

**Prairie Hills Resource Conservation & Development, Inc.  
(PHRCD)  
USEPA Brownfields Coalition Assessment Grant (FY2018)  
Cooperative Agreement No. BF00E02372**

**Final Closeout Report**

**Submitted by:  
David King, Executive Director, PHRCD**

**December 22, 2021**

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## 1.0 GENERAL PROJECT INFORMATION

Key information for the project is summarized below.

<b>General Project Information</b>	
Project Title	Brownfields Coalition Assessment Grant Implementation
Project Location	Fulton, Henderson, Hancock, Knox, McDonough, and Warren Counties in West Central, Illinois
Target Area Location	Canton, Galesburg, Macomb, and Monmouth, IL
<b>Grant Information</b>	
Grant Type	Brownfields Assessment Grant (Coalition)
Cooperative Agreement No.	BF00E02372
Fiscal Year	FY2018
Grant Amount	\$600,000
Type of Funding	Hazardous Substance (\$300,000); Petroleum (\$300,000)
Project Period	10/1/2018 to 9/30/2021 (3 years)
CFDA	66.818; The Small Business Liability Relief and Brownfields Revitalization Act
RFP	EPA-OLEM-OBLR-17-07: Request for Proposals for Brownfields Assessment Grants
PRC	301D79 (Hazardous Substance Funding); 301D79XBP (Petroleum Funding)
<b>Grantee Information</b>	
Organization Name	Prairie Hills Resource Conservation and Development, Inc.
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<b>Environmental Consultant</b>	<b>Stantec Consulting Services Inc. (Stantec)</b>
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## 2.0 PROJECT DESCRIPTION

Prairie Hills Resource Conservation and Development, Inc. (PHRCD), Illinois was awarded grants for community-wide assessment of petroleum and hazardous substance brownfields. PHRCD is the lead for a coalition of local governments that include Fulton, Knox, McDonough, and Warren Counties, and the Cities of Macomb and Monmouth, Illinois. The funds will be used to inventory, prioritize and assess brownfield properties, and perform brownfield area-wide planning within the six-county area served by PHRCD which includes Fulton, Hancock, Henderson, Knox, McDonough, and Warren Counties. The project will have a dual focus, with approximately 50% of funding allocated to target areas located in our four largest cities (Canton, Galesburg, Macomb, and Monmouth), and the remaining funds available to support projects in the remaining 68 smaller communities (all of which have populations under 10,000, and none of which have the resources to effectively address brownfields on their own).

## 3.0 PROJECT MANAGEMENT AND ORGANIZATION

### 3.1 Grantee/Coalition Lead

David King, Executive Director of PHRCD, serves as the Project Manager and primary point of contact for the Project.

### 3.2 Coalition

PHRCD is the lead member of a coalition that includes six other local units of government. Following the award of the United States Environmental Protection Agency (USEPA) Brownfields Coalition Assessment Grant, memoranda of agreement were executed between PHRCD and each of the six other coalition members. Information on the coalition members and their representatives is provided below.

<b>Coalition Member</b>	<b>Representative</b>	<b>Title</b>
Fulton County	Pat O'Brian	County Board Member
Knox County	Lyle Johnson	County Board Member
McDonough County	Scott Schwerer	County Board Member
Warren County	Mike Pearson	County Board Member
Macomb, City of	John Bannon	Community Development Coordinator
Monmouth, City of	Lew Steinbrecher	City Administrator

### 3.3 Consultant Team

PHRCD completed a qualifications-based procurement process meeting with the requirements of 2 CFR 200.317-326 during 2016 for the purpose of retaining a consultant team to assist with implementation of the grant. Documentation of the procurement process was provided to the USEPA project manager in 2018 and deemed compliant with USEPA requirements.

### 3.4 Brownfields Advisory Committee

A Brownfields Advisory Committee (BAC) was formed during September 2018.

### 4.0 SUMMARY OF WORK PERFORMED AND PROGRESS AT INDIVIDUAL BROWNFIELD SITES

Information is presented on the following 36 sites for assessment or reuse planning activities were completed.

City	Site #	Address	Site Name	" of Parcels
Canton	1-3	260 N. Main St., 42 W. Spruce St.	260 N. Main St. (East and Center Parcels); 42 W. Spruce (West Parcel)	3
	4	603 Grant Place	Former Kinsel Excavating Property	1
	5-6	600 West Illinois Route 6	Ameren Property (East and West Parcels)	2
Carthage	7	1160 Buchanan Street	Former Douglas Center Classroom Building	1
	8	528 Wabash Ave.	Former Hancock County Jail	1
Dallas City	9-11	380-396 Oak St.	Former Dallas City Fire Dept. Building; Former Print Shop; Former Hagy's Bar	3
Galesburg	12	962 E. Main St.	Former Econofoods Store	1
La Harpe	13-14	116-18 E. Main St.	116 E. Main St.; 118 E. Main St.	2
	15-17	109 S. Center St.	109 S. Center St. (North, Middle, and South Parcels)	3
Macomb	18-19	1177 W. Jackson St.	1177 W. Jackson St. (Lots 1-6); 1177 W. Jackson St. (Lot 7)	2
	20-23	411 W. Calhoun St.	Former Haeger Pottery	4
	24-26	221 E. Jackson St.	Former Maid Rite Sandwich Shop (Main, East, and SE Parcels)	3
	27	230 W. Jackson St.	Former Oasis Ice Cream Shop	1
Monmouth	28-34	600 W. 10 <sup>th</sup> Ave.	Former Glastex Boat/Howard Medical Property	7
	35	100 E. Broadway	Former National Bank of Monmouth Building	1
	36	110 S. A St.	Former Maple City Dairy	1

#### 4.1 Sites 1-3 – 260 N. Main St. and 42 W. Spruce St., Canton, IL

Information on completed activities and reuse progress at these sites is provided below.

<b>Parcel #</b>	09-08-27-405-004	09-08-27-405-005	09-08-27-405-006
<b>Parcel Name</b>	West Parcel	Center Parcel	East Parcel
<b>Address</b>	42 W. Spruce St., Canton IL 61520	248 N. Main St., Canton IL 61520	260 N. Main St., Canton IL 61520
<b>EPA ACRES #</b>	241310	241311	241312
<b>Size (acres)</b>	0.35	0.40	0.12
<b>Current Owner</b>	Turbo Restaurant Management, LLC		
<b>Type of Funding</b>	Petroleum and hazardous substance.		

