



City of Moline
Executive Department
 619 16th Street
 Moline, Illinois 61265

Sangeetha Rayapati
 Mayor

Phone: 309.524.2001
 Email:
srayapati@moline.il.us

1. Applicant Identification
 City of Moline
 619 16th Street, Moline
 Moline, Illinois 61265
2. Website URL: <https://www.moline.il.us>
3. Funding Requested
 - a. Grant Type: Multipurpose
 - b. Federal Funds Requested: \$1,000,000
4. Location
 - a) City of Moline, b) Rock Island County, c) Illinois
5. Target Area and Priority Site Information
 Target Area: Downtown Riverfront Area (census tract 17161022300)

 Priority Sites:
 - Assessment Site: Bridgepointe Building, 1 Montgomery Drive, Moline, Illinois 61265
 - Cleanup Site: Spiegel Building, 202 20th Street, Moline, Illinois 61265
6. Contacts
 - a. Project Director
 Barry Dykhuizen, Assistant City Administrator
 309-524-2011
bdykhuiizen@moline.il.us
 619 16th Street, Moline
 Moline, Illinois 61265
 - b. Chief Executive/Highest Ranking Elected Official
 Sangeetha Rayapati, Mayor
 309-524-2001
srayapati@moline.il.us
 619 16th Street, Moline
 Moline, Illinois 61265
7. Population
 City of Moline, IL: 42,235 (US Census 2019–2023 American Community Survey)



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8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
At least 20% 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.	N/A
The target area is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority

See Attached.




10. Releasing Copies of Applications

Not Applicable.

Moline, Illinois

Brownfield Multi-Purpose Grant Map

Legend

-  Downtown Riverfront Area (DRA)
-  Moline Geographic Boundary
-  Priority Sites

Spiegel Building

Priority Sites

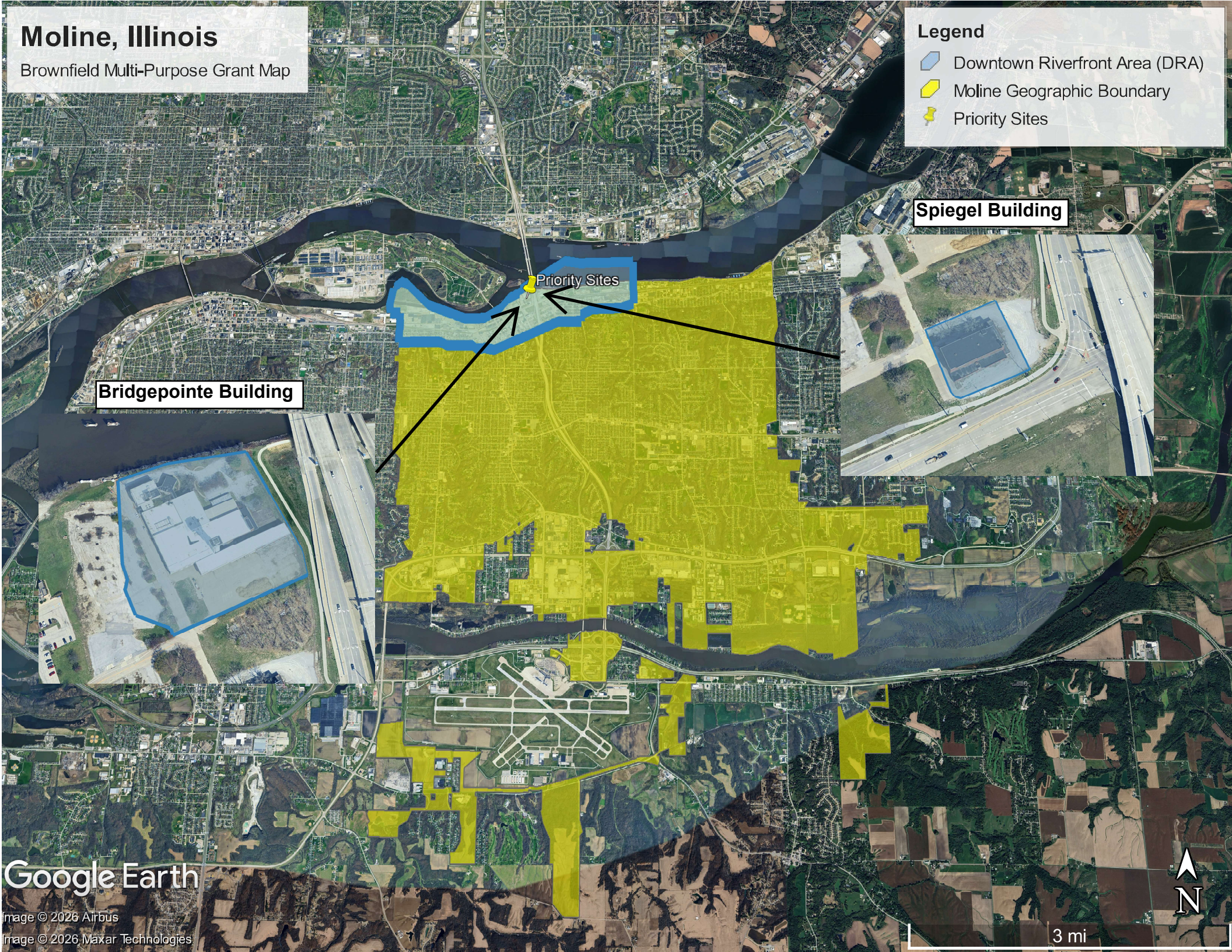
Bridgepointe Building

Google Earth

Image © 2026 Airbus
Image © 2026 Maxar Technologies



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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

1/08/2026

City of Moline
ATTN: Mayor Sangeetha Rayapati
619 16th Street
Moline, IL 61265

**Subject: State Acknowledgement Letter for the City of Moline
FY2026 US EPA Brownfield Multipurpose Grant Application**

Dear Mayor Sangeetha Rayapati,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Multipurpose Grant application to U.S. EPA. The City of Moline is applying for a \$1,000,000 Multipurpose Grant.

