hours of QEP time at \$130/hour rate.

Task 3: The \$51,000 Cleanup Planning Budget will be for the development of the HASP, QAPP, finalization of the ABCA, Plans & Specs and permitting for the project, and assistance with bidding. RHA staff will lead the bidding process with 80 hours budgeted at \$55/hr and a fringe of \$25/hr. At \$130/hour, this will provide approximately 352 hours of QEP consultant time for this task.

Task 4: The \$1,825,000 Construction Budget will be for mobilization and site preparation, soil excavation, haul-away and disposal fees for contaminated soils, installation of geofabric barriers, clean backfill with seeded topsoil, and demobilization. The Contractual QEP budget includes 386 hours of documentation and project management during remedial activities at \$130/hr (\$50,172), post remediation confirmation sampling and analysis (\$26,308), and final reporting (284 hours at \$130/hr). Total Contractual costs under this task will be \$113,400. The amount of time for the remediation is subject to the procured cleanup contractor availability but is expected to be completed within 3 years of grant award.

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

To ensure that the Rockford Housing Authority achieves the intended results of the Cleanup Grant and completes the outputs of each task listed above, RHA will work with their QEP to carefully track, measure, and report project performance through annual reports, quarterly reports, ACRES reporting, and with the implementation of their Community Involvement Plan. Quarterly and Annual Reports will cover project progress, any difficulties encountered, a record of financial expenditures, data results, and anticipated further actions. Specific accomplishments, contaminants found, which materials were impacted, FAQ's, and resources required to leverage and complete the planned reuse will all be reported and will be posted to the RHA website to keep their community involved on the status of the project. This site will be entered into the ACRES database, which will also be utilized to track job creation and acres of land assessed as part of this grant project. Anticipated quantifiable outcomes from this project include the number of acres of land remediated, while other outcomes include liability protection for the site owner, removal of blight, reduction or elimination of future contaminant exposure, improving community health, and the return of the site to a productive public use. Periodic meetings with the QEP and the Cleanup Contractor will take place to ensure deadlines and milestones are being met - corrective actions like liquidated damages will go into effect if the project deadlines and milestones are not being met.

TASK 4: PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

Programmatic Capability

4.a. Organizational Structure

RHA is an organized corporation that stands ready to administer and manage brownfield cleanup grant funds when they are awarded. RHA has the ability and capacity to manage this grant. RHA has been awarded previous federal grant funding, and the Board has extensive experience facilitating and managing federal grant projects and will utilize that experience to support the most strategic use of the grant funds. If awarded this funding, RHA will effectively manage the grant and successfully perform each phase of work on the project. Executive Director Laura Snyder will serve as Project Manager for this project, serving as the primary contact and responsible for submitting quarterly reports, financial reports, progress reports, and the final summary report to EPA Region 5 Staff with the assistance of the selected qualified environmental consultant for the project. Upon award of the cooperative agreement, RHA will prepare a draft Work Plan. After the US EPA approves the work plan, RHA will retain the Qualified Environmental Professional (QEP) in compliance with all applicable federal and local procurement requirements. The QEP will assist with grant and program management and will conduct cleanup planning, cleanup activities and participate in project reporting and community engagement activities. RHA will work with IEPA to provide independent oversight of cleanup activities conducted under this program, to ensure all cleanup and remediation is conducted appropriately and with consideration for public health and welfare.

The Rockford Housing Authority (RHA) is a municipal corporation established under Chapter 67 1/2 of the Illinois statutes. It is governed by a Board of five Commissioners who are appointed to staggered five-year terms by the Mayor of the City of Rockford. Board officers are elected annually by majority vote of the Board of Commissioners. The CEO/ED serves as the Secretary for the Board of Commissioners. The Board of Commissioners' responsibilities include overseeing the operations of the Housing Authority as well as the review and approval of RHA policies as recommended by the CEO/Executive Director. The RHA employs a staff of approximately 64 personnel who perform a variety of functions necessary to service its residents and maintain its housing stock.

