



R05-26-M-003

CITY OF HARVEY
CHRISTOPHER J. CLARK, MAYOR

Applicant Information Sheet

Provide the name and full address of the entity applying for funds.

City of Harvey

Website URL Provide the website URL of your organization. If selected for funding, EPA will include the link to your website on the Brownfields Grant Factsheet Tool.

City of Harvey – Incorporated 1891 — <https://www.cityofharveyil.gov>

Funding Requested

“Multipurpose.”

Federal Funds Requested

\$1,000,000

Location Provide the a) city, b) county, and c) State or reservation, Tribally owned lands, Tribal fee lands, etc., of the community(ies) that you propose to serve.

City of Harvey, Cook County, Illinois

Target Area and Priority Site Information

- List the target area discussed in the Narrative.

Ascension St. Susanna School Campus

- Provide the address(es) of the priority site(s) proposed in the Narrative.

15234 Myrtle Ave
Harvey, IL 60426 USA

Contacts a. Project Director

Provide the name, phone number, email address, and mailing address of the Project Director assigned to this proposed project.

Corean Davis
15230 Broadway, Harvey, IL 60426
cdavis@cityofharvey.org
Office phone: **708-990-9067**



CITY OF HARVEY

CHRISTOPHER J. CLARK, MAYOR

b. Chief Executive/Highest-Ranking Elected Official

Provide the name, phone number, email address, and mailing address of the applicant's Chief Executive or highest-ranking elected official.

Mayor Christopher J. Clark
City Hall, 15320 Broadway Avenue
Harvey, IL 60426 USA
Mayor's Office Phone: 708-210-5300

Population

- If you are a city/town, provide the population of your jurisdiction.

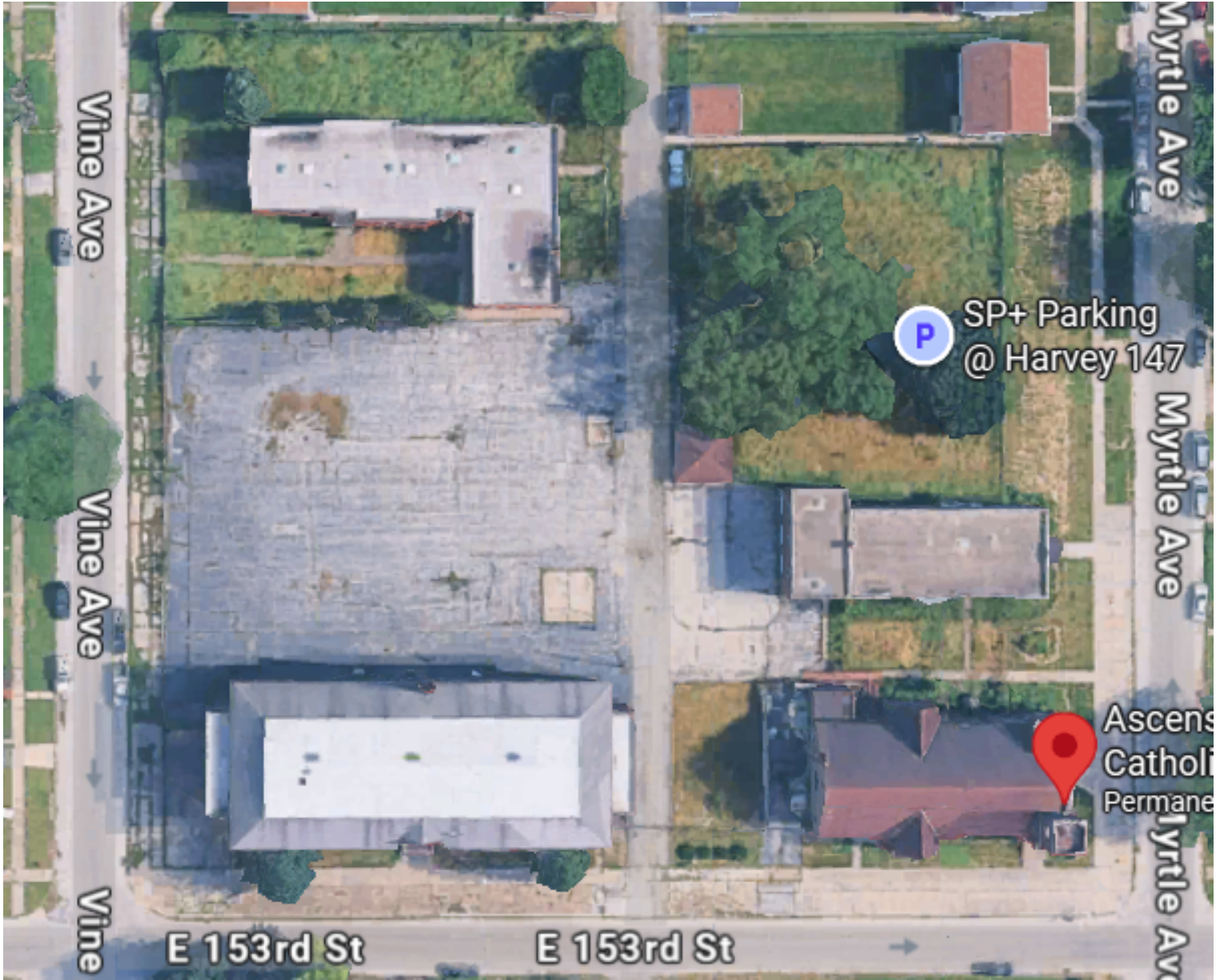
19,781

Other Factors

Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number.