<p style="text-align: center;"><b>Site History</b></p>	<p><b>West Parcel:</b> The earliest documented historical use of the parcel was in 1917 when three adjoining buildings identified as an office and veterinarian clinic occupied the southern end of this parcel. By 1947 the three buildings at the southern end of the parcel were removed and the single-family residence and detached garage south of the residence were present. A veterinarian clinic may have also operated out of the apparent residential building through the 1970s. The detached garage was removed from the southern portion of this parcel after 2015. The residence remained in use as a home and office until the property was sold and demolished in 2021.</p> <p><b>Center Parcel:</b> The east portion of the Center Parcel was occupied by a blacksmith shop by 1886. By 1926, the blacksmith shop was replaced by a large (50' by 115') building identified initially on maps as a garage (250 N. Main St.) with the capacity to store up to 90 cars. This building is identified in city directory records as 248 N. Main Street and is identified as an auto dealership from 1930 to 1968, that was vacant in 1973, in use as a shoe store in 1978 and a book &amp; gift shop and tea shop in 1983. The Sanborn map dated 1954 labels the building as being used for auto repairing. The building was reportedly also used as a warehouse for Butternut Bakery. Aerial photographs suggest the building was demolished sometime between 1999 and 2005.</p> <p>The north/central portion of the Center Parcel (20 W. Spruce Street) was shown on historic maps as being occupied by a school in 1917 (St. Mary's R.C. School), in use as a store in 1926, an auto and auto parts storage facility in 1947, and a lacquer spraying facility in 1954. City directory records identify the building as the Hand and Haines box factory in 1930, and as vacant in 1938, with no listings after 1943. Aerial photographs document that the building was demolished sometime between 1963 and 1969.</p> <p>The west portion of the Center Parcel (30 W. Spruce St.) was a 2-story residence with a detached garage from before 1926 through at least 1950. The buildings were demolished sometime between 1950 and 1954, when the lot was identified on the Sanborn fire insurance map as being used for auto sales. There are no city directory listings for this address after 1949, and this area has remained a vacant gravel or grass covered lot since the early 2000s.</p> <p><b>East Parcel:</b> The East Parcel was initially developed in the 1920s as an automobile filling station that operated until the mid-1960s. Since the 1970s, the building on the East Parcel has been occupied by restaurants, commercial office space, and a tattoo parlor. From early 2019 until being demolished in 2021, the building was vacant.</p>
<p style="text-align: center;"><b>Environmental Concerns</b></p>	<p>Environmental concerns included: 1) RBMs within the former residence and gas station buildings, 2) historic use of portions of the Center Parcel as a blacksmith shop, auto repair facility, and box factory, and 3) use of the East Parcel as a gas station from the 1920s through the mid-1960s, and the documented former presence of 4 petroleum USTs that were removed in 1998 but not subject to assessment requirements.</p>
<p style="text-align: center;"><b>Why a Priority?</b></p>	<p>This site is a highly visible corner parcel on the main commercial corridor in Canton, at a location only 3 blocks from the south entrance to the downtown. Portions of the site have been vacant for 20 or more years.</p>
<p style="text-align: center;"><b>Assessment Milestones</b></p>	

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Date Nominated	12/20/2018 (by the City of Canton)
Access Agreement Executed	10/23/2019
Date Haz. Eligibility Approved	5/13/2019; 1/16/2020
Date Petro. Eligibility Approved	6/5/2019; 2/20/2020
Date Approved by BAC	Phase I ESA (5/30/2019 – Meeting #3); Add'l Phase I ESA, Phase II ESA, RBM Survey (1/30/2020 – Meeting #5); ABCA (6/25/2020 – Meeting #6)
Date Phase I ESA Completed	1/14/2020 (\$8,661)
Date Phase II ESA Completed	4/27/2020 (\$38,744)
Date RBM Survey Completed	4/21/2020 (included as part of Phase II ESA cost)
Date ABCA Completed	9/23/2020 (\$7,243)
Date Reuse Plan Completed	Not applicable.
<b>Assessment Outcomes</b>	The EPA-funded activities were of critical importance in addressing environmental liability concerns and facilitating the successful sale of the property. The ABCA was useful in defining the likely environmental cleanup costs that would be incurred by the developer, who deducted these costs from the sale price. Overall, the contamination at the site was much less significant than may have been expected based on the extensive history of use. It is reasonable to conclude that the transaction would not have been consummated without the assistance provided by the EPA funding. Reportedly, the owner of another long vacant former gas station property to the north that was nominated by the City is now interested in participating, should additional funding become available.
<b>Noteworthy Challenges</b>	1) The City was initially hesitant to sign the 3-party access agreement developed by Prairie Hills. 2) The ABCA was challenging in that the recommended remedial alternative and estimated cost needed to be very carefully developed – as the estimated cost ended up being deducted from the sales price. A “conservative” cost estimate, or one based on flawed assumption regarding development plans, could potentially have derailed the sale of the property and the development.  3) The site also is an example of the extraordinarily complex history of use and development that can be associated with a single small (<1 acre) development site in the older portions of cities within this part of Illinois – where development dates back nearly 200 years.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	On 1/11/2021 the 3 parcels were sold by Stuart Harrison to Heartland Investment, LLC for \$277,500. On 12/3/2021, the parcels were sold to Turbo Restaurant Management, LLC (another Arby's restaurant franchisee) for \$350,000.
Date Enviro. Cleanup Completed	To be completed in conjunction with construction activities.
Date Abatement/Demo. Completed	Completed in Spring or Summer 2021.
Date Construction Completed	Anticipated late 2022.
<b>Reuse Outcomes</b>	The project will replace three vacant and dilapidated properties with a combined estimated fair market value of \$154,470 (and located at a highly visible location at the north entrance to the City's downtown) with a new \$2.5M restaurant building, with a new parking lot and landscaping. The property will likely generate at least \$25K per year in property taxes for local governments (versus \$4,968 in 2020). Based on average wages, revenues, and employees for Arby's restaurants nationwide, the project will likely create 23 jobs, with an

	average annual wage of \$23,142, and annual revenues of \$1.1M which will result in an additional \$13,750 per year of sales tax revenues for local governments (who receive 20% of the 6.25% sales tax in Illinois).
<b>Leveraged Funding</b>	The current owner invested \$350,000 in private funds to acquire the property. The previous owner invested an estimated \$25K to abate RBMs and demolish the two buildings. The City estimates that the project will leverage \$2.5M in private investment. The site is located in a TIF District, but no City funds or incentives are being provided.
<b>Why Considered a Success?</b>	Although a new Arby's Restaurant would not be considered a major "win" in many communities, a \$2.5M development in Canton (population 13,682) is equivalent to a \$495M development in Chicago (population 2.71M).
<b>Future Steps</b>	Construction of the restaurant is scheduled to begin in Spring 2022, with opening by the end of 2022.

Site photos are presented below.

	
View (facing SW) of former gas station building on NE Parcel	View (facing SE) of former gas station building on NE Parcel

#### 4.2 Site 4 – 603 Grant Place, Canton, IL (Former Kinsel Excavating Property)

Information on completed activities and reuse progress at this site is provided below.