4.b. Description of Key Staff

Laura Snyder, Executive Director of the Rockford Housing Authority, will serve as Project Manager. As the Executive Director of the Rockford Housing Authority (RHA), Laura leads an organization dedicated to empowering lives and strengthening communities. With over 17 years of experience in Public Housing, she brings deep expertise and a passion for innovation to every facet of our work. Snyder's professional certifications as a Housing Choice Voucher Specialist, Public Housing Manager, and Tax Credit Specialist enable her to navigate the complexities of affordable housing with confidence and precision.

Under the leadership of CEO Laura Snyder, the Rockford Housing Authority has achieved several significant accomplishments, including the creation of the Homeownership Program, the development of job training under the banner of the Life Force Development Institute leading to

employment opportunities, advocacy for affordable housing policies and resources, and a focus on resident empowerment and community engagement. Ms. Snyder's leadership has been instrumental in bringing about positive change and transformation within RHA and the broader community it serves. Laura has been involved in the implementation and administration of grants throughout that time, so she wholeheartedly understands the importance of grant administration and timely recordkeeping. RHA's plan for management continuity in the event of any personnel change relies on an experienced and readily available Project Manager on staff.

Ms. Snyder will be assisted by Odessa Walker, Chief Operating Officer, and Erin Vore, Redevelopment Coordinator. This team will play a vital role in the management and reporting, particularly the financial management work, of RHA's brownfields cleanup grant. RHA's Board members have significant experience with State and Federal grant writing and management.

4.c. Acquiring Additional Resources

RHA will identify, coordinate and leverage any public and private resources needed to complete the described grant tasks. RHA will follow EPA's procurement policies to hire a Qualified Environmental Professional (QEP) to effectively and efficiently assist RHA in managing the Assessment grant project. The QEP will assist RHA in preparing bid documents needed to select a contractor to conduct the cleanup work, and manage the remediation project as it commences. All procurement will follow federal procurement regulations and any other additional requirements needed for procurement under an EPA Cooperative Agreement. RHA, as a not-for-profit organization, has the ability to procure services/contractors that meets the Federal procurement requirements. RHA will work with its Project Partners to develop a management plan for taking over the grant project if any person serving the major roles were to leave the project.

Past Performance and Accomplishments

4.e. Currently Has Not Received an EPA Brownfields Grant but has Received Federal Funding

While RHA has not received US EPA Brownfields funding before, they have received other federal funding for large, impactful projects, including the following:

1) Accomplishments:

- The Rockford Housing Authority was awarded a generous grant of \$1.5 million from the U.S. Department of Labor (DOL) for its YouthBuild program. This grant will enable RHA to continue its mission of empowering local youth and fostering community development.
- The Rockford Housing Authority was awarded a monumental \$10 million grant from HUD dedicated to enhancing residential health and safety. This grant is a game-changer for our community and marks a significant step forward in our ongoing commitment to providing cleaner, safer living environments for our resident families, while also driving local economic growth and employment opportunities.

2) Compliance with Grant Requirements:

With the federal funding listed above, the YouthBuild funding and the HUD funding, RHA maintained compliance with their grant agreements, reported timely, and managed the funding as it was applied for and detailed in their grant agreements. Both projects were successfully closed out with each agency without any issues.

RHA's Board has worked extensively with federal funding, making RHA aware of the programmatic requirements involved in successfully managing a Brownfields grant. If this Cleanup Grant is funded, RHA will strictly adhere to the workplan and comply with the schedule, terms & conditions, and reporting requirements which include quarterly reports, federal financial reports, ACRES, DBE reports, and where appropriate, HASP and QAPP, and finalizing the Analysis of Brownfield Cleanup Alternative (ABCA) report.

THRESHOLD CRITERIA:

1. Applicant Eligibility:

Rockford Housing Authority (RHA) is a municipal corporation established under Chapter 67 1/2 of the Illinois statutes, that focuses on providing pathways for Rockford community members to enhance their quality of life through inclusive, affordable, and innovative housing initiatives. RHA has authority to enter into a cooperative agreement for a Cleanup Grant with the United States Environmental Protection Agency as a qualified community development entity.

2. Previously Awarded Cleanup Grants:

The proposed cleanup site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds:

Not Applicable. RHA has not been a recipient of a Multipurpose Grant.