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).	P. 2
The priority site is in a federally designated floodplain	PP. 2 and 4
The reuse of the priority site will incorporate energy efficiency measures	P. 4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters	P. 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.	PP. 5 and 11

6. Optional: Map
Ascension St. Susanna Campus
City of Harvey
FY26 EPA Brownfields
Multipurpose Grant Application





ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

JB PRITZKER, GOVERNOR

JAMES JENNINGS, ACTING DIRECTOR

217/785-8726

01/08/2026

City of Harvey
ATTN: Corean Davis
15230 Broadway
Harvey, IL 60426

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

Dear Corean Davis,

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 Harvey 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 Harvey'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

PLEASE PRINT ON RECYCLED PAPER

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Overview of Brownfield Challenges and Description of Target Area (5 points)

The focus of the City of Harvey’s Brownfields Multipurpose Grant application is the neighborhood surrounding the historic Ascension–St. Susanna School campus at 15234 Myrtle Avenue, Harvey, IL. This campus, located prominently near the City’s core residential and downtown areas, has become a local landmark that inspires memories of a time when the community thrived and provided ample opportunities for residents to learn, work, play, and grow. Harvey residents know this landmark as not just another vacant building, but as part of the neighborhood’s identity, and residents have been vocal about wishing to see this building preserved and reused for community enrichment.

The geographic boundary for this proposal is defined by the blocks immediately adjacent to the former school property (Vine Avenue, E 153rd Street, Myrtle Avenue, and 152nd Street) and extending to the surrounding residential streets; this area has experienced prolonged urban blight and constitutes the core target of the City’s revitalization and resilience planning, as laid out in both Harvey’s Comprehensive Plan and the Parks and Public Space Strategy due to its economic, environmental, and public health challenges that have long limited community resilience and redevelopment potential. Environmentally, the target area currently contains vacant, deteriorating, and potentially contaminated properties that contribute to blight and pose possible risks to residents. Economically, decades of high unemployment and low incomes have suppressed property values, discouraged private investment, and constrained opportunity. In Public Health, Harvey records higher rates of residents living with disabilities, mobility difficulties, self-care or independent living difficulties, and residents who remain uninsured in comparison to both Cook County and the 7-County Metropolitan Planning Region¹. The proposed multi-phase project will reduce environmental and health risks, increase green spaces, and enable revitalization consistent with EPA’s Pillar 1: Clean Air, Land, and Water for Every American.

The Ascension–St. Susanna campus itself is a large, multi-structure site that has remained vacant since the school’s closure in 1987. With outdated infrastructure, potential legacy contaminants, and physical deterioration, the property meets the CERCLA §101(39) definition of a brownfield and is prominently visible within the neighborhood, influencing perceptions of community livability. It is also a site of interest identified by the Illinois EPA, though no action has yet been taken due to the many brownfields in Illinois and a lack of clear prioritization of those in Harvey. The symbol of the City’s vibrant yesteryear now stands as real blockade to present progress, but this grant will enable the City to conduct Site Assessments; develop cleanup planning; and carry out cleanup activities where contamination is identified. This highly visible and infamous brownfield will model success and motivate public engagement in creating a clear plan for Harvey’s other sites. The proposed project will remove barriers to reuse, mitigate environmental risks to nearby residents, and catalyze investment in a community that investors have avoided due to the overwhelming signs of abandonment, thus enacting Pillar 3 of EPA priorities by mobilizing federal support to jumpstart state and private investment.

This assessment and cleanup effort is also crucial to bolster the significant efforts already undertaken by the Metropolitan Water Reclamation District (MWRD), in collaboration with the City, through an \$11M redevelopment and flood relief project just south of the target area. The fully designed retention pond will mitigate serious flooding issues for nearly 600 structures and create green gathering space in the form of a new Central Park. Without EPA support, the abandoned campus would remain a hazardous blight adjacent to the newly developed Park, threatening much-needed progress, and in time it would likely require demolition, letting down the residents calling for community reuse.

1.b. Description of the Priority Brownfield Site(s) (5 points)

¹ Community Data Snapshot: Harvey. Chicago Metropolitan Agency for Planning, July 2024, www.cmap.illinois.gov/wp-content/uploads/dlm_uploads/Harvey.pdf. PDF file.

City of Harvey Ascension-St. Susanna Campus—Narrative
EPA Multipurpose Grant Proposal

The City of Harvey’s targeted brownfields area includes a cluster of vacant and underutilized institutional and residential properties located within the neighborhood surrounding the Ascension-St. Susanna School campus in Harvey. Within this defined target area, the City has identified 4 properties that meet the definition of a brownfield due to long-term vacancy, deferred maintenance, and potential environmental contamination associated with historic land uses and chronic flooding.

The 4 parcels owned by the City cover a combined 2.4 acres and include four structures, which previously served institutional, residential, and ancillary purposes. Located on a the Little Calumet River Watershed, the area’s chronic flooding has potentially mobilized chemicals into ground- and stormwater, such as lead-based paint; chemicals used in emergency generators, heaters, boilers, and art and science supplies; and Polychlorinated Biphenyls (PCBs) used in old fluorescent lighting systems. This flooding may have also led to the redistribution of hazardous substances such as metals, asbestos, petroleum constituents, and other contaminants, increasing environmental risk and complicating redevelopment². Repeated flooding events have expanded routes, prolonged exposure, and exacerbated existing contamination, all of which underscore the present urgency of the need for comprehensive assessment and cleanup. Other common environmental concerns across the target area include potential soil contamination, legacy building materials, such as lead-based paint and asbestos-containing materials, and unknown subsurface conditions related to aging utilities, past site activities, and abandonment. The properties contain vacant or deteriorated structures that pose safety risks and restrict redevelopment due to uncertainty regarding environmental conditions and cleanup costs.

Priority Site: Ascension–St. Susanna School Campus

The Ascension–St. Susanna School campus is the City’s highest-priority brownfield site and the primary focus of this Multipurpose Grant application. The site consists of a multi-building former school and church campus within a predominantly residential neighborhood. The main building is a substantial late-19th-century structure composed of load-bearing masonry with restrained Gothic Revival influences. The three ancillary structures share similar characteristics on a smaller scale. Despite the years of abandonment, the main building remains sturdy and massive, with an area of roughly 11,400 square feet. The interior has high ceilings, wide corridors, ample classrooms, and frequent and tall fenestration. The roof is steeply pitched, originally suited for snow shedding and long-term durability. Historic land uses include educational, institutional, and community-serving functions, followed by prolonged vacancy after closure, with break-ins and illegal habitation commonly occurring. Break-ins at the site are difficult to prevent with finite municipal resources in an area with limited economic opportunity and high rates of poverty, and a recent occurrence resulted in the death of the trespasser.