The grant will be a Multipurpose Grant for both Hazardous Substances and Petroleum.

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

Sincerely,

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



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



**City of Moline, IL
FY26 Brownfield Multipurpose Grant
Narrative**



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

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

The City of Moline (City) faces enduring brownfield challenges, with vacant industrial sites and underused riverfront land reflecting decades of economic and industrial change. Once a thriving French “mill town” along the Mississippi River (its name meaning “City of Mills”) Moline grew rapidly after John Deere established operations in 1848. Factories and railroads lined the riverfront, shaping the city’s economy and physical layout for generations.

Like many Rust Belt communities, Moline experienced economic decline in the late twentieth century as manufacturing waned. Plant closures and job losses left abandoned buildings and isolated parcels. Factories and railroads near the river created barriers between downtown and the waterfront. As businesses moved south of the tracks, the riverfront fell into disinvestment and blight, leaving **persistent brownfield challenges**.

The **geographic boundary is the city limits**, and the **target area for this application will be the Downtown Riverfront Area (DRA) located in census tract 17161022300**. Historic industrialization and disinvestment have reduced population and increased economic vulnerability: 25% of residents live in poverty, per capita income is \$22,543, and unemployment is 9%.¹ **Vulnerable populations, including youth, elderly residents, and Black and Hispanic communities, are disproportionately affected by these conditions.**

Scattered vacant and potentially contaminated properties pose environmental and health risks, hindering revitalization. The area is also highly exposed to extreme weather, including derechos (widespread, long-lived, straight-line windstorms), flooding, extreme winter weather and ice storms, and tornadoes. Over the past five years, these **extreme weather events and natural disasters** have exceeded \$1,050,000 in unplanned municipal expenditures for emergency response, debris removal, and mitigation activities.

By supporting environmental assessments and building on the City’s *Moline River Front + Centre Plan*, this grant will help reconnect the DRA to the city’s economic and social fabric, reduce environmental hazards, and prepare the area for equitable redevelopment. Blighted properties will be transformed into vibrant commercial spaces, parks, greenways, and public areas that strengthen community ties, restore economic vitality and enhance environmental resilience for generations.

b. Description of the Priority Brownfield Site(s):

The DRA contains numerous vacant and underused properties that reflect the city’s industrial legacy. Once central to the City’s economy, these sites now contribute to blight and environmental risk. The target area includes **over a dozen brownfield sites**, many of which are former riverside industrial properties that operated prior to modern environmental protection regulations. As a result, legacy contaminants such as petroleum, volatile organic compounds (VOCs), and hazardous building materials are known to be prevalent throughout the area. These conditions underscore the urgency of comprehensive assessment and remediation. Two priority sites have been identified based on redevelopment potential, developer interest, accessibility, and proximity to residents.

Assessment Site: The **Bridgepointe Building** priority site, at 1 Montgomery Drive, spans 12.18 acres along the riverfront. This site includes a two-story, 110,114 square-foot dilapidated building with a 16-story, 180-foot-tall elevator testing tower, a deteriorated concrete parking area, and overgrown greenspace. Historically, this property supported industrial operations from the

¹ US Census 2019–2023 American Community Survey



City of Moline, IL
FY2026 US EPA Brownfields Multipurpose Grant

1880s through the 2010s. Located near an elementary school and multiple churches within one mile, addressing environmental hazards is urgent.

Known and suspected issues include **soil and groundwater petroleum as well as hazardous contaminants and hazardous building materials such as asbestos-containing materials (ACM) and lead-based paint (LBP)**. The City owns the property and has secured access for assessment. Redevelopment plans envision greenspace, parks, retail, and commercial areas that reconnect the riverfront to the community. In addition, the tower will once again be used for elevator testing through a lease with a private company that includes capital improvements and an innovation hub on the ground floor.

Cleanup Site: The **Spiegel Building** priority site, located at 202 20th Street, covers approximately 6.68 acres. Like Bridgepointe, this property has deep industrial roots, with structures dating to the 1920s and industrial land use extending back to the late 19th century. After many years of industrial use as Wheaton Van Lines, Eagle Signal Co., and Spiegel Moving and Storage, the building was vacated in 2016. The site includes a dilapidated and unsecured, 12,000-square-foot, four-story brick building with numerous broken and boarded windows, with a one-story workshop addition to the south side and heavy vegetation and graffiti around the building. A Phase I Environmental Site Assessment (ESA) identified one (1) Recognized Environmental Condition (REC) stemming from the historical use of the property, including polychlorinated biphenyls (PCB) transformer oil on the property. Based on the identified RECs, a Phase II ESA has been recommended to sample for, at minimum, **ACM, LBP, PCBs, heavy metals, volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs)**. These contaminants pose risks to human health and the environment, making assessment and cleanup essential before redevelopment can proceed. Due to the high priority of redevelopment of this site, Phase II activities have already begun utilizing limited resources made available to continue to move the project toward cleanup. The City owns the site, and through its *River Front + Centre Plan*, has developed a feasible reuse strategy that includes creating a public greenspace and retail and commercial opportunities to promote economic revitalization and environmental resilience.