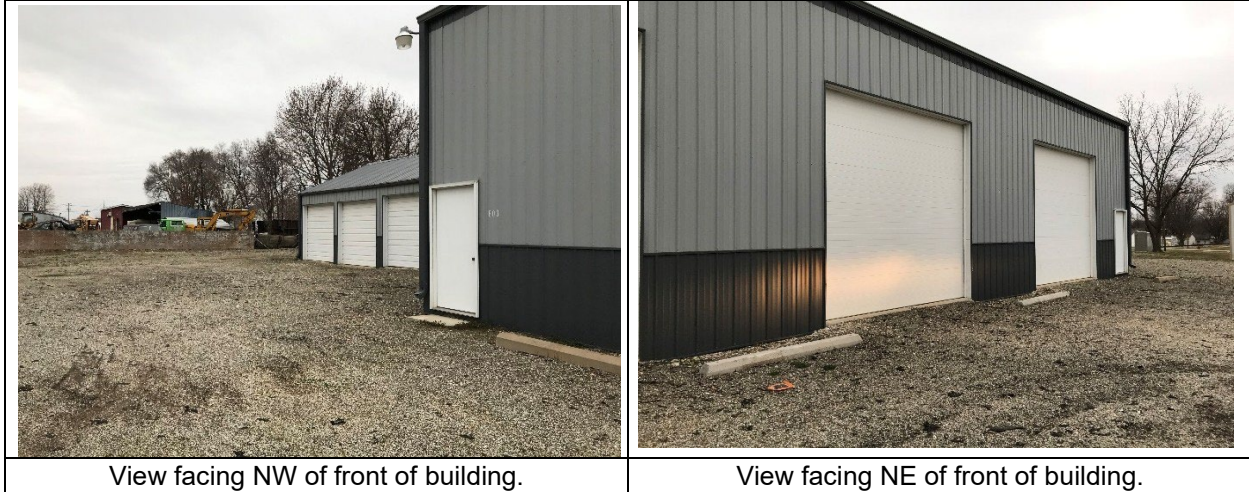
<b>Parcel #</b>	09-08-35-110-019
<b>Address</b>	603 Grant Place, Canton, IL 61520
<b>EPA ACRES #</b>	242472
<b>Size (acres)</b>	0.46
<b>Current Owner</b>	City of Canton
<b>Type of Funding</b>	Petroleum and hazardous substance.
<b>Site History</b>	From before 1871 through at least 1912, the property was part of the Toledo, Peoria, & Western Stockyards. A railroad siding was located along the north edge of the property. From the 1920s through early 2000s the property was in use as a bulk fuel storage and distribution facility. A 1,200 SF building on the west side of the property was constructed by 1988. A larger 3,800 SF building was constructed in 2009 or 2010 by a local



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	excavation contractor (Kinsel Excavating), who placed the building and property for sale in 2018.
<b>Environmental Concerns</b>	The primary environmental concern was the long-term past use for bulk storage and distribution of petroleum products.
<b>Why a Priority?</b>	The site was a priority because of interest by the City in purchasing the site for use by the Public Works Department.
<b>Assessment Milestones</b>	
Date Nominated	4/29/2019 (by the City of Canton)
Access Agreement Executed	2/24/2020
Date Haz. Eligibility Approved	8/13/2019
Date Petro. Eligibility Approved	9/10/2019
Date Approved by BAC	March 2020
Date Phase I ESA Completed	4/29/2020 (\$8,213)
Date Phase II ESA Completed	Not applicable
Date ABCA Completed	Not applicable
Date Reuse Plan Completed	Not applicable.
<b>Assessment Outcomes</b>	A Phase I ESA was completed which confirmed potential environmental concerns that were preliminarily identified in prepared the eligibility determination forms.
<b>Noteworthy Challenges</b>	The City purchased the property before the Phase I ESA report was fully completed, which highlighted challenges in coordinating work with cities that do not have well defined property acquisition procedures and policies as related to environmental and other due diligence. However, elements of AAI were completed prior to the purchase including the site visit (on 3/19/2020), the owner interview/questionnaire (on 3/19/2020), and review of environmental database records.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	On 4/2/2020, the property was sold by Gary Kinsel to the City of Canton for \$149,900 (which was \$30,000 less than the initial listing price of \$179,900 on 8/25/2018).
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	The building and property are now serving as a new system maintenance facility and headquarters for the City of Canton's Water and Sewer Department, and is providing increased efficiencies and increased workspace. The building was in excellent condition when purchased, with the only improvement needed by the City being the installation of a larger garage door.
<b>Leveraged Funding</b>	\$149,900 in funding from the City of Canton for purchase of the property.
<b>Why Considered a Success?</b>	The project was successful in facilitating the sale and subsequent reuse of brownfield site for public benefit.
<b>Future Steps</b>	The City has a potential interest in acquiring four additional brownfields sites on adjoining parcels (415 S. 5 <sup>th</sup> Ave., 425 S. 15 <sup>th</sup> Ave., 521 Grant Place, 553 Grant Place) all of which were nominated by the City and confirmed in 2019 to be eligible for both petroleum and hazardous substance funding. Therefore, these sites could be prioritized for assessment if Prairie Hills is awarded additional USEPA Brownfield Assessment Grant funding.

Site photos are presented below.



### 4.3 Sites 5-6 – 600 West Illinois Route 9, Canton, IL (Former Ameren Property)

Information on completed activities and reuse progress at this site is provided below..

<b>Parcel #</b>	09-08-28-408-014	09-08-28-408-040
<b>Parcel Name</b>	West Parcel	East Parcel
<b>Address</b>	600 W. IL Route 9, Canton IL 61520	600 W. IL Route 9, Canton IL 61520
<b>EPA ACRES #</b>	243450	243451
<b>Size (acres)</b>	0.35	0.26
<b>Current Owner</b>	CIPSCO Incorporated (a legacy company that merged with Union Electric Company in 1997 to form Ameren Corporation). The City of Canton anticipates acquiring the property from CIPS by the end of 2021).	
<b>Type of Funding</b>	Hazardous substance only.	
<b>Site History</b>	A coal carbonization manufactured gas production (MGP) facility operated at the property from 1876 to 1921, at which time it converted to a carbureted water gas process facility that operated until 1934, when the facility was converted to a natural gas storage and metering facility. The site was sold in 1945 and the MGP building removed. The City acquired the property in 1967, and used it for storage of equipment, gravel and salt. AmerenCIPS purchased the property in 2003 to facilitate remediation in 2003-2004. After installation of a >7-foot thick clean cap, the site was repaved and the current buildings constructed.	
<b>Environmental Concerns</b>	The primary environmental concern for the City was the potential presence of residual contamination, in particular, any constituents not specifically addressed as part of the focused No Further Remediation letter.	
<b>Why a Priority?</b>	The site was a priority because of: (a) interest by the owner in selling the property to the City, (b) it's suitability for use as a street maintenance facility, and (c) perceived benefits of having the remediated property in productive use.	
<b>Assessment Milestones</b>		