The campus is prioritized for assessment, cleanup, and reuse for several reasons, including scale and visibility, environmental risks, catalytic impact, and perhaps most importantly, community demand for reuse. As one of the largest vacant properties in the neighborhood, the site has an outsized impact on community perception, safety, and neighborhood stability. The age, condition, and prior use of the buildings suggest the possible presence of hazardous building materials, unknown chemicals, and soil contamination that require investigation prior to safe reuse. Remediating this site will pave the way for redeveloping the immediately surrounding vacant and blighted structures. Finally, the site offers a unique opportunity for redevelopment into community-serving uses that align with local priorities, such as health, education, workforce development, and mixed-use revitalization. And, as evidenced by resident Facebook groups, online petitions, and community meetings facilitated by MWRD, residents love the school campus and wish to see it preserved and reused.

The City of Harvey owns the Ascension-St. Susanna School campus, which had been abandoned since the school’s closure in 1987; the City did not cause or contribute to any contamination at the site

² “City of Harvey Draft Environmental Assessment.” *Metropolitan Water Reclamation District of Greater Chicago*, 30 Oct. 2024, mwrdr.org/sites/default/files/2024-10/City_of_Harvey_Draft_EA_508_2041030.pdf.

and is not responsible for the contamination under CERCLA. As a result, the City is eligible to use grant funds for assessment and cleanup activities at this priority site to get these Americans back on their feet.

1.c. Identifying Additional Sites (5 points)

If grant funds remain available after assessment and cleanup activities at the Ascension-St. Susanna School campus, the City of Harvey will use a structured, transparent, and data-driven process to identify and prioritize additional eligible brownfield sites within the defined target area. The City will focus on properties that present clear barriers to redevelopment, pose potential risks to public health or the environment, and offer opportunities for community-supported reuse or revenue-producing investment. The City will begin by developing a target-area brownfields inventory using existing municipal records, property tax and code enforcement data, historic land-use records, and field reconnaissance. This inventory will be supplemented by stakeholder input gathered through outreach activities and coordination with local service organizations, ensuring that resident-identified concerns and lived experience inform site selection. The City will also coordinate with EPA Region 5 and the Illinois Environmental Protection Agency to confirm site eligibility and regulatory considerations.

Potential sites identified through this process will be evaluated using a prioritization framework consistent with current EPA criteria. Evaluation factors will include 1) ownership and eligibility, with priority given to sites owned by the City of Harvey or sites where assessment activities can proceed without liability concerns; 2) Potential risk to human safety, especially proximity to residences, schools, or sensitive populations; 3) Degree of blight and community impact, such as visibility, vacancy duration, and public safety concerns; 4) Environmental considerations, including whether the site disproportionately affects underserved or overburdened residents; 5) Readiness for assessment or cleanup, including availability of access, site information, and redevelopment interest; and 6) Alignment with community reuse priorities, such those identified in the City’s adopted Comprehensive Plan and Parks and Open Space Strategy.

Sites scoring highest under this framework will be advanced for eligible assessment or cleanup activities, subject to EPA approval. The City will document all site selection decisions and maintain transparency by communicating priorities and progress to residents and stakeholders. Through this deliberate and community-informed process, the City of Harvey will ensure that any remaining grant funds are invested in brownfield sites that maximize public health protection, advance environmental health, and support equitable revitalization consistent with EPA Brownfields FY26 program goals.

Revitalization of the Target Area: 1.d. Overall Plan for Revitalization (10 points)

A key deliverable of the project will be creating a stand-alone, brownfields revitalization plan specifically focused on the neighborhood surrounding the Ascension-St. Susanna School campus. The City will do so by building on revitalization goals articulated in its existing land use policies, its Comprehensive Plan, Parks and Recreation strategy, its economic development priorities, and its extensive community planning efforts. The proposed EPA Brownfields Multipurpose Grant will serve as the catalyst to develop an overall brownfields revitalization framework for the target area, with a feasible and community-supported reuse strategy for the Ascension-St. Susanna campus as the priority site and model for future remediation efforts.

Grant-funded activities will result in an integrated revitalization approach that combines environmental assessment, cleanup planning, community engagement, and reuse planning. Through Phase I and Phase II Environmental Site Assessments and cleanup activities at the priority site, the City will remove environmental uncertainty and establish a clear path toward redevelopment. Throughout the process, the City will engage residents, community-based organizations, and other stakeholders to identify preferred reuse outcomes for the Ascension-St. Susanna campus and surrounding brownfield properties. Previous outreach work conducted with MWRD has identified potential uses for the main campus building including a year-round recreational center and a multipurpose community gathering

space. The process for this grant will culminate in a finalized reuse plan for the building as well as a broader brownfields revitalization plan for the target area that prioritizes remaining structures, outlines redevelopment constraints and opportunities, and establishes implementation strategies consistent with EPA guidance. The City will ensure that reuse planning considers site suitability, market conditions, infrastructure capacity, and long-term stewardship requirements.

The resulting brownfields revitalization plan will directly align with and advance the City of Harvey's broader land use and revitalization objectives by prioritizing reinvestment in existing neighborhoods, promoting adaptive reuse of vacant institutional properties, reducing blight, and improving environmental and public health conditions. By integrating brownfields planning with local development priorities and environmental impact considerations, the City will establish a clear, actionable roadmap for transforming underutilized brownfield sites into productive assets that support equitable revitalization and long-term community resilience, consistent with EPA Brownfields FY26 program goals.

1.e. Outcomes and Benefits of Overall Plan for Revitalization (10 points)

Implementation of the City of Harvey's brownfields revitalization plan has strong potential to stimulate economic development and community reinvestment in the target area. Assessment and cleanup of this highly visible and long-vacant priority site will remove a major barrier to redevelopment by reducing environmental uncertainty and liability, improving site marketability, and lowering perceived risk for public, nonprofit, and private investment. Redeveloping the campus will catalyze reinvestment in surrounding properties, support job creation during cleanup and redevelopment, stabilize nearby property values, and create opportunities for community-serving uses that address documented neighborhood needs.