Together, these sites reflect both the challenges and opportunities within the City's DRA. Their size, location, and history make them central to the vision for a vibrant, sustainable waterfront. Because the sites are **located in a floodplain**, all redevelopment will incorporate appropriate flood-mitigation strategies. EPA Brownfields funding will support the assessments and cleanup needed to prepare these properties for reuse, ensuring redevelopment benefits the entire community—especially the vulnerable populations living nearby.

c. Identifying Additional Sites:

The City will work with residents and community partners to create a systematic tool for identifying and prioritizing brownfield sites in the target area. Using a structured evaluation framework, the process will incorporate municipal records, planning authority input, direct site inspections, and stakeholder feedback. Census data will ensure that areas with the greatest socioeconomic need are prioritized for redevelopment.

Prioritization will be based on established criteria, including a site's barriers to revitalization, potential economic and community benefits, readiness for assessment or cleanup, and alignment with local development plans. Sites offering the greatest potential to advance community revitalization and maximize grant impact will be addressed first. If funds remain after the target area is fully assessed, the same established criteria will guide selection of additional sites that benefit vulnerable populations across the City.



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Revitalization of the Target Area

d. Overall Plan for Revitalization:

The City has a clear vision for revitalizing its riverfront and downtown core, anchored by the *Moline Comprehensive Plan* (2014), the *Moving Moline Forward Plan* (2016), and the *Moline River Front + Centre Plan* (2025). Together, these plans form a cohesive framework ensuring all initiatives advance the City’s revitalization goals. ***The City is not requesting funding in this EPA Multipurpose Grant for additional brownfield revitalization or area-wide planning because the existing DRA revitalization planning includes feasible reuse strategies for both priority sites.***

The ***2014 Comprehensive Plan*** emphasizes **attracting retail and commercial services, promoting innovative reuse of vacant properties, and creating dynamic mixed-use centers that incorporate parks and open space.** These objectives directly support the proposed redevelopment of the **Bridgepointe and Spiegel priority sites** into greenspace, parks, and commercial destinations.

The ***2016 Moving Moline Forward Plan*** complements these efforts by guiding **urban design and transportation improvements**, identifying opportunities for future commercial development, and prioritizing updates to traffic flow and wayfinding **to support anticipated riverfront growth.** In 2023, the City adopted a new form-based zoning code for the Moline Centre District, reinforcing this vision by promoting mixed-use development, walkability, and seamless integration of buildings, streets, and surrounding neighborhoods.

The ***2025 River Front + Centre Plan*** is the City’s most recent comprehensive Downtown Riverfront revitalization plan, building on two decades of redevelopment and extensive public input. More than 260 residents participated in community meetings, 2,080 responses were received through online surveys, and the project website drew over 3,300 unique visitors. The plan priorities **a walkable, bikeable, and connected downtown; public spaces that celebrate culture and community; and design strategies that integrate the river and incorporate flood mitigation.** It serves as a catalyst for **long-term economic growth and environmental resilience**, positioning the riverfront as an iconic destination for residents and visitors alike.

The ***River Front + Centre Plan*** identifies **Bridgepointe and Spiegel sites** as key locations for restoring a thriving and resilient DRA, blending of commercial and retail uses with greenspace, recreation, and outdoor event areas. Integrated mobility and connectivity strategies ensure the **district that is economically vibrant, accessible, and navigable for all users.**

Collectively, these plans provide a clear, actionable roadmap for transforming the riverfront into a dynamic and inclusive destination. The proposed grant activities align fully with this unified vision by advancing site assessments and cleanup necessary to enable redevelopment consistent with City goals. The Bridgepointe and Spiegel will be reused for greenspace, parks, retail and commercial development while incorporating climate resilience, flood mitigation, and energy-efficient design. **By addressing environmental concerns and preparing those properties for reuse, the grant will advance economic opportunity, enhance quality of life, and restore community pride.**

e. Outcomes and Benefits of Overall Plan for Revitalization:

Revitalizing Moline’s **DRA** through the reuse of the **Bridgepointe and Spiegel Buildings** will generate significant **economic and community benefits.** Following assessment and cleanup, these properties will be transformed into **vibrant mixed-use spaces that attract new businesses, stimulate private investment, and create jobs.** Redevelopment will blend retail, dining, and entertainment uses, drawing residents and visitors, boosting tourism, **expanding the local tax base, increasing property values, and supporting long-term economic stability.**



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Beyond economic gains, redevelopment will deliver substantial noneconomic benefits, including **new parks, greenspace, enhanced walkability, an innovation hub, and public gathering spaces that support** recreation, cultural events, and community engagement – particularly for nearby neighborhoods that currently lack access to safe, well-maintained public spaces. Given the City’s vulnerability to flooding and **extreme weather events and natural disasters**, the integration of green infrastructure and adaptive riverfront design will improve environmental health, mitigate flood risk, and enhance community resilience. Planned improvements include rain gardens, swales, French drains, and berms, permeable surfaces, and river-oriented design strategies that protect critical infrastructure and help ensure a safe, functional riverfront during high-water events.