4. Site Ownership:

The RHA is the sole owner of the proposed cleanup grant site, acquired by the RHA on the dates provided in Table 1.

Table 1

Fairgrounds Valley Parcels	
Parcel	Date Acquired
1	February 17, 1969
2	March 28, 1969
3	March 14, 1969
4	February 17, 1969
5	December 30, 1968
6	November 21, 1968
7	June 26, 1969
8	August 15, 1969
9	May 9, 1969

5. Basic Site Information:

(a) Site name: Fairgrounds Valley

(b) Address: Common address for the Site is 1015 West Jefferson Street, Rockford, Illinois.

All site addresses and PINs are provided in Table 2

Table 2

Fairgrounds Valley Parcels		
Parcel	Address	PIN
1	10XX West Jefferson Street Rockford, IL 61101	11-22-203-016
2	10XX West Jefferson Street Rockford, IL 61101	11-22-203-017
3	10XX West Jefferson Street Rockford, IL 61101	11-22-203-018

**ROCKFORD HOUSING AUTHORITY
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4	10XX West Jefferson Street Rockford, IL 61101	11-22-203-019
5	West Jefferson Street Rockford, IL 61101	11-22-203-020
6	1015 West Jefferson Street Rockford, IL 61101	11-22-203-021
7	West Jefferson Street Rockford, IL 61101	11-22-205-001
8	10XX West Jefferson Street Rockford, IL 61101	11-22-205-011
9	10XX West Jefferson Street Rockford, IL 61101	11-22-205-012

(c) Current Owner: Rockford Housing Authority

6. Status & History of Contamination at the Site:

(a) Contamination: Hazardous Substance. Semi-volatile organic compounds (SVOCs) including Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Dibenz(a,h)anthracene, Carbazole, and Indeno(1,2,3-c,d)pyrene; Pesticides including Aldrin and Dieldrin; Metals including Arsenic, Beryllium, Lead, Manganese, and Mercury, have been identified in soil above the Illinois EPA Tiered Approach to Corrective Action Objectives (TACO) Tier 1 remediation objectives. In addition, historical tannery renderings with a pH of 13.5 have been documented on portions of the Site.

(b) Operational History & Current Use of Site: The eastern portions of the Site were historically operated as a tannery, constructed in approximately 1862. According to historical and environmental records, the bark tanning operations were completed as part of leather goods manufacturing under Hess & Hopkins Leather. The west portion of the Site operated as a burial case-casket company in 1881. Operations changed on the western portion of the site to furniture manufacturing in 1913, continuing into the 1950s. By 1960's the tanning and furniture operations ceased and buildings were demolished. The site was fully redeveloped into the Fairgrounds Valley affordable housing complex. Multi-family townhomes are now vacant and still stand today. Demolition of all buildings on the Site commenced in November 2025 and will be completed in Spring 2026, returning the site to greenspace.

(c) Environmental Concerns: Former tannery operations, furniture and burial case-casket operations, and railroad spurs and tracks have left behind contamination in soil. In some localized cases, the contamination exceeds the Tiered Approach to Corrective Action Objectives (TACO) soil inhalation and ingestion exposure routes and migration to groundwater ingestion exposure route. In addition, the tannery fleshings with elevated pH identified at depth do not comply with the TACO threshold criteria for hazardous materials, requiring attention. As a result, soil remediation will be necessary to protect human health and the environment. Remediation will prepare the site to repurposed into public greenspace and potentially urban farming endeavors.

(d) Source of Contamination and Nature and Extent of Contamination:

Based on assessment work, SVOCs, Pesticides, Metals, and elevated pH tannery waste contamination are present in shallow soils, likely related to former tannery, rail, and manufacturing operations.

7. Brownfields Site Definition: The Fairgrounds Valley site meets the definition of a brownfield. This site is (a) Not listed or proposed for listing on the National Priorities List; (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; (c) Not subject to the jurisdiction, custody, or control of the U.S. Government.