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Date Nominated	5/21/2020 (by the City of Canton)
Date Access Agreement Executed	5/27/2020
Date Haz. Eligibility Approved	7/13/2020
Date Petro. Eligibility Approved	Not approved (7/14/2020)
Date Approved by BAC	6/25/2020 (Meeting #6)
Date Phase I ESA Completed	9/11/2020 (\$8,823)
Date Phase II ESA Completed	Not applicable.
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	Not applicable.
<b>Assessment Outcomes</b>	The Phase I ESA provided the City with the analysis and information needed to proceed with acquisition of the property. Due to the long history of use and the extensive remedial activities performed, having access to a Phase I ESA completed by experienced environmental professionals was essential.
<b>Noteworthy Challenges</b>	The Phase I ESA was challenging due to the need to carefully review extensive documentation available related to assessment and cleanup activities performed at the site (73 documents totaling 3,802 pages). In addition, this review had to be performed with careful consideration of the No Further Remediation (NFR) letter issued for the site, which was “focused” and limited to a specific list of contaminants.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	Anticipated to be sold by the current owner to the City of Canton by the end of 2021 for \$1.
Date Enviro. Cleanup Completed	Not applicable (site was remediated in 2003-2004)
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	Once the sale of the property is consummated, the Phase I ESA will have served its purpose in facilitating sale of the property, for a use that will serve the public (i.e., as the headquarters for the City of Canton’s Street Department).
<b>Leveraged Funding</b>	\$1
<b>Why Considered a Success?</b>	Purchase of the site was considered by the City to be preferable to additional long-term leases.
<b>Future Steps</b>	The purchase of the site by the City is expected to occur by the end of 2021. The City will be obligated to maintain the engineered cap.

Site photos are presented below.



View facing north of site.	View facing northwest of site.
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#### 4.4 Site 7 – 1160 Buchanan Street, Carthage, IL (Former Douglas Center Classroom Building)

Information on completed activities and reuse progress at this site is provided below..

<b>Parcel #</b>	Not available
<b>Address</b>	1160 Buchanan Street, Carthage IL 62321
<b>EPA ACRES #</b>	241792
<b>Size (acres)</b>	0.25
<b>Current Owner</b>	City of Carthage
<b>Type of Funding</b>	Petroleum and hazardous substance.
<b>Site History</b>	The site is located on what was a sparsely settled residential block which contained 3 to 4 houses in the 1930s. The property was acquired by Carthage College and a 2-story 8,000-SF classroom (the Douglas Center) constructed in 1952 for use by the Carthage College music department. The college closed in 1964 but the campus and buildings were acquired by another college in 1965 – and the Douglas Center remained in use as a classroom until 1989. The building has been vacant for the past 30+ years.
<b>Environmental Concerns</b>	The primary concern was the presence of RBMs within the building. Other concerns included potential residual petroleum impacts from former USTs.
<b>Why a Priority?</b>	The site was a priority because of the need to improve the grounds and facilities for a key local cultural institution (the Legacy Theatre). The vacant classroom building was an eyesore and located in the footprint of the area needed for expansion of the building and improvements to the parking and traffic circulation.
<b>Assessment Milestones</b>	
Date Nominated	12/17/2018 (by the City of Carthage)
Date Access Agreement Executed	6/13/2019
Date Haz. Eligibility Approved	5/13/2019
Date Petro. Eligibility Approved	12/2/2019
Date Approved by BAC	5/30/2019 (Meeting #3)
Date Phase I ESA Completed	Not applicable.
Date Phase II ESA Completed	Not applicable.
Date RBM Survey Completed	1/10/2020 (\$5,582)
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	6/30/2020 (\$16,921).
<b>Assessment Outcomes</b>	The RBM survey was used by the City to secure cost estimates for abatement, and then to guide abatement activities completed in Fall 2021 The reuse plan was used as the basis for fund raising and plans that are underway to expand the theater.
<b>Noteworthy Challenges</b>	The reuse planning was challenging as it was completed entirely in a period of COVID-19 travel and meeting restrictions.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	Not applicable
Date Enviro. Cleanup Completed	Abatement was completed in Fall 2021 by General Waste Services.
Date Demolition Completed	Scheduled to occur in December 2021.

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<b>Date Construction Completed</b>	Construction of the expanded parking lot and theater addition is expected to begin in 2022.
<b>Reuse Outcomes</b>	Hazardous materials in the building were abated, based on information provided by the EPA-funded RBM survey. The building is in the process of being demolished. Fund raising is in progress for an expansion of the Legacy Theater based on the EPA-funded reuse plan. The project when completed will contribute to the long-term financial viability of a key community cultural asset.
<b>Leveraged Funding</b>	\$166,600 in City funds have been provided to abate RBMs and to demolish the former building.
<b>Why Considered a Success?</b>	The EPA-funded project activities are considered a success as they facilitated the City moving forward with abatement and demolition of the building, as well as fundraising and plans for expansion of the Legacy Theater – which is an exceptional cultural asset in a small rural town with a population under 2,500 residents.
<b>Future Steps</b>	It is anticipated that the expansion project will be completed in 2022-23.

Site photos and illustrations are presented below.



Final EPA-funded reuse concept and detailed layout plans



View facing SE of the Legacy Theatre (on left) and the Douglas Center Classroom building (on right).

#### 4.5 Site 8 – 528 Wabash Avenue, Carthage, IL (Former Hancock County Jail)

Information on completed activities and reuse progress at this site is provided below..

<b>Parcel #</b>	13-19-982-000
<b>Address</b>	528 Wabash Avenue, Carthage IL 62321
<b>EPA ACRES #</b>	242795
<b>Size (acres)</b>	0.20
<b>Current Owner</b>	Ruth Harris
<b>Type of Funding</b>	Petroleum and hazardous substance.
<b>Site History</b>	The front and center buildings on the property were constructed in 1865 and served as a sheriff's residence and jail until 1985 when it was replaced by a new county jail. The rear building was constructed between 1906 and 1912 and is a former heating plant that reportedly served both this facility and the county courthouse across the street.
<b>Environmental Concerns</b>	The primary environmental concerns were RBMs. However, the rear building burned significant volumes of coal and the area behind the building was shown on an historic map as containing a deep well and a 15-gallon gasoline tank.
<b>Why a Priority?</b>	The site is a priority because it is an historic property that a civic-minded local owner is trying to renovate, restore, and preserve.
<b>Assessment Milestones</b>	
Date Nominated	9/12/2019 (by the Hancock Co. Economic Development Corp.)
Date Access Agreement Executed	9/12/2019
Date Haz. Eligibility Approved	11/12/2019

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Date Petro. Eligibility Approved	12/2/2019
Date Approved by BAC	RBM Survey (1/30/2020 – Meeting #5)
Date Phase I ESA Completed	Not applicable.
Date Phase II ESA Completed	RBM survey completed on 4/22/2020 (\$5,021).
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	Not applicable.
<b>Assessment Outcomes</b>	The RBM survey was completed and of use to the owner in performing renovations.
<b>Noteworthy Challenges</b>	None.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	Not applicable.
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Since the date of the RBM survey, the owner has completed several renovations including installation of a new water heater and replacement of some windows.
<b>Reuse Outcomes</b>	Renovation of the building is on-going.
<b>Leveraged Funding</b>	It is estimated that several thousand dollars of additional improvements have been made by the owner, but no details are available.
<b>Why Considered a Success?</b>	The project had a small but meaningful goal of supporting the owner in her efforts to continue renovating the building. The RBM survey funded by EPA supported her efforts by providing critical information relevant to planning and performing renovations (i.e., the location of materials that need to be removed or appropriately managed in conjunction with renovation activities). The project was considered to be in the public interest due to the building's historic significance as a 155-year old jail, in a city where another historic jail is of national historic significance (i.e., the location where in 1844, a mob murdered Joseph Smith – founder of Mormonism).
<b>Future Steps</b>	It is anticipated that the owner will continue renovating the building. The jailhouse has the potential to host tours but will first require abatement of extensive lead-based paint.