The reuse of these sites will also incorporate **energy-efficient** design and sustainable building practices, including measures to reduce energy consumption and integrate **renewable energy sources such as geothermal energy and green roof technology**. These strategies will lower greenhouse gas emissions, reduce operating costs for future tenants, and advance the City’s broader climate goals. Leveraging EPA Brownfields funding, Moline will transform blighted properties into productive assets that drive economic growth, foster resilience, and support a sustainable, vibrant riverfront district.

Strategy for Leveraging Resources.

f. Resources Needed for Site Reuse:

As a municipal government, the City is eligible for county, state, and federal funding to support additional brownfield redevelopment and will continue to pursue such funding. A private company, Hyprlift, plans to lease the Bridgepoint Building tower and invest approximately \$150,000 in capital improvements to revitalize the space for elevator testing and create an innovation hub on the ground floor. This investment will be funded through a National Science Foundation grant, leveraging federal resources obtained through a City-private sector partnership in which the City of Moline served as co-applicant. Additional funding options for redevelopment include:

Agency	Funding Purpose
US EPA Brownfields Cleanup Grant	Assists with remediation of sites as needed up to \$4M
Illinois Housing Development Authority	Provides grants up to \$250,000/year to assist with acquiring, maintaining, rehabilitating, and demolishing abandoned residential properties
Illinois Brownfield RLF	Offers low-interest loans to support cleanup of brownfields that have already been assessed. Loans pay for limited investigation, remediation, and demolition.
Illinois Brownfields TBA Program	Targeted Brownfield Assessments (TBA) for Illinois communities; funding varies based on project request
Illinois Department of Commerce & Economic Opportunity Grants	Funds to rebuild downtowns and main streets in Illinois; funding varies based on grant type and project request
TIF District – Downtown	Tax Increment Financing for infrastructure, site prep, economic development

Additional funding incentives for developers to take the project to the final redevelopment status include the City’s “River Edge Redevelopment Zone” Incentives Program that incorporates



property tax rebates, building materials sales tax deduction, historic tax credits, environmental remediation tax credits, new construction job credits, interest income deduction, investment tax deduction, investment tax credits, and dividend income deductions.

g. Use of Existing Infrastructure:

The proposed redevelopment of the priority sites includes the **reuse of the existing Bridgepoint and Spiegel buildings** and will leverage existing infrastructure within the target area including water, sewer, electricity, and broadband, to support the planned mixed-use development. Should upgrades be required, funding will be pursued through local capital improvement programs, state transportation grants, federal grants, and private investment associated with redevelopment. This approach maximizes efficiency, reduces costs, and accelerates the transformation of the riverfront into a resilient and economically vibrant district.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding:

The target area represents one of the City's most economically distressed neighborhoods, with only **2,077 residents and limited capacity** to generate sufficient tax revenue or attract private investment for large-scale environmental assessment and redevelopment.² **Median household income in the target area is \$41,164**, nearly half the national median of \$78,538, and **median family income is just \$40,605 (US \$96,922)**.² **Poverty rates are alarmingly high, as 27% of families and 25% of all residents live below the poverty level**, more than triple and double the national averages of 8% and 12%, respectively.² These figures underscore the severe economic disadvantage faced by this community. The City lacks the financial capacity to fund environmental assessments and cleanup of this magnitude without federal assistance.

While the City has invested in long-term revitalization strategies, local resources are constrained by competing priorities such as public safety, extreme weather and natural disaster cleanup, and basic essential services. The cost of environmental work required to prepare these sites for redevelopment far exceeds what the City can allocate from its general fund. Without EPA Brownfields funding, these properties will remain vacant and blighted, perpetuating cycles of poverty and disinvestment. This grant is critical to unlock redevelopment, economic growth, job creation, and improved quality of life, especially for vulnerable populations.

b. Health or Welfare of Sensitive Populations:

The target area has a high concentration of sensitive populations, including youth, elderly, and low-income resident, who face significant health and welfare challenges. Nearly **48% of residents are youth or elderly (US 42%)**.² The area is also home to substantial minority populations, with **42% Hispanic (US 19%) and 17% Black (US 12%)**.²

Economic hardship compounds these vulnerabilities as **45% of children live below the poverty level**, nearly three times the national rate of 16%, and **40% of households must rely on SNAP benefits**, compared to 12% nationally.² **Unemployment in the target area is 9%**, almost double the national average of 5%, and **18% of households lack access to a vehicle**, limiting mobility and access to jobs.² Housing and property conditions further exacerbate these challenges. The median value of owner-occupied homes in the target area is **\$76,700**, far below the national median of \$303,400, **reflecting decades of disinvestment**.² Crime rates are also a pressing concern with residents facing a **1 in 238 chance of becoming a victim of violent crime**, leaving

² US Census: American Community Survey 2019–2023



the city ranking safer than only 6% of US cities.³ Vacant and blighted properties create opportunities for illegal activity and contribute to a sense of insecurity among residents, who have a 1 in 32 chance of experiencing property crime (state 1 in 58).³

The proposed grant and revitalization plan will directly address these challenges by removing environmental hazards, eliminating blight, and creating safe, accessible public spaces. Redevelopment of the **Bridgepointe and Spiegel** sites into parks, greenspace, and commercial/retail areas will improve walkability, expand access to recreation and cultural opportunities, and support physical and mental health outcomes. By readying these sites for productive reuse, the grant will spur business growth, job creation, improved access to essential services, and renewed community pride, producing last benefits for health, safety, and economic vitality.