8. Environmental Assessment Required for Cleanup Grant Applications:

A Phase I ESA was completed by RHA on August 28, 2020, to evaluate the presence of Recognized Environmental Conditions (RECs) related to the Site and surrounding properties. The Phase I ESA identified RECs related to historical tannery operations, furniture and burial case construction operations, and railroad spurs and tracks. A limited Phase II ESA was completed by RHA and the City of Rockford in December 2020 to evaluate the presence of contamination related to historical tannery operations on the east portion of the Site. Additional Phase II ESAs were completed on each portion of the site by RHA in September and October 2024, which focused on further delineation of the data collected in the initial Phase II ESA and evaluation of the historical manufacturing operations on the western portions of the site. The Site has been enrolled into the Illinois EPA Site Remediation Program with Comprehensive Site Investigation Report/Remediation Objectives Report/Remedial Action Plans combined reports submitted in March 2025.

9. Site Characterization:

The Site has been enrolled in the IEPA Site Remediation Program with combined CSIR/ROR/RAP reports submitted to the agency in March 2025. IEPA review comments received in June 2025, requiring additional investigations to characterize the site. Additional site investigations are planned for February 2026 with a response to comments anticipated to the IEPA in March 2026. Should the agency require additional site characterization, the work will be completed by June 15, 2026. Per Illinois EPA's Acknowledgment Letter on January 22, 2026, which is included in this application submittal, the Illinois EPA states: *"The grant will be a Cleanup Grant for Hazardous Substances and will be used on sites listed below. There are 3 sites (Fairgrounds Vally Site A, Fairgrounds Valley Site B, and Fairgrounds Valley Site C) currently enrolled in the State of Illinois Site Remediation Program with one common Address of 1015 West Jefferson Street Rockford IL 61102. Based on the current information, there is additional assessment is needed to sufficiently characterize the sites for the remediation work to begin. Additional investigations are planned to occur in February of 2026."*

10. Enforcement or Other Actions: RHA took ownership of the site in 1968-1969, with specific dates provided in Table 1. No known enforcement or other actions have been identified.

11. Sites Requiring a Property-Specific Determination:

The Fairgrounds Valley site does not require a property-specific determination based on review Section 1.5 in the Information on Sites Eligible for Brownfields Funding under CERCLA 104(k) of the FY26 Guidelines for Brownfield Cleanup Grants.

12. Threshold Criteria Related to Exception to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability:

a.) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

(ii) (1) Exemptions to CERCLA Liability: The Site and all parcels included meet the exemption requirements for asserting an affirmative defense to CERCLA liability through public entity acquisition of property prior to January 11, 2002, per CERCLA §104(k)(3)(E) as demonstrated through the following subsections.

- **Information on the Property Acquisition:** RHA is the sole owner of the property and associated parcels, acquired from David A. Fluegel and Roberta J. Fluegel on the dates listed in Table 3 below. RHA holds no familial, contractual, corporate, or financial relationships of affiliations with any prior owners or operators (or other potentially responsible parties) of the property.

Table 3

Parcel	Address	PIN	Date Acquired
1	10XX West Jefferson Street Rockford, IL 61102	11-22-203-016	February 17, 1969
2	10XX West Jefferson Street Rockford, IL 61102	11-22-203-017	March 28,1969
3	10XX West Jefferson Street Rockford, IL 61102	11-22-203-018	March 14,1969
4	10XX West Jefferson Street Rockford, IL 61102	11-22-203-019	February 17, 1969
5	West Jefferson Street Rockford, IL 61102	11-22-203-020	December 30, 1968
6	1015 West Jefferson Street Rockford, IL 61102	11-22-203-021	November 21, 1968
7	West Jefferson Street Rockford, IL 61102	11-22-205-001	June 26, 1969
8	10XX West Jefferson Street Rockford, IL 61102	11-22-205-011	August 15, 1969
9	10XX West Jefferson Street Rockford, IL 61102	11-22-205-012	May 9, 1969

- **Date of Property Acquisition:** The RHA acquired each parcel between 1968 and 1969, specific dates listed in the table above.
- **Timing of Hazardous Substance Disposal:** All disposal of hazardous substances at the site occurred prior to RHA acquiring the property.