Site photos are presented below.



View of the three buildings from the rear.



Collapsed floor in interior of rear building.

#### 4.6 Sites 9-11 – 380-396 Oak Street, Dallas City, IL (Former Dallas City Fire Dept., Former Print Shop, and Former Hagy’s Bar)

Information on completed activities and reuse progress at these sites is provided below.

Parcel #	04-02-000-444	04-02-000-445	04-02-000-443
<b>Parcel Name</b>	Former Hagy’s Bar (Southeast Parcel)	Former Print Shop (Middle Parcel)	Former Dallas City Fire Dept. (Northwest Parcel)
<b>Address</b>	396 Oak Street, Dallas City IL 62330	386 Oak Street, Dallas City IL 62330	380 Oak Street, Dallas City IL 62330
<b>EPA ACRES #</b>	241790	243003	243002
<b>Size (acres)</b>	0.08	0.04	0.04
<b>Current Owner</b>	Matthew and Tammy Hagemeyer	City of Dallas City	City of Dallas City
<b>Type of Funding</b>	Petroleum and hazardous substance.	Petroleum and hazardous substance.	Petroleum and hazardous substance.
<b>Site History</b>	<p><b>Southeast Parcel:</b> Historical records indicate the Southeast Parcel was occupied by a grocery and meat store from the early 1900s through at least 1926. From at least 1952 to 2014 the building on this parcel was occupied by various restaurants and/or taverns. Since 2014 the building has remained vacant, however, various items were present inside the building indicating past use (restaurant equipment and supplies). The building on the parcel has partially collapsed.</p> <p><b>Middle Parcel:</b> The Middle Parcel was occupied by printing businesses and/or by the Dallas City Enterprise (local newspaper) before 1906 to approximately 2010. The Dallas City Enterprise discontinued circulation of its newspaper in 1996. This parcel is currently vacant.</p> <p><b>Northeast Parcel:</b> The Dallas City – City Hall occupied the parcel by 1906. By 1912, the building was in use as the City Hall, the Police Department, and the Fire Department, and this continued until the early 2000s. The building on this parcel currently is used for miscellaneous storage for Dallas City.</p>		
<b>Environmental Concerns</b>	Environmental concerns include: 1) the presence of RBMs within the buildings, 2) potential contaminants associated with past use of the Middle Parcel as a print shop, 3) potential contaminants associated with past use of the Northwest Parcel as a fire station, 4) records showing the historic presence of a gasoline UST on the Middle Parcel, 5) record documenting past use of the neighboring parcel to the east as a gas station, with no records of environmental assessment or cleanup having been performed.		
<b>Why a Priority?</b>	The site is a priority as a result of the public safety hazard associated with the building on the Southeast Parcel for which the roof is already partially collapsed, and the wall facing the street is in danger of collapse (with the sidewalk fenced off and closed due to falling bricks). The site is also a priority due to its location on a corner lot on a State Highway (Illinois Route 9). The combined parcels would potentially form an attractive commercial development site.		
<b>Assessment Milestones</b>			
Date Nominated	4/16/2019 (by City)	3/20/2020 (by Hancock Co)	3/18/2020 (by City)
Date of Access Agreement	12/2/2019	3/30/2020	3/19/2020
Date Haz. Elig. Approved	9/18/2019	5/26/2020	5/26/2020
Date Petro. Elig. Approved	10/8/2019	4/20/2020	4/20/2020
Date Approved by BAC	RBM Survey (9/29/2019 – Meeting #4); Phase I ESA (6/25/2020 – Meeting #6)	RBM Survey and Phase I ESA (6/25/2020 – Meeting #6)	RBM Survey and Phase I ESA (6/25/2020 – Meeting #6)
Date Ph. I ESA Completed	7/24/2020 (\$7,052) – combined report for all three parcels		
Date Ph. II ESA Completed	1/20/2020 (\$5,347 – RBM survey only)	8/13/2020 (\$4,200 – RBM survey only; combined inspection)	
Date ABCA Completed	Not applicable.		
Date Reuse Plan Completed	Not applicable.		
<b>Assessment Outcomes</b>	A combined Phase I ESA was completed for all three parcels, as well as RBM surveys on the individual buildings.		
<b>Noteworthy Challenges</b>	One challenge was securing access to the Southeast Parcel. Another was figuring out how to safely perform the RBM survey given the collapsed roof and concerns regarding potential		



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	further collapse of the building.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	Not applicable.
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	Not applicable.
<b>Leveraged Funding</b>	None to date.
<b>Why Considered a Success?</b>	The project is not yet considered a success as progress was stalled by the inability of the City to gain control of the Southeast Parcel. However, the RBM survey and Phase I ESA that were completed were useful in defining environmental liabilities associated with the property and providing data that will be needed to obtain bids for abatement and demolition. The work also was successful in helping the City to identify a redevelopment pathway and potential funding sources that could be utilized to advance site reuse.
<b>Future Steps</b>	The City is working to obtain ownership of the Southeast Parcel, which is a prerequisite for pursuing USDA funding that may be available to pay for abatement, demolition, and redevelopment. The site was previously approved by the BAC for a Phase II ESA and a reuse planning study, but these were not performed due to the City's inability to acquire the Southeast Parcel while funding was still available from the FY2018 grant. If Prairie Hills is awarded additional USEPA Brownfields Assessment Grant funding, then these activities would potentially be prioritized for funding.

Site photos are presented below.



View of front of buildings.



View of front of print shop and fire dept. buildings.



View of roof collapsed into interior of Hagy's Bar.	View of sidewalk fenced off from public access on east side of Hagy's bar due to falling bricks from unstable outer wall.
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#### 4.7 Site 12 – 962 E. Main Street, Galesburg, IL (Former Econofoods Store)

Information on completed activities and reuse progress at this site is provided below.