The revitalization plan will also support clean and community-serving uses, including landscaped open space; institutional facilities including a year-round recreational facility; and community amenities that improve neighborhood livability. Incorporating clean infrastructure and landscaping that prioritizes conservation, in alignment with Pillar 1, will enhance environmental quality while complementing redevelopment goals. The target area is vulnerable to heavy precipitation and localized flooding, extreme heat and urban heat island effects, and severe storm events that can damage vacant structures and infrastructure. Cleanup and reuse planning will evaluate adaptive strategies such as clean infrastructure for stormwater management, reducing impervious surfaces, improving drainage, expanding tree canopies, and reducing heat absorption. Remediating and reusing a deteriorated, vacant property will also reduce risks associated with abandoned buildings during high-wind and severe storm events, improving public safety and long-term neighborhood resilience.

Wherever feasible and allowable, the redevelopment plan for the Ascension–St. Susanna campus will also incorporate energy efficiency and clean energy-ready features, upholding EPA Pillar 2: Restore American Energy Dominance. Cleanup and reuse planning will assess, and implement where feasible, opportunities for energy-efficient building systems to reduce long-term operating costs and further strengthen the community's resilience to energy disruptions associated with extreme weather events.

Strategy for Leveraging Resources: 1.f. Resources Needed for Site Reuse (5 points)

The City of Harvey is eligible for and well positioned to pursue additional state, local, and private resources to support completion of environmental assessment, cleanup, and reuse of the Ascension-St. Susanna School campus. The proposed EPA Brownfields Multipurpose Grant is a critical early investment that will reduce environmental uncertainty, address contamination, and establish regulatory clarity in a central site. The City has investigated the eligibility of the target site with IEPA, but the state agency cannot fund Phase I or II due to restrictions on their funding; it will, fund later stage cleanup and redevelopment, and the City is committed to pursuing this and other, complementary redevelopment resources, including state revitalization programs, local capital improvement funding,

City of Harvey Ascension-St. Susanna Campus—Narrative EPA Multipurpose Grant Proposal

and philanthropic or nonprofit investment for community-serving, educational, health-related, or workforce development reuse concepts aligned with neighborhood priorities.

EPA investment will also significantly improve the site's marketability and readiness for reinvestment, increasing the likelihood of participation by private and institutional partners, in alignment with Pillar 3. Environmental due diligence completed through this grant will clarify redevelopment costs and risks, allowing partners to evaluate feasibility with confidence and commit additional capital. Cleanup and reuse planning conducted under this grant will further position the City to compete for future resources related to infrastructure, resilience, and energy efficiency. By strategically sequencing EPA Brownfields funding at the front end of the redevelopment process, the City will unlock additional funding streams, maximize public benefit, and advance a feasible, sustainable reuse strategy.

1.g. Use of Existing Infrastructure (5 points)

The proposed EPA Brownfields Multipurpose Grant will facilitate the reuse and optimization of existing infrastructure at the Ascension-St. Susanna School campus and within the surrounding target area by removing environmental barriers that currently prevent safe access and reinvestment. The priority site is already served by existing public infrastructure, including paved streets, sidewalks, water, sanitary sewer, stormwater systems, and electric and telecommunications utilities. The campus contains existing building footprints and utility connections that, once assessed and remediated, may be suitable for adaptive reuse.

By conducting environmental assessments and initial cleanup activities, these funds will enable the City of Harvey to evaluate the condition and reuse potential of existing structures and on-site infrastructure, supporting redevelopment scenarios that prioritize adaptive reuse over demolition where feasible. Remediation of the site will improve safe access to adjacent streets and pedestrian infrastructure, strengthening connectivity within the target area, particularly between the residential areas north of the campus and Central Park to its south.

If additional infrastructure upgrades are required to support long-term reuse, the City will pursue non-EPA funding sources to implement those improvements. Potential needs may include modernizing aging water or sewer systems, sidewalk and accessibility improvements, and energy system upgrades to support clean and efficient building operations. MWRD has identified priority and shovel-ready sewer projects in the area. Funding for infrastructural improvements may be sought through local capital improvement programs, state infrastructure or revitalization funding, and utility coordination. By sequencing environmental cleanup ahead of infrastructure investment, the City will ensure that future funding is targeted, safe, cost-effective, and aligned with a community-supported reuse strategy.

2. Community Need and Engagement: 2.a. The Community's Need for Funding (5 points)

The target area demonstrates a clear and compelling need for EPA Brownfields funding due to long-standing socioeconomic challenges, limited local fiscal capacity, and disproportionate environmental burdens that constrain the community's ability to independently carry out environmental assessment, cleanup, and reuse planning. Harvey is a small municipality of approximately 20,000 residents with a predominantly residential tax base and limited access to discretionary capital funding. Historic population decline, elevated poverty rates, and reduced property values have significantly restricted local revenue for addressing complex brownfield conditions at vacant and underutilized sites.

The target area is characterized by low household incomes and cumulative environmental burdens, including chronic flooding and heat islands from impermeable pavement. Residents living near the priority site experience overlapping stressors, including proximity to vacant properties, aging infrastructure, and limited access to community-serving amenities. These conditions have contributed to suppressed market interest and have made it infeasible for the City to attract private investment for environmental due diligence without first resolving uncertainties related to contamination and liability. Without EPA Brownfields funding, the City lacks the financial resources to conduct Phase I and Phase II

City of Harvey Ascension-St. Susanna Campus—Narrative
EPA Multipurpose Grant Proposal

Environmental Site Assessments, cleanup planning, and remediation activities needed to make the priority site safe and viable for reuse. The cost of these activities is prohibitive relative to the City’s budget and cannot be supported through local revenues alone.

This grant will directly meet the needs of the target area by providing the only realistic pathway for the City to address environmental conditions at the Ascension-St. Susanna campus. EPA funding will enable the City to protect public health, reduce environmental risk, and prepare the site for community-supported reuse, outcomes not possible without federal assistance. By investing assessment and reuse planning in a low-income, small-population community, the proposed project advances EPA’s environmental health goals and ensures that these Americans can benefit from cleaner land, safer neighborhoods, and equitable redevelopment opportunities.