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- **Cause or Contribute to Hazardous Substances:** RHA has not caused or contributed hazardous substance to the site at any time.
- **Contribution of Hazardous Substance Disposal:** RHA has not contributed or arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site at any time.

13. Cleanup Authority and Oversight Structure:

a. Describe how you will oversee the site:

RHA has already enrolled the site into the Illinois EPA voluntary Site Remediation Program (SRP) with the intention of obtaining a No Further Remediation (NFR) letter related to the identified subsurface contamination from historical operations. Accordingly, the numerical cleanup objectives for subsurface contamination are the TACO remediation objectives for residential, industrial/commercial, and construction worker receptors.

b. Provide your plan to acquire access to relevant adjacent or neighboring properties if necessary: RHA controls full access to the site from West Jefferson Street, Underwood Street, Hess Court, Maple Street, and Acorn Street.

14. Community Notification:

a. Draft Analysis of Brownfield Cleanup Alternatives

A Draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the project site. RHA made it available to the public for review and comment on January 12, 2026. The draft ABCA and Draft Cleanup Grant Application were available for review at the RHA Central Office, located at 223 South Winnebago Street, Rockford, Illinois 61102 and on the RHA website: www.rockfordha.org. The draft ABCA is included in this grant submittal.

b. Community Notification Ad

RHA published a community notification advertisement in the local newspaper, the Rockford Register Star, on January 8, 2026. This ad indicated the following:

- that a copy of the RHA's grant application, including the Draft ABCA, is available for public review and comment;
- how to comment on the draft application;
- where the draft application is located (with RHA Central office and on the RHA's website); and
- the date and time of a public meeting (January 16, 2026 11:00 a.m.)

The Certificate of Publication from the local newspaper for the community notification ad is included in this grant submittal.

c. Public Meeting

The RHA held a Public Meeting on January 16, 2026 at 11:00 a.m. to discuss the draft application and consider public comments on the application and project. From the Public Meeting, the RHA is including the following in their grant application submittal:

- the comments or a summary of the public comments received;
- the applicant's response to those comments;
- meeting notes or a summary of the public meeting;
- meeting sign-in sheet

d. Submission of Community Notification Documents

The RHA has included the items listed below in their Cleanup Grant application submittal to US EPA:

- a copy of the draft ABCA
- a copy of the ad that demonstrates notification to the public and solicitation for comments on the application
- the comments or a summary of comments received
- the applicant's response to those public comments
- meeting notes or summary from the public meeting
- meeting sign-in sheets

15. Named Contractors and Subrecipients:

Not Applicable.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

JB PRITZKER, GOVERNOR

JAMES JENNINGS, ACTING DIRECTOR

217/785-8726

1/22/2026

Rockford Housing Authority
ATTN: Erin Vore
223 S. Winnebago Street
Rockford, Illinois 61102

**Subject: State Acknowledgement Letter for the Rockford Housing Authority
FY2026 US EPA Brownfield Cleanup Grant Application**

Dear Erin Vore,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Cleanup Grant application to U.S. EPA. The Rockford Housing Authority is applying for a \$2,027,000 Cleanup Grant.

The grant will be a Cleanup Grant for Hazardous Substances and will be used on sites listed below. There are 3 sites (Fairgrounds Vally Site A, Fairgrounds Valley Site B, and Fairgrounds Valley Site C) currently enrolled in the State of Illinois Site Remediation Program with one common Address of 1015 West Jefferson Street Rockford IL 61102. Based on the current information, there is Additional assessment is needed¹ to sufficiently characterize the site(s) for the remediation work to begin. Additional investigations are planned to occur in February of 2026

Illinois EPA acknowledges Rockford Housing Authority'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



¹ Note, applicants selected for funding that indicate that additional assessment is needed must submit updated information to the appropriate State or Tribal Environmental Authority and request an updated letter indicating that the site(s) has had a sufficient level of site characterization for remediation to begin. Applicants must provide EPA with the updated letter by June 15, 2026. If applicants do not meet this requirement by June 15, 2026, EPA may not make the award due to a failure to meet this requirement.

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