<b>Parcel #</b>	99-141-127-044
<b>Address</b>	962 E. Main Street, Galesburg, IL 61401
<b>EPA ACRES #</b>	Not assigned
<b>Size (acres)</b>	3.10
<b>Current Owner</b>	Tyrone Johnson
<b>Type of Funding</b>	Petroleum and hazardous substance.
<b>Site History</b>	The site was developed prior to 1898 by which time there was at least one residence on the property. Maps dated 1906, 1911, and 1918 show at least 8 dwellings on the property. By 1927, a filling station with two gas tanks was located in the northeast corner of the property. A grocery store (Benner Food Store) is identified as being present at this address in newspaper articles and ads dating back to at least 1953. An article dated 6/28/1966 states that the store was destroyed by a fire on 6/26/1966. The current building was reportedly constructed in 1975. During at least the later stages of operation, the store was owned by Econofoods. The store closed on 8/22/2008, and that property has been vacant since that date.
<b>Environmental Concerns</b>	Environmental concerns included RBMs in the building, potential petroleum contamination associated with the former gas station, and potential PAHs, metals, and other contaminated in surface soil resulting from the fire.
<b>Why a Priority?</b>	The property was considered a priority due to its size, its prominent location on the primary east-west commercial corridor passing through Galesburg, and its blighted condition (the building was featured in a story in the Galesburg Register Mail dated 9/14/2015 regarding the problems associated with vacant properties in the City).  The assessed value for the building in 2016 was only \$36,570 vs an assessed value for the lot of \$342,170. Prior to the store's closure, in 2005 the property generated a total of \$46,451 in annual property taxes revenues for local governments. This decreased to \$11,205 by 2011.
<b>Assessment Milestones</b>	
Date Nominated	8/13/2019 (by Knox County)
Date Access Agreement Executed	Not applicable
Date Haz. Eligibility Approved	10/8/2019
Date Petro. Eligibility Approved	10/8/2019
Date Approved by BAC	Phase I and II ESAs, ABCA, Reuse Plan (approved on 6/25/2020 – Meeting #6 – but not performed).
Date Phase I ESA Completed	Not applicable.
Date Phase II ESA Completed	Not applicable.
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	Not applicable.
<b>Assessment Outcomes</b>	No grant-funded assessment activities were performed.

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<b>Noteworthy Challenges</b>	An initial challenge was figuring out how to contact an appropriate representative for the former property owner, a large company with over 14,000 employees. An email sent to the real estate division resulted in a response and several subsequent phone calls at which the opportunity to utilize USEPA Brownfields Assessment Grant Funding to support sale and reuse of the property was presented. The discussion included noting that the company had paid over \$150,000 in property taxes on the property in the years following the store's closure (in addition to whatever costs were incurred for heating and providing security for the building) – suggesting that the real estate sales strategy utilized to date was perhaps in need to adjustment.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	On the 7/30/2021, the property was sold by Nash Finch Co. to Tyrone Johnson for \$150,000.
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	The new owner (Johnson Brothers Rentals) plans to renovate the building for use for storage units and as a rental facility for construction equipment, such as boom lifts and skid rentals that will open in Spring 2022. The plans for storage units would include construction of 100-150 outdoor storage units, for which the City Planning and Zoning Commission has provided approval.
<b>Leveraged Funding</b>	\$150,000 in private funding was used to purchase the building. It is estimated that an additional \$1.5M will be invested by the owner for the planned improvements.
<b>Why Considered a Success?</b>	It is unconfirmed whether outreach to the property owner served to somehow accelerate the sale of the property after it had sat vacant for over 12 years. Coincidence or not, the building sold to a new owner within 13 months of our initial outreach to the owner and offer to assist with any needed assessment activities. We do believe that there is a potential benefit in performing outreach to owners of long vacant properties, in particular when they are located in other cities and/or out of state, and have extensive real estate holdings.
<b>Future Steps</b>	The new owner (Johnson Brothers Rentals) plans to renovate the building for use for storage units and as a rental facility for construction equipment, such as boom lifts and skid rentals that will open in Spring 2022.

Site photos are presented below.



View facing west of former Econofoods store.

#### 4.8 Sites 13-14 – 116-118 E. Main Street, La Harpe, IL

Information on completed activities and reuse progress at these sites is provided below.

<b>Parcel #</b>	06-21-000-560	06-21-000-566
<b>Parcel Name</b>	West Parcel	East Parcel
<b>Address</b>	116 E. Main St., La Harpe IL 61450	118 E. Main St., La Harpe IL 61450
<b>EPA ACRES #</b>	241011	241016
<b>Size (acres)</b>	0.10	0.08
<b>Current Owner</b>	Monica Upshaw	City of La Harpe
<b>Type of Funding</b>	Petroleum and hazardous substance.	
<b>Site History</b>	The property was initially developed by 1859. The current buildings were constructed in 1875 (118 E. Main Street – West Parcel) and the 1880s (116 E. Main Street – East Parcel). By 1893, the building on the West Parcel was in use as a furniture store. Later uses included serving as a grocery store and a restaurant. The East Parcel was identified in historic records as a dry goods or grocery store from 1893 through at least 1912. Later uses of the building on the East Parcel included an undertaker and a restaurant. The buildings have been vacant and unused for approximately the last 10 to 15 years	
<b>Environmental Concerns</b>	Environmental concerns associated with the properties include: 1) RBMs within the buildings, 2) the historic presence of an oil house (shown on maps dated 1893 and 1898) on the rear portion of the East Parcel, and 3) potential surface contamination from PAHs, lead, and other common urban background contaminants in unpaved outdoor areas resulting from >150 years of use as a commercial parking and outdoor storage area.	
<b>Why a Priority?</b>	The site is a priority because of its location within the center of a block of historic buildings in the City's downtown main street, as well as the blighted and partially collapsed condition of the buildings which represent a significant threat to public safety.	

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<b>Assessment Milestones</b>	
Date Nominated	11/16/2018
Date Access Agreement Signed	8/12/2019 (secured court order)   8/16/2019 (access agreement)
Date Haz. Eligibility Approved	5/13/2019
Date Petro. Eligibility Approved	6/6/2019
Date Approved by BAC	Phase I ESA and RBM Survey (5/30/2019 – Meeting #3); Structural Analysis (6/25/2020 – Meeting #6)
Date Phase I ESA Completed	11/18/2019 (\$8,975 – combined Phase I ESA report)
Date Phase II ESA Completed	Not applicable
Date RBM Survey Completed	1/10/2020 (\$4,746 – combined survey)
Date ABCA Completed	Not applicable
Date Reuse Plan Completed	Structural analysis of building completed on 11/12/2020 (\$4,984). Site-specific reuse plan completed on 2/4/2021 (\$7,918)
<b>Assessment Outcomes</b>	
<b>Noteworthy Challenges</b>	Securing access to the West Parcel was one challenge and required securing a court order. Another challenge for the Phase I ESA and RBM surveys was safely accessing the interior of the buildings in their partially collapsed, unstable condition. A third challenge was the tax delinquent status of the West Parcel and the sale of the parcel through the annual tax deed process by the County – after significant effort had been expended to pursue a USDA grant for which ownership of the parcel at the time of application was a requirement.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	The East Parcel was acquired by ABW Properties LLC from Hancock County through the tax deed process on 10/23/2019, and purchased by Monica Upshaw on 5/10/2021 for \$950 from ABW Properties LLC of Frisco TX.
Date Enviro. Cleanup Completed	Not applicable
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	No meaningful reuse outcomes to date.
<b>Leveraged Funding</b>	None to date.
<b>Why Considered a Success?</b>	The project is incomplete, as a result of the loss of control of the property disrupting the planned pursuit of USDA funding. However, the USEPA project was successful providing the City with environmental documentation is needs to move forward with acquisition of the West Parcel at a later date, as well as to obtain bids for abatement and demolition of the buildings, as well as information pertaining to whether demolition of the buildings would negatively impact adjoining occupied buildings. Finally, the USEPA grant enabled to the City to identify and refine a reuse plan for which there is excitement and community support.
<b>Future Steps</b>	The City is reportedly considering using a portion of its American Recovery Act funding to proceed with abatement and demolition of the buildings in 2022.