2.b. Health or Welfare of Sensitive Populations (5 points)

The target area surrounding the Ascension-St. Susanna School campus includes a disproportionate share of sensitive populations whose health and welfare are affected by environmental and socioeconomic stressors. Approximately 25.2 % of Harvey residents live below the poverty line, significantly higher than state and national averages, reflecting limited economic resources and increased vulnerability to environmental harms³. About 11.8 % of residents under age 65 report a disability, indicating a higher prevalence of functional limitations that can compound environmental health risks, and approximately 14.7 % of those under age 65 are without health insurance, a rate well above many regional benchmarks and suggestive of reduced access to preventive care and treatment⁴.

Children under 18 (roughly 25 % of the population) and older adults 65 and over (16 %) are also significant demographic cohorts in Harvey, populations that are more susceptible to environmental extremes⁵. These sensitive Americans may also face increased risk from potential hazardous building materials, deteriorated infrastructure, and legacy contamination on or near vacant brownfield properties. Limited health insurance coverage and higher rates of disability and poverty further exacerbate vulnerability by reducing access to mitigation resources.

The proposed EPA Brownfields Multipurpose Grant will address these health and welfare disparities by enabling targeted environmental site assessments and remediation planning at the priority site, reducing uncertainty about existing contamination and ensuring that future redevelopment protects the most vulnerable community members. By removing barriers to reuse, the project will reduce harmful exposure and improve safety on and around the site. The resulting revitalization plan will incorporate community input to promote reuse scenarios such as community-serving uses, open space, or health-related functions. These outcomes advance equitable health protections and help mitigate risks that disproportionately affect residents with disabilities and children and older adults.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points)

The community surrounding the Ascension-St. Susanna School campus experiences above average incidence of adverse health conditions that may be related to cumulative environmental and socioeconomic stressors. Asthma-related emergency department visit rates are elevated compared with statewide patterns, with age-adjusted adult rates ranging as high as 12.1–20.0 visits per 10,000 population in certain Cook County subregions⁶. Similarly, analysis of asthma inpatient hospitalizations among children, adolescents, and young adults in Cook County showed that some zip codes and clusters—particularly in southern portions of the county—experienced asthma hospitalization rates up to

³ U.S. Census Bureau, “Harvey, Illinois QuickFacts,” 2024.

<https://www.census.gov/quickfacts/fact/table/harveycityillinois/IPE120224>.

⁴ US Census, 2024.

⁵ 2024.

⁶ Rubin, Rach, MD, MPH. *Cook County Department of Public Health Data*, 2022.

36.7–55.4 per 10,000 persons aged 0–19 years, which is two to three times the broader county average, indicating significant local disease burden⁷. These patterns occur within a broader Illinois context in which asthma prevalence (around 8.7 % of adults) also exceeds national averages, reflecting significant regional respiratory health risks⁸.

Residents of the Harvey target area are further burdened by elevated rates of poverty, a higher proportion of uninsured individuals, and limited access to primary care; these factors can exacerbate disease severity and emergency care utilization. Completing EPA-funded environmental site assessments and cleanup planning at the priority site will allow the City to identify and address potential environmental contributors to respiratory and other health risks by clarifying contaminant presence, eliminating exposure pathways, and informing protective actions. Cleanup and site redevelopment planning will improve air and environmental quality near homes and sensitive receptors, improve groundwater management, and support reuse that promotes physical activity and stress-reduction.

2.d. Economically Impoverished/Disproportionately Impacted Populations (5 points)

The neighborhood surrounding the Ascension-St. Susanna School campus includes economically impoverished populations that have experienced negative impacts of urban blight, historic land-use decisions, and uneven allocation of public and private resources. Past planning and zoning practices, combined with institutional closures and limited reinvestment in aging residential areas, have contributed to a concentration of vacant and underutilized properties in this part of Harvey. These conditions have compounded over time, leaving residents with fewer economic opportunities while they continue bearing environmental and quality-of-life burdens associated with deteriorating sites and infrastructure.

Environmental assessment and cleanup of the priority site will reduce uncertainty and liability concerns that have discouraged redevelopment and contributed to prolonged vacancy, thus removing structural barriers created by historic policy and market dynamics that have limited reinvestment in the target area. By resolving environmental conditions at a highly visible brownfield property, the project will reduce blight, improve neighborhood safety, and create conditions for reinvestment that benefit existing residents and increase municipal tax base.

The broader revitalization plan will ensure that redevelopment outcomes are responsive to community priorities and equitable land-use goals, emphasizing community-serving, nonprofit, or workforce-oriented uses rather than speculative opportunism. Through transparent engagement and reuse planning, the City will work to ensure that revitalization addresses the legacy impacts of historic land-use decisions, supports economic opportunity for residents, and advances ecosystem protections.

Community Engagement

2.e. Prior and Ongoing Community Involvement (5 points)

The City of Harvey’s approach to brownfields has been shaped by ongoing, real-world community engagement on prior remediation and resilience projects, and those lessons directly inform how the City will engage residents on the School campus priority site⁹.

Harvey has participated as a Coalition member in broader South Suburban brownfields assessment and revitalization efforts led by Cook County and regional partners, which include site identification, Phase I/II assessments, reuse planning, and community engagement as core program elements. Harvey also has prior experience with complex contaminated properties, such as the former

⁷ Rubin, 2022.

⁸ 2022

⁹ Davis, Amethyst J. “With Environmental Review Underway, FEMA Encourages Public Participation for Pond and Park Initiative.” *Harvey World Herald*, 15 Aug. 2024, harveyworld.org/articles/health-the-environment/with-environmental-review-underway-fema-encourages-public-participation-for-pond-and-park-initiative/.

City of Harvey Ascension-St. Susanna Campus—Narrative
EPA Multipurpose Grant Proposal

ARCO Research Center (400 E. Sibley Blvd.), where work included comprehensive investigation and advancing the site through Illinois EPA’s SRP/NFR pathway to support redevelopment readiness.