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

Residents living in the target area face health risks that exceed state and national averages, many of which are linked to environmental conditions and historic industrial activity, like those at the priority sites. County-level data shows a **cancer mortality rate of 157.9 deaths per 100,000** (US 146.5) and elevated lung cancer deaths at **40.7 per 100,000** (US 35.5).⁴ Asthma prevalence is troubling: **16.5% of adults in the county report asthma**, nearly double the state rate of 8.7%, and the target area itself reports **11% of adults with asthma**.⁴ These respiratory conditions are compounded by environmental indicators showing elevated risks, including a **lead paint indicator at the 87th percentile, underground storage tanks at the 83rd percentile, and wastewater discharge toxicity at the 95th percentile**.⁵ The Illinois Adverse Pregnancy Outcomes Reporting System shows how alarming birth defects are in the state, with 1 in 23 babies born having a major birth defect (US 1 in 33).⁴

The presence of vacant industrial properties and suspected hazardous building materials such as **ACM and LBP, combined with soil and groundwater impacts of metals and polycyclic aromatic hydrocarbons (PAHs)**, creates a heightened risk of exposure to contaminants associated with **cancer, respiratory illness, and developmental issues**. Without intervention, these conditions will continue to disproportionately impact sensitive populations, including children and elderly residents, who already experience elevated poverty rates. EPA Brownfields funding will enable the City to assess and address environmental hazards, clean up priority sites, and replace blighted properties with greenspace and commercial amenities that support activity, engagement, and cleaner air. Green infrastructure, weather-resilient design, and adaptive reuse will reduce environmental stressors and promote long-term health. By removing contamination and creating safe, accessible spaces, the project will help break the cycle of environmental health disparities and support a healthier future for the Downtown Riverfront community.

d. Economically Impoverished/Disproportionately Impacted Populations:

The DRA is home to economically vulnerable populations **disproportionately impacted** by legacy **industrial activity and long-term disinvestment**. Economic hardship is significant: 45% of children live below the poverty level, 40% of households rely on SNAP benefits, unemployment is 9%, and 18% of households lack a vehicle.⁶ These challenges are compounded by environmental burdens, with the area ranking in the **95th percentile for proximity to Risk Management Plan**

³ Neighborhood Scout - <https://www.neighborhoodscout.com/il/moline/crime>

⁴ quadcities.healthforecast.net/index-1.html

⁵ <https://pedp-ejscreen.azurewebsites.net/>

⁶ US Census: American Community Survey 2019–2023



City of Moline, IL
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facilities.⁷ Vacant, deteriorated industrial properties further expose residents to lead-based paint, asbestos, and soil and groundwater contaminants.

EPA Brownfields Multipurpose funding will directly reduce these risks by supporting site assessment and cleanup, removing blight, and reducing exposure for sensitive populations. Planned reuse—including greenspace, parks, and neighborhood-serving commercial development—will create safe public spaces, improve air quality, expand access to services, and support walkable, local employment opportunities. These improvements will strengthen long-term community health, safety, and resilience within the target area.

Community Engagement

e. Prior/Ongoing Community Involvement:

The City has ensured strong community and business involvement in shaping the reuse vision of the target area. Engagement included numerous community and business meetings, creative family-friendly events, and pop-ups at the Mercado on Fifth and Freight House Farmers Market. Highlights include a summer 2023 project kickoff and three themed “Engagement Blitzes”: Halloween “Fall Fest,” Valentine’s “Love the River Celebration,” and spring “Take Me to the River Workshop.” These events combined interactive activities with listening session designed to gather meaningful community input. Over 260 community members participated in the Engagement Blitzes, 110 in pop-up events, and community surveys – offered in-person, online, and by mail - engaged more than 2,000 residents. The project website generated over 5,500 views from more than 3,300 unique visitors. Downtown Riverfront businesses were engaged through 10 stakeholder focus groups and three task force meetings. These collaborative efforts have built consensus and shaped the reuse vision of the target area, and the City will continue engaging community members and businesses as redevelopment advances.

f. Project Involvement & g. Project Roles:

The project partners listed below will have a meaningful role during this grant project and will assist in site selection, site identification, community outreach, cleanup, and future reuse.

Name of org.	Entity’s mission	Point of contact	Specific involvement in the project or assistance provided
Renew Moline	Planning for the future by facilitating development; connecting resources and people; and advocating for public policies and programs	Alex Elias President and CEO aalias@renewmoline.com	Assistance/Decision Making: community outreach and education, site reuse planning, site identification
River Action	Fostering the environmental, economic, and cultural vitality of the Mississippi River and its riverfront in the Quad City region	Kathy Wine Executive Director kwine@riveraction.org	Assistance/Decision Making: site reuse planning, community outreach
Clean River Advisory Council (C-RAC)	Advancing environmental equity by elevating community voices and strengthening the health, accessibility, and long-term sustainability of the Mississippi River	Angelica Villareal, Project Manager angelica@imanconsulting.com	Assistance/Decision Making: site reuse planning, community outreach and education
Living Lands & Waters	Aiding in the protection, preservation, and restoration of the natural environment of our nation’s major rivers and their watersheds	Dan Breidenstein Vice President dan@livinglandsandwaters.org	Assistance/Decision Making: site reuse planning, community outreach

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



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Visit Quad Cities	Enhancing the region’s quality of life and creating economic development opportunities through tourism to inspire and build our Mississippi River regional destination	Dave Herrell President & CEO dherrell@visitquadcities.com	Assistance/Decision Making: community outreach and education
Quad Cities Chamber	Fostering a prosperous regional economy by advocating and supporting businesses and building a desirable place to live, thereby connecting, growing, and strengthening the entire bi-state region	Peter Tokar CEO ptokar@quadcitieschamber.com	Assistance/Decision Making: site identification, site reuse planning, community outreach and education, site marketing

h. Incorporating Community Input:

The City and its community project partners understand the need for community input to run a successful Brownfield Program, and on December 16, 2025, it announced its intention of applying for an EPA Brownfield Multipurpose Grant to the city council. The City has been discussing with residents the potential for redevelopment of the brownfield properties and have shared their vision with the local neighborhoods. The City, through its **Brownfield Project Team (BPT)**, will continue to be transparent with the community and seek feedback throughout the project. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program’s status, as an alternative to in-person engagement.