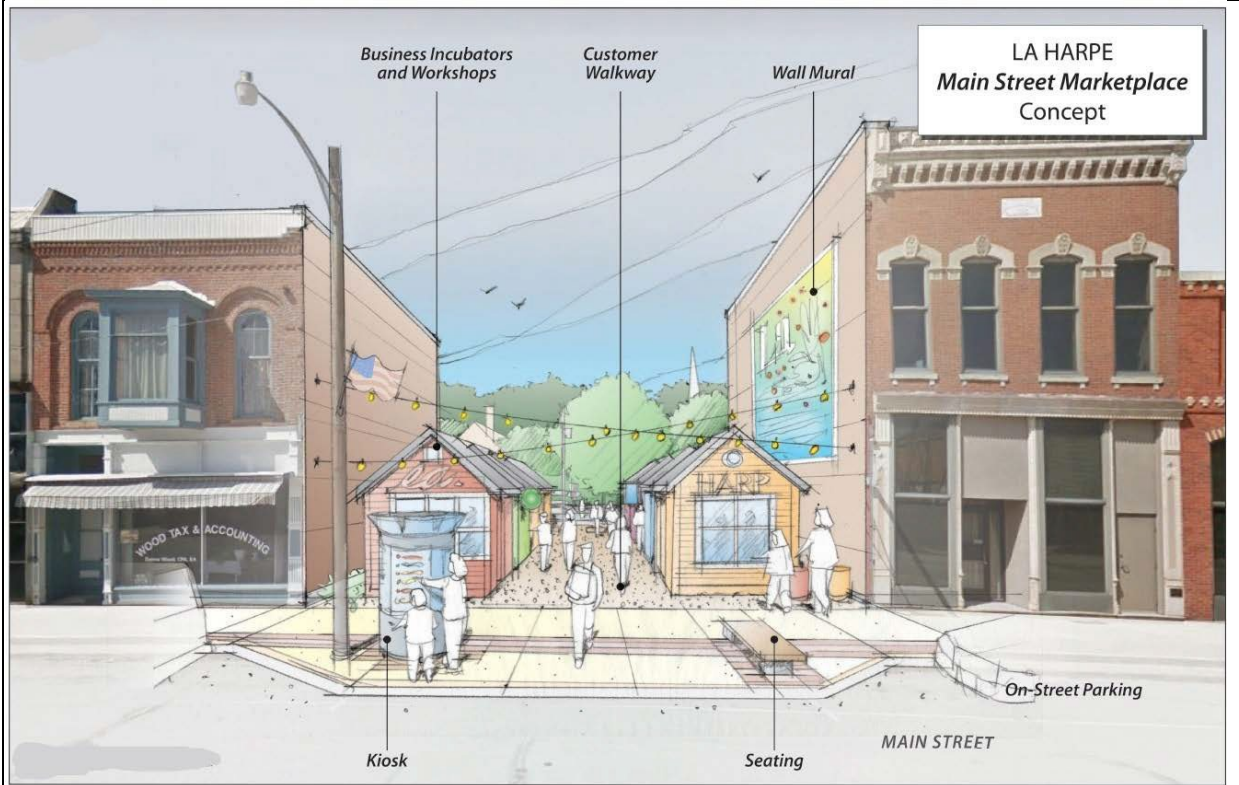
Site photos are presented below.



View facing north of the front of the two buildings.



View of the interior of one of the buildings showing the partially collapsed rear wall.



Reuse concept for Village Marketplace

#### 4.9 Sites 15-17 – 109 S. Center Street, La Harpe, IL

Information on completed activities and reuse progress at these sites is provided below.

Parcel #	06-21-000-596	06-21-000-579	06-21-000-576
Parcel Name	North Parcel	Middle Parcel	South Parcel
Site Address	109 S. Center St., La Harpe IL 61450	No assigned address	No assigned address
EPA ACRES #	241012	241013	241014

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<b>Size (acres)</b>	0.16	0.16	0.16
<b>Current Owner</b>	James M. Hilton	James M. Hilton	Jola LLC
<b>Type of Funding</b>	Petroleum and hazardous substance.	Petroleum and hazardous substance.	Petroleum and hazardous substance.
<b>Site History</b>	<p><b>North Parcel:</b> Initially developed by 1859 and was in use as a residence in 1893, and a 1-2 story livery by 1896. In 1912, the livery was still present with a hay loft on the second floor and cigar shop on the first floor. A 2-story brick building with unknown uses was constructed in 1922. By 1926, a single story automotive repair garage occupied the parcel, with two attached commercial retail shops occupying the western portion. In 1926 a single gasoline tank was identified adjoining the western parcel boundary (in Center St. right-of-way). The 2-story brick building on parcel was demolished by the early 1990s with the parcel remaining vacant to the present.</p> <p><b>Middle Parcel:</b> Initially developed by 1859 with a 1-story broom factory with possible lumber sheds in 1893. By 1898, a four-story building had been constructed and was in use as various commercial businesses. In 1926, the parcel was occupied by two commercial retail stores, a Masonic House, and a banquet hall. The parcel was in use as apartments and a beauty shop by 1987 when it was recognized as a contributing building to the La Harpe Historic District. The 4-story brick building on parcel was vacant but still standing by 2012 but has since either collapsed or partially been demolished.</p> <p><b>South Parcel:</b> Initially occupied by a lumber shed in 1893. In 1896, a three-story building had been constructed and was in use as an IOOF lodge. In 1926, the parcel was occupied by a movie theater and an IOOF lodge. The parcel was vacant by 1987 when it was recognized as a contributing building to the La Harpe Historic District. The 3-story brick building on South Parcel is still standing.</p>		
<b>Environmental Concerns</b>	Environmental concerns include: 1) RBMs within the buildings and rubble, and 2) various contaminants from >160 years of commercial, industrial and residential uses, in particular former petroleum use and storage in gasoline tank associated with historical site use as auto repair garage.		
<b>Why a Priority?</b>	The site is blighted and a significant public safety hazard due to potential risk of further collapse at a location adjacent to a public park.		
<b>Assessment Milestones</b>			
Date Nominated	11/16/2018 (by the City of La Harpe)		
Date Access Agreement Executed	8/12/2019 (Court Order)		
Date Haz. Eligibility Approved	5/13/2019		
Date Petro. Eligibility Approved	1/14/2021		
Date Approved by BAC	Phase I ESA (5/30/2019 – Meeting #3)		
Date Phase I ESA Completed	12/17/2019 (\$9,915)		
Date Phase II ESA Completed	Not applicable.		
Date ABCA Completed	Not applicable.		
Date Reuse Plan Completed	Structural analysis of building completed on 11/12/2020 (\$2,677)		
<b>Assessment Outcomes</b>	A Phase I ESA was completed as well as a structural analysis which documented that the building on the South Parcel was in danger of collapse. Both satisfied prerequisites for the City to pursue ownership and access through a court order as well as to pursue a possible USDA grant that would provide funding for demolition and future use.		
<b>Noteworthy Challenges</b>	Gaining access to the site was difficult due to the north parcel being subject to tax deed sales to non-local speculators.		
<b>Reuse Milestones</b>			