The City and its partners have also been actively engaged with the community through the MWRD Central Park Stormwater Detention Basin effort, an investment designed to reduce flooding impacts for homes during major storm events and provide dual-use open space that also increases clean and green recreation space. Public participation mechanisms for this project have included resident surveys, with hundreds of responses reported; public comments at MWRD Board meetings, where residents voiced concerns that Ascension-St. Susanna might be demolished; and a formal FEMA public review and comment process for the Draft Environmental Assessment, including a defined comment window with hard copies available at City Hall and options to submit by email, mail, or phone.

2.f–g. Project Involvement and Roles

The following local and regional organizations will assist with the project and be meaningfully involved in decision-making related to site selection, cleanup approaches, and future reuse.

Name of Organization	Entity’s Mission	Point of Contact	Role
City of Harvey	Local government responsible for protecting public health, safety, and welfare	Corean Davis cdavis@harveyil.gov	Grant recipient; overall project management; ownership of priority site; coordination with EPA; final decision-making authority
Cook County Department of Environment and Sustainability	Enforces County Environmental Control Ordinance	Cristin Williams Cristin.Williams@cookeountyil.gov	Identifying and addressing public health concerns; identifying funding for future phases
Metropolitan Water Reclamation District (MWRD)	Protect public health by protecting waterway and drinking water	Rich Fisher FisherR@mwrd.org	Technical support on floodplain impacts; resident engagement;
IEPA	Safeguard environmental quality, protect life, and conserve resources	Jacob Fink jacob.fink@illinois.gov	Additional funding opportunities; technical support
Chicago Metropolitan Agency for Planning (CMAP)	Help the northeastern Illinois region address land use and transportation challenges	Patrick Day pday@cmapp.illinois.gov	City’s Comprehensive Plan alignment
The Nature Conservancy	Nature-based solutions	Jen Jenkins jennifer.jenkins@TNC.ORG	Planning and resource identification for site reuse
Residents and property owners in the target area	Represent lived experience and neighborhood priorities	Identified through outreach and meetings	Site conditions input, safety concerns, reuse preferences and concept evaluation

These partners will participate in a Brownfields Stakeholder Working Group, which will meet at key milestones to review findings, discuss options, and provide recommendations before major project decisions are finalized.

2.h. Incorporating Community Input (5 points)

The City of Harvey will draw on previous experience to implement a clear, consistent communication strategy that ensures residents and stakeholders are informed and able to meaningfully influence project outcomes. Project updates will be shared at least quarterly, and more frequently during active assessment or cleanup phases, through multiple channels including public meetings, website and email updates, social media, and posted notices in the neighborhood. To ensure accessibility, the City will provide alternatives to in-person, like virtual meetings, online surveys, and email/phone options.

Community input will be actively solicited at key decision points, including selection of additional sites (if applicable), review of assessment findings, cleanup approach considerations, and reuse planning. Feedback will be documented, summarized, and explicitly considered in project decisions, and the City will report to the community how input influenced outcomes. This transparent, two-way engagement process ensures that residents are not only informed but are active partners in shaping cleanup and redevelopment of the priority site and broader target area.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. – d.

Task 1: Project Implementation and Oversight (\$50,000) (10 points)

a. EPA-funded tasks/activities:

- Execute and manage the EPA Brownfields Multipurpose cooperative agreement.
- Procure and oversee a Qualified Environmental Professional (QEP) through a competitive procurement process.
- Establish regular meeting schedule for team of stakeholders, appoint community liaisons
- Coordinate with EPA Region 5 Project Officer and Grant Specialist.
- Maintain compliance with EPA reporting, procurement, and financial management.
- Coordinate with local health agency regarding potential health monitoring activities associated with Phase II assessment findings, if applicable.

Non-EPA grant resources needed:

- City staff time for executive oversight, legal review, and coordination, local match.

b. Anticipated Project Schedule: Months 1–36 (continuous)

c. Activity Lead: City of Harvey (Grant Recipient) and QEP

d. Outputs: Provide executed professional services contracts; Submit timely quarterly performance reports; Submit timely financial status reports; Document EPA and local health agency coordination and compliance.

Task 2: Community Engagement and Stakeholder Coordination (\$50,000)

a. EPA-funded tasks/activities:

- Conduct community outreach, distribute bilingual materials, and collect feedback.

Non-EPA grant resources needed:

- In-kind support from partner organizations assisting with outreach.

b. Anticipated Project Schedule: Months 1–30

c. Activity Lead: City of Harvey, QEP, and community partners

d. Outputs: Meeting notices and summaries; Community survey results; Documented community input informing site decisions

Task 3: Target Area Inventory and Work Plan (\$25,000)

a. EPA-funded tasks/activities:

- Finalize a brownfield site inventory within the target area.

City of Harvey Ascension-St. Susanna Campus—Narrative
EPA Multipurpose Grant Proposal

- Confirm eligibility and prioritize sites
- Create work plan for the first phase of investigation and remediation of target site.

Non-EPA grant resources needed:

- Conduct legal review, constituting in-kind local match.
- b. Anticipated Project Schedule: Months 1–9
- c. Activity Lead: City of Harvey and QEP
- d. Outputs: Prepare updated site inventory; Final site prioritization documentation; Finalize work plan for initial implementation phase.

Task 4: Phase I Environmental Site Assessments (\$15,000)

- a. EPA-funded tasks/activities:
- Conduct Phase I ESAs in accordance with ASTM standards for the priority site.
 - Prepare Phase I ESA reports identifying Recognized Environmental Conditions (RECs).
 - Report activities to community.
- b. Anticipated Project Schedule: Months 6–15
- c. Activity Lead: QEP
- d. Outputs: Complete Phase I ESA reports.

Task 5: Phase II Environmental Site Assessments (\$110,000)

- a. EPA-funded tasks/activities:
- Conduct Phase II ESAs at sites where RECs are identified.
 - Develop and obtain EPA approval of Quality Assurance Project Plans (QAPPs).
 - Collect and analyze environmental samples to characterize contamination.
 - Report findings to community.
- b. Anticipated Project Schedule: Months 12–24
- c. Task/Activity Lead: QEP
- d. Outputs: Receive EPA-approved QAPPs; Finalize Phase II ESA reports with analytical results.