The City’s BPT will engage the residents and community project partners in educational and project-update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be solicited and documented through meeting minutes during grant educational meetings. Resident suggestions and comments will be discussed during quarterly City BPT meetings, and responses will be posted on the Brownfield Program webpage and discussed at the regularly scheduled community meetings throughout the grant period. These meetings will be promoted through the Brownfields Program webpage, via email campaigns to the City’s extensive contact list, press releases, meetings with community leaders and neighborhood organizations, and social media. To continue to promote community involvement, educational community outreach events will be conducted via virtual and in-person meetings, when applicable and available, to discuss the grant project and engage the community.

Project information will be offered through City and project-partner websites, social media, local/regional publications, City Hall, and distributed print material to ensure dispersal throughout the city limits. A Community Relations Plan (CRP) will be created to outline the community engagement activities, schedule, project background, and key players. The CRP will be available for review at City Hall and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at regularly scheduled community meetings that will be held within the Downtown Riverfront target area and local libraries; these brochures will be especially helpful for those residents without internet access. Due to the large Hispanic population, a translator will be available as needed at events.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

Task 1: Outreach	
a.	<i>Project Implementation: EPA-funded:</i> Community Relations Plan (CRP), outreach materials, Brownfield (BF) webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the environmental contractor (EC). An outreach contractor will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.



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b.	<i>Anticipated Project Schedule:</i> CRP created in the 1 st quarter. Community/educational meetings held 3 rd , 5 th , 7 th , 9 th , 11 th , 15 th and 18 th quarters. BF webpage and outreach materials created in the 1 st quarter and posted throughout the grant project.
c.	<i>Task/Activity Lead:</i> City: Dawn Temple, BF Project Manager
d.	<i>Outputs:</i> CRP, BF webpage, 7 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 2: Site Inventory & Assessment	
a.	<i>Project Implementation: EPA-funded:</i> The City’s BF Project Director will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by City staff using GIS and the property appraiser’s website. The EC will work with City staff to create an evaluation ranking tool to determine the order the sites will be addressed. The EC conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs including the Sampling and Analysis Plan (SAP). Prior to assessment, site-access agreements and property-eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Meeting held in the 3 rd quarter will continue the preliminary inventory process. Evaluation ranking process begins in the 3 rd quarter and continues throughout the grant. Assessments begin 2 nd quarter and continue throughout the grant project.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Barry Dykhuizen, BF Project Director.
d.	<i>Outputs:</i> Evaluation ranking tool, site inventory list, 5 Phase I ESAs, 1 Generic QAPP, 3 Phase II ESAs including SAP, site-access agreements, property-eligibility determinations, Section 106 determinations (if applicable).
Task 3: Reuse Planning	
a.	<i>Project Implementation: EPA-funded:</i> For projects identified for cleanup, the EC will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist the City in hosting charrettes/vision sessions. A planner will create the following EPA-approved planning documents: economic impact analysis and fiscal impact analysis.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in 6 th quarter and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Barry Dykhuizen, BF Project Director.
d.	<i>Outputs:</i> 3 ABCAs, 2 vision sessions/charrettes, 1 Cleanup QAPP, 1 Economic Impact Analysis, 1 Fiscal Impact Analysis.
Task 4: Program Management	
a.	<i>Project Implementation: Non-EPA-funded:</i> Using its own funding, the City will procure an EC to assist with the BF Grant project. The City’s BF Project Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA-funded:</i> The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the five-year term of the grant. The travel budget allows two staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure EC in 1 st quarter. ACRES & quarterly reporting begin in the 1 st quarter and continue throughout the grant. Annual reporting and forms created in the 5 th , 9 th , 13 th , 17 th quarters and final closeout.
c.	<i>Task/Activity Lead:</i> City: Carol Barnes, BF Project Finance Director
d.	<i>Outputs:</i> ACRES database reporting, 5 annual financial reports, 20 quarterly reports, programmatic support for the five-year grant period. Two staff to attend three conferences.



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Task 5: Cleanup & Oversight	
a.	<i>Project Implementation: EPA-funded:</i> The City and EC will work with a remediation contractor as they perform site cleanup activities, including contractor mobilization/demobilization and cleanup implementation. The City will work with the EC as they manage the site cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, and final remedial action report.
b.	<i>Anticipated Project Schedule:</i> Cleanup implementation 01/2027–04/2027. Final remedial action report 07/2027.
c.	<i>Task/Activity Lead:</i> The remediation contractor will implement cleanup activities with oversight from the EC and City: Dawn Temple, BF Project Manager.
d.	<i>Outputs:</i> 1 site ready for reuse, 2 jobs for oversight, and 18 jobs for cleanup activities, 1 remediation specification, 1 cleanup report, 1 final remedial action report.

e. **Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.*

- **Of the budget, 89% will be spent on site-specific work, with 77% on remediation work.**
- This budget contains contractual, construction, conference registration fees (other), supplies, and travel.