Task 6: Cleanup Planning (\$20,000)

- a. EPA-funded tasks/activities:
- Develop cleanup plans for the priority site, including an Analysis of Brownfield Cleanup Alternatives (ABCA).
 - Take feedback from community; report finalized plans to community.
 - Coordinate with Illinois EPA and enroll the site in the State Voluntary Cleanup Program, if appropriate.
- b. Anticipated Project Schedule: Months 18–30
- c. Activity Lead: QEP
- d. Outputs: Finalize ABCA; Prepare cleanup plans; Documentation of State coordination.

Task 7: Site Remediation (\$600,000)

- a. EPA-funded tasks/activities:
- Inform community of timeline for activities and safety protections.
 - Excavate and remove or treat contaminated soil.
 - If required to remediate contamination, abate asbestos or lead-based paint contamination.
 - Install caps or barriers to prevent exposure or migration of contaminants.
 - Conduct site restoration activities (grading, stabilization) necessary to prepare the site for reuse.
- b. Anticipated Project Schedule: Months 24–36
- c. Activity Lead: QEP, qualified and competitively procured contractors as needed
- d. Outputs: Record and document remediation; Obtain No Further Remediation Letter.

Task 8: Reuse and Revitalization Planning (\$130,000)

City of Harvey Ascension-St. Susanna Campus—Narrative
EPA Multipurpose Grant Proposal

a. EPA-funded tasks/activities:

- Conduct reuse planning and feasibility analysis for the priority site.
- Integrate community and stakeholder input into reuse concepts.
- Evaluate infrastructure needs and resilience considerations.
- Create an Implementation Matrix to outline an actionable path forward.

Non-EPA grant resources needed:

- Leveraged planning and redevelopment funds pursued separately.

b. Anticipated Project Schedule: Months 18–36

c. Activity Lead: City of Harvey and QEP

d. Outputs: Prepare reuse concept plans; Finalize Long-Range Reuse Master Plan; Deliver Implementation Matrix with actionable items and resources.

e. Cost Estimates:

Budget Categories	Project Tasks (\$)								TOTAL	
	1	2	3	4	5	6	7	8		
Personnel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$50,000	\$50,000	\$25,000	\$15,000	\$110,000	\$20,000	\$600,000	\$130,000	\$1,000,000	
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL Direct	\$50,000	\$50,000	\$25,000	\$15,000	\$110,000	\$20,000	\$600,000	\$130,000	\$1,000,000	
TOTAL Indirect	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL BUDGET	\$50,000	\$50,000	\$25,000	\$15,000	\$110,000	\$20,000	\$600,000	\$130,000	\$1,000,000	

All tasks were developed based on feedback collected from prior coordination with technical assistance providers, quotes received for projects of a similar size and scope, and with appropriate contingencies related to unknown site contamination. Documentation will be collected and shared throughout the duration of this project to ensure reasonable costs.

f. Plan to Measure and Evaluate Environmental Progress Results:

Task	Output	Year 1	Year 2	Year 3	Outcome
Task 1	Signed Cooperative agreement with EPA; Signed QEP Agreements; 12 Quarterly Reports; Develop QAPP;	Grant Agreement QEP Agreements 4 quarterly reports	4 quarterly reports	4 quarterly reports	Compliance with EPA grant assurances, procurement, and reporting requirements
Task 2	Public Notices; Re-visioning Workshop with TAB; Public Meeting Handouts and Agendas; Accessible and responsive media to share information	Disseminate public meeting notices; Conduct Re-visioning Workshop with all interested persons; select QEP; Conduct 2 meetings	Disseminate public meeting notices as required; Conduct two meetings	Disseminate public meeting notices as required; Conduct meetings	Enhance buy in and support; Obtain input and participation of community; Identify mutual benefits, leverage opportunities
Task 3	Site Inventory; Site Prioritization Matrix;	Develop inventory of suspected brownfield sites;	Prioritize sites	Implementation matrix	Develop a roadmap for continued progress
Task 4	Complete Phase I Assessments on 4 structures located at designated site; Completed grants; Investment collaborations	Initiate Phase I Assessments; Prepare Analysis of Brownfields Cleanup Alternatives	Leverage funds for ongoing assessment and cleanup activities	Leverage funds for ongoing assessment and cleanup activities	Remove blight and eliminate health and safety hazards to students, visitors, employees and residents
Task 5	Complete Phase II Assessments on 4 structures; Completed grants; Investment collaborations	Initiate Phase II Assessments; Prepare Analysis of Brownfields Cleanup Alternatives	Leverage funds for ongoing assessment and cleanup activities	Leverage funds for ongoing assessment and cleanup	Eliminate health and safety hazards

City of Harvey Ascension-St. Susanna Campus—Narrative
EPA Multipurpose Grant Proposal

Task 6	Develop Site Clean Up Plan	Await Results	Assess Results	Advance Clean Up Plan	Determine remediation path
Task 7	Obtain No Further Remediation Letter	Await Results from 4-6.	Advance Clean Up Plan	Finalize site remediation	Results in a shovel ready site to reactive asset
Task 8	Site Reuse Assessment; Revitalization Plan for the Ascension St. Susana Site; Surveys/Questionnaires	Initiate Site Reuse Assessment&Planning; Organize and Conduct Revitalization Planning	Present Final Plan to Stakeholders for review	Finalize and seek to initiate next phase of redevelopment	Provide a coordinated and credible plan to investors and funders

(4) Programmatic Capability and Past Performance

4.a. Organizational Capacity: The City of Harvey has successfully managed over \$10M in federal, state, local, and philanthropic funding over the last five years.

4.b. Organizational Structure: We have incorporated grant administration into the scope of work set forth (Task 1), which will require selected QEP to provide the first draft reporting documents, allowing the City Administrator and Asst. City Administrator to provide additional review prior to submission.

4.c. Description of Key Staff: The City Administrator, Assistant City Administrator, and Public Works staff will be the key staff members involved in the City’s project implementation process. The City Administrator will function as Project Manager providing oversight and ultimate direction of decision making. The Assistant City Administrator will provide a secondary layer of oversight to maintain compliance. Finally, Public Works staff will assist in coordinating site access, utility coordination, and other required on-site activities as needed.

4.d. The City of Harvey has a range of technical assistance providers through quarterly Harvey Improvement Program meetings: attendees include Cook County’s Department of Environment and Sustainability, The Nature Conservancy, MWRD, South Suburban Mayors and Managers Association, and other non-profit organizations. This support, and recent conversations with the Illinois EPA, has resulted in connections to strategic resources addressing unforeseen expenses/barriers.

4.f. The City has been named part of a Bronwfield Coalition with Cook County and has significant experience in maintaining compliance and successfully implementing a wide range of funding programs.

Recent examples include:

- City of Harvey Vacant and Blighted Property Acquisition and Demolition:
 - Cook County Technical Assistance: Phase I ESA (HUD Compliant) (est. \$50K)
 - HUD Community Project Funding: Acquisition, HEROS, Demolition (\$1.1M)

This project has successfully mitigated the environmental review process, is finalizing acquisition of target abandoned properties, and will soon conduct demolition. This project is **on schedule for completion nearly four years in advance of the funding deadline.**

- 154th Street Reconstruction (Complete 2025):
 - Access to Transit – Regional Transit Authority: \$55K Phase I Engineering
 - Invest in Cook – Cook County: \$400,000 Phase II Engineering
 - Construction Engineering – Construction:
 - The Nature Conservancy: \$600,000; Environmental Protection Agency (CPF): \$3,500,000; IDOT: \$1,000,000; Illinois DCEO: \$225,000; Illinois DCEO: \$300,000

This project resulting in the reconstruction of a critical downtown corridor included NEPA coordination, environmental compliance, water and sewer system replacement, stormwater system repair, rain garden installation, and roadway reconstruction. In all cases, the City has maintained compliance with program requirements, reporting requirements, and has in very limited circumstances requested an extension.



CITY OF HARVEY
CHRISTOPHER J. CLARK, MAYOR

Threshold Criteria Responses

1. A statement of applicant eligibility if a city, county, State, or Tribe

The City of Harvey, Illinois is an eligible applicant for the EPA Brownfields Multipurpose Grant Program. As a unit of local government, the City qualifies as a general-purpose government with the legal authority to own property, enter contracts, and carry out environmental assessment and cleanup activities. The City is eligible to receive federal assistance and has the administrative and financial capacity to manage EPA Brownfields grant funds in accordance with program requirements.

o A statement of the applicant's 501(c)(4) tax-exempt status and, if applicable, legal opinion regarding lobbying activities (see Section 2.B.(1).)

The City of Harvey, Illinois is a general-purpose unit of local government that does not engage in any lobbying activities and is an eligible applicant under the EPA Brownfields Grant Program.

2. Description of community involvement (see Section 2.B.(2).)

The City of Harvey has engaged residents and community stakeholders who have consistently advocated for the preservation and reuse of the Ascension St. Susanna campus. Community members organized and participated in online petitions to "Save Ascension St. Susanna," demonstrating broad local support for preventing demolition and proposing the repurposing of the site for public benefit. Residents and community representatives have also attended Metropolitan Water Reclamation District (MWRD) meetings to voice support for integrating the campus into the City's Central Park vision and ensuring the property serves long-term community needs. This sustained grassroots engagement reflects strong local interest in environmentally responsible cleanup and reuse of the site and informs the City's approach to redevelopment planning.

3. Description of target area where Multipurpose Grant funding will be used

The target area for the EPA Brownfields Multipurpose Grant is the Ascension St. Susanna campus and the immediately surrounding residential neighborhood in the City of Harvey, Cook County, Illinois. The campus is a long-vacant former institutional property comprising four late-nineteenth-century structures of load-bearing brick and masonry on 2.4 acres and located within an area that has experienced sustained disinvestment, scarce opportunities for municipal tax revenue, aging infrastructure, and limited access to community-serving amenities. Known or suspected environmental conditions at the site have impeded reuse and contributed to blight and neighborhood instability. Multipurpose Grant funding will be used to assess and clean up

the Ascension St. Susanna campus to remove environmental barriers, reduce risk, and enable reinvestment that benefits the surrounding community.

4. An affirmative statement that the applicant owns a site(s) that meets the definition of a brownfield site (see Section 2.B.(4).)

The City of Harvey owns the parcels of the entire block on and around the Ascension St. Susanna campus outright.

5. Indicate the page(s) on which you discuss your plan to use funding for assessment and remediation activities, and to develop an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site. Alternatively, state if an overall plan of the target area that includes a feasible reuse strategy for at least one priority site already exists (see Section 2.B.(5).)

The City of Harvey plans to use EPA Brownfields Multipurpose Grant funding for environmental assessment and remediation activities, and to develop an overall revitalization plan for the target area that includes a feasible reuse strategy for a priority site; this strategy is discussed on pp. 3 – 4 in the attached Narrative. These sections describe how assessment and cleanup activities at the Ascension St. Susanna campus will remove environmental barriers to reuse and support redevelopment aligned with the City’s Central Park Master Plan, the central piece of which—the retention pond for mitigating flooding and restoring wetland features—is currently under construction. The application further explains how the proposed activities are integrated into broader neighborhood revitalization efforts. The City has a clear, feasible reuse strategy for the Ascension St. Susanna campus as a priority site, guided by community demand that the building be saved and reused.

6. Documentation of the available balance on each open Multipurpose Grant and Assessment Grant; or an affirmative statement that the applicant does not have an open Multipurpose Grant or Assessment Grant (see Section 2.B.(6).)

The City of Harvey does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant as a direct grantee. The City currently participates as a member of a Brownfields Assessment Coalition grant led by Cook County. As a coalition member, the City of Harvey is not the grant recipient, does not hold or manage the grant award, and does not maintain an individual grant balance. Accordingly, the City does not have an available balance associated with an open EPA Brownfields Multipurpose or Assessment Grant.

7. Discussion on contractors and named subrecipients; or an affirmative statement that a contractor has not been procured and a subrecipient has not been named(seeSection2.B.(7).)

The City of Harvey has not procured a contractor or named any subrecipients at the time of application and will procure all services in compliance with applicable federal and local procurement requirements.

O A copy of (or link to) the solicitation documents and the signed executed contract as applicable (seeSection2.B.(7).)

NA