Task 1 – Outreach: Contractual: The Community Relations Plan (CRP) will cost \$3,000 based on 20 hours of work at \$150 per hour. Development of the Brownfields webpage, outreach brochures, handouts, and social media materials will also cost \$3,000 using the same hourly rate and level of effort. Seven community and educational meetings will be conducted at a total cost of \$12,600, with each meeting budgeted at \$1,800, reflecting 10 hours of preparation and execution at an hourly rate of \$180. Supplies for outreach will total \$830, consisting of \$530 for printing 530 items at \$1 each and \$300 for three display boards at \$100 each. The total estimated cost for **Task 1 is \$19,430.**

Task 2 – Site Inventory and Assessment: Contractual: Contractual costs for this task include \$6,750 for the development of a site inventory and evaluation ranking tool, calculated as 45 hours of staff time at \$150 per hour. Completion of five Phase I Environmental Site Assessments (ESAs) will cost \$22,500 at \$4,500 per assessment. A Generic Quality Assurance Project Plan (QAPP) will be completed for \$7,500. Three Phase II ESAs, each including a Sampling and Analysis Plan (SAP), will total \$69,000 at a unit cost of \$23,000 each. The total estimated cost for **Task 2 is \$105,750.**

Task 3 – Reuse Planning: Contractual: Reuse planning activities include the preparation of three Analyses of Brownfield Cleanup Alternatives (ABCAs) at a combined cost of \$18,900, or \$6,300 each. Two visioning sessions or charrettes will be held for a total of \$4,320 at \$2,160 per session. The Cleanup QAPP will cost \$7,500. A Fiscal Impact Analysis will be completed for \$15,000, which includes work by a Principal Planner (15 hours at \$250 per hour), a Senior Planner (30 hours at \$200 per hour), a Project Manager Planner (25 hours at \$175 per hour), and support personnel (7 hours at \$125 per hour). An Economic Impact Analysis will be conducted for \$25,000 and includes contributions from a Principal Planner (24 hours at \$250 per hour), a Senior Planner (50 hours at \$200 per hour), a Project Manager Planner (30 hours at \$175 per hour), and support personnel (30 hours at \$125 per hour). The total estimated cost for **Task 3 is \$70,720.**

Task 4 – Programmatic Support: Contractual: Programmatic support includes contractual costs of \$23,400 for ACRES database reporting, quarterly reports, and annual financial reporting, calculated as 130 hours of work at \$180 per hour. Travel costs for two staff members to attend three Brownfields training conferences total \$8,400, covering airfare, hotel accommodation for two nights at \$250 per night, and daily per diem of \$100 for each of three days, multiplied across



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two staff attending three events. Additional costs include \$1,200 for conference registrations at \$200 for each attendee at each event. The total estimated cost for **Task 4 is \$33,000**.

Task 5 – Cleanup and Oversight: Construction: Construction-related cleanup costs total \$625,000, consisting of \$475,000 for hazardous materials abatement and \$150,000 for soil remediation. Contractual: Contractual costs include \$42,000 for daily oversight over 30 days at a rate of \$1,400 per day; \$6,000 for per diem over the same 30-day period at \$200 per day; \$6,000 for equipment at \$200 per day; and \$28,000 for analytical sampling at \$350 per sample for 80 samples. Project management will cost \$21,600, representing 120 hours of work at \$180 per hour. Final reporting will cost \$16,000 for two reports at \$8,000 each. Remediation specifications will cost \$8,500, and regulatory consulting and reporting will cost \$18,000 based on 100 hours at \$180 per hour. The total estimated cost for **Task 5 is \$771,100**.

Category	Tasks					Totals
	Outreach	Site Inventory & Assessment	Reuse Planning	Programmatic Support	Cleanup & Oversight	
Travel				\$8,400		\$8,400
Supplies	\$830					\$830
Other				\$1,200		\$1,200
Contractual	\$18,600	\$105,750	\$70,720	\$23,400	\$146,100	\$364,570
Construction					\$625,000	\$625,000
Total Budget	\$19,430	\$105,750	\$70,720	\$33,000	\$771,100	\$1,000,000

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

To ensure timely project completion, the City’s internal Brownfield Team, including the EC, will meet quarterly to track **outputs identified in 3.d.** and will record progress using Excel to track the scope of work, goals, and objectives. The City will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the five-year timeline. Site-specific information will be recorded in the ACRES database. Key performance indicators/outputs, such as the number of neighborhood meetings, community groups and partners meetings; environmental assessments; and cleanup plans, will be tracked. Additionally, outcomes like community participation; acres assessed; acres made ready for reuse; redevelopment dollars leveraged; and jobs created will be monitored. To prevent delays, the City maintains monthly communication with the EPA Project Officer and will implement a Corrective Action Plan, if needed, to keep the project on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

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

The City of Moline has the organizational capacity and experience to successfully manage the programmatic, administrative, and financial requirements of the EPA Brownfields Multipurpose Grant. The City has a proven history of overseeing complex redevelopment initiatives and administering federal and state funding programs in full compliance with applicable regulations. The organizational structure for this project is designed to guarantee timely and effective implementation.

Key Project Staff & Roles

- **Barry Dykhuizen**, Assistant City Administrator - **Brownfields Project Director** Responsible for overall grant oversight, strategic alignment, and coordination with City leadership. Mr.



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Dykhuizen brings extensive local government management and community development experience, including nine years as City Administrator in Morrison, Illinois, six years as City Manager in Guttenberg, Iowa, and leading major redevelopment initiatives in Moline since 2022.

• **Dawn Temple, Grant Manager – Brownfields Project Manager**

Manages the day-to-day program activities of the Brownfields program, including coordination with environmental contractors, compliance monitoring, and reporting. She has significant experience in grant administration and environmental planning, previously serving five years as Executive Director for the Rock Island County Soil and Water Conservation District. Her expertise in strategic planning and multi-departmental coordination ensures efficient project execution.

• **Carol Barnes, Finance Director - Brownfields Finance Manager**

Oversees all financial aspects of the grant, including drawdowns, budgeting, and reporting. She has served as Moline’s Finance Director since 2019 and previously held the same role in Bettendorf, IA, for 27 years. Under her leadership, Moline has earned the GFOA Distinguished Budget Presentation Award and Certificate of Achievement for Excellence in Financial Reporting.

d. Acquiring Additional Resources:

The City will hire an EC to assist with the technical, outreach, and reporting aspects of the Brownfield Multipurpose Grant, in addition to any other contractors needed to complete the project. The hiring process will adhere to EPA’s procurement guidelines and local contracting requirements. Additional resources will be secured as needed to ensure successful project completion.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: The City was awarded an EPA Brownfields Assessment Grant in FY2006 in the amount of \$200,000. The grant was successfully closed out in FY2010. The grant funded 15 Phase I Environmental Site Assessments (ESAs) and 8 Phase II ESAs. The FY06 grant led to new redevelopment opportunities within the City including commercial buildings, storage facilities, automotive repair business, retail shops, and apartment buildings. These redevelopments also led to more than 70 new employment opportunities along with additional tax revenue and the removal of blight within the community.

(2) Compliance with Grant Requirements: The FY06 grant was closed out with all funding successfully expended. The City maintained compliance and successfully completed all the grant work plans, schedules, and terms and conditions and has an excellent history of timely reporting. The Brownfield Project Team is skilled in project management and will monitor all grant activities to ensure compliance with all financial and other reporting requirements, such as ACRES database reporting and using the ASAP.gov system.



City of Moline, IL

**FY26 Brownfield Multipurpose Grant
Threshold Criteria**



Threshold Criteria

1. Applicant Eligibility

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

2. Community Involvement

The City and its community project partners understand the need for community input to run a successful Brownfield Program, and on December 16, 2025, it announced its intention of applying for an EPA Brownfield Multipurpose Grant to the city council. The City's internal **Brownfield Project Team (BPT)**, comprised of city staff, has been discussing with residents the potential for redevelopment of the brownfield properties and have shared their vision with the local neighborhoods. The City will continue to be transparent with the community and seek feedback throughout the project. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program's status, as an alternative to in-person engagement.

The City's BPT will engage the residents and community project partners in educational and project-update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be solicited and documented through meeting minutes during grant educational meetings. Resident suggestions and comments will be discussed during quarterly City BPT meetings, and responses will be posted on the Brownfield Program webpage and discussed at the regularly scheduled community meetings throughout the grant period. These meetings will be promoted through the Brownfields Program webpage, via email campaigns to the City's extensive contact list, press releases, meeting with community leaders and neighborhood organizations, and social media. To continue to promote community involvement, educational community outreach events will be conducted via virtual and in-person meetings, when applicable and available, to discuss the grant project and engage the community.

Project information will be offered through City and project-partner websites, social media, local/regional publications, City Hall, and distributed print material to ensure dispersal throughout the city limits. A Community Relations Plan (CRP) will be created to outline the community engagement activities, schedule, project background, and key players. The CRP will be available for review at City Hall and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at regularly scheduled community meetings that will be held within the Downtown Riverfront target area and local libraries; these brochures will be especially helpful for those residents without internet access. Due to the large Hispanic population, a translator will be available as needed at events.

3. Target Area

The target area (Downtown Riverfront Area) is located in census tract 17161022300.



4. Affirmation of Brownfield Site Ownership

The City became the sole owner of the Spiegel Building located at 202 20th Street in Moline, Illinois, on December 8, 2015. The City affirms this site meets the CERCLA § 101(39) definition of a brownfield and 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; and
- c) NOT subject to the jurisdiction, custody, or control of the US government.

5. Use of Grant Funds

The Multipurpose Grant funds will be used to conduct assessment, cleanup, and programmatic support of the Multipurpose Grant. In addition, funds will be used to conduct community outreach, brownfield inventory and prioritization, and remediation/reuse planning, thus moving closer to the overall redevelopment goals of the noted priority sites within the target area. The plan for assessment and cleanup expenditures is presented on the following pages of the Narrative portion of this application:

- Remediation of the Spiegel Building – pages 2, 9–11
- Three (3) Phase II ESAs – pages 9–11
- The City has completed the *Moline River Front + Centre Plan* that was adopted in 2025 and considered an overall plan for the Downtown Riverfront Area. The plan includes a feasible reuse strategy for the Spiegel Building, the cleanup priority site for this grant application. – page 3

6. Expenditure of Existing Grant Funds

The City affirms they do NOT have an active EPA Brownfields Assessment Grant or Multipurpose Grant.

7. Contractors and Named Subrecipients

Not Applicable.