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Date of Sale to New Owner	Not applicable.
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	To be determined.
<b>Leveraged Funding</b>	None to date.
<b>Why Considered a Success?</b>	A building “action plan” was prepared that identified a potential path forward to achieve reuse of the site. The action plan was not implemented before the end of the FY2018 grant but can be resurrected if Prairie Hills secures additional USEPA funding as part of the FY2022 grant competition.
<b>Future Steps</b>	1) The City needs to secure ownership of all three parcels. 2) An RBM survey needs to be completed to determine abatement requirement and to enable bids to be obtained for abatement and demolition. 3) A reuse plan needs to be developed that will enable the City to pursue USDA or other funding needed for abatement and demolition.

Site photos are presented below.

	
View facing SW of the rear of the partially 3-story building on the South Parcel	View facing SE of the collapsed ruins of the former 4-story building on the Center Parcel.

#### 4.10 Sites 18-19 – 1177 W. Jackson Street, Macomb, IL

Information on completed activities and reuse progress at these sites is provided below.

<b>Parcel #</b>	110400-944-00	110400-943-00
<b>Parcel Name</b>	Lots 1 to 6	Lot 7
<b>Address</b>	1177 W. Jackson St., Macomb IL 61455	1177 W. Jackson St., Macomb IL 61455
<b>EPA ACRES #</b>	242168	242169
<b>Size (acres)</b>	1.14	0.21
<b>Current Owner</b>	Josiah Collins and Joylene Frye	
<b>Type of Funding</b>	Hazardous substance.	
<b>Site History</b>	The Macomb Tile & Sewer Pipe Co. began operations on a large site that included the property in 1883. It suffered a catastrophic fire in 1895, rebuilt, but went out of business in 1902. The business was purchased and reopened in 1904 as the Macomb Sewer Pipe Company The plant extended on to neighboring	

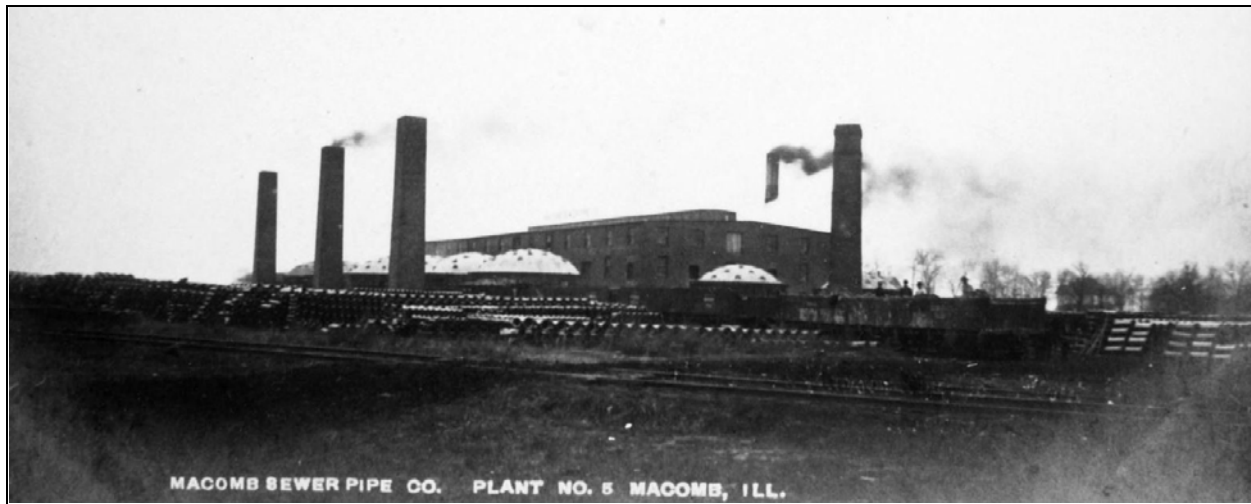


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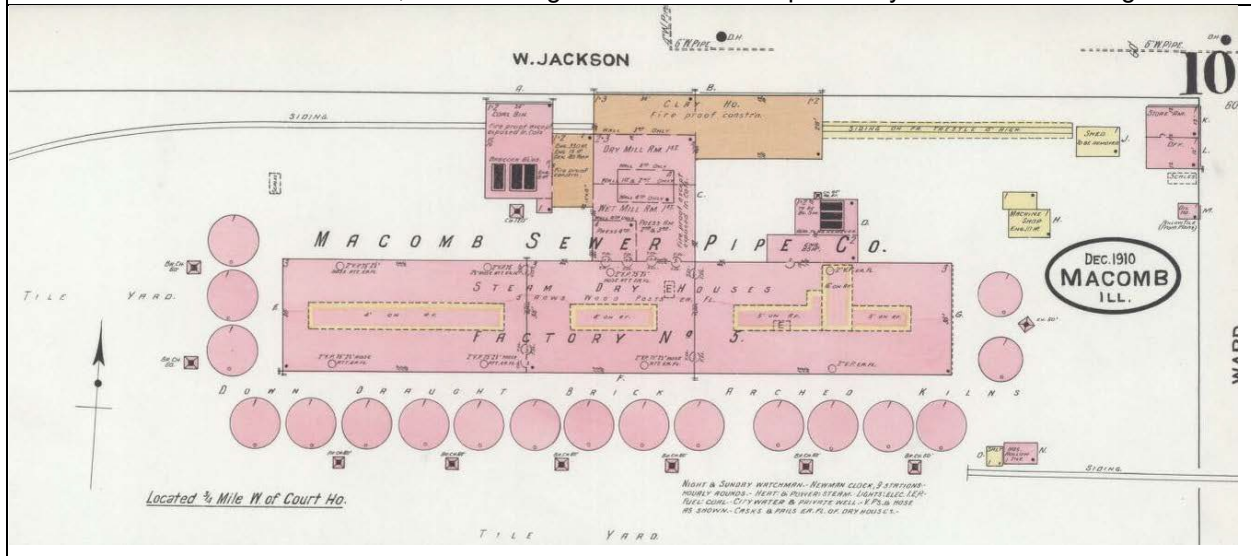
	<p>parcels as well and increased in size, and by 1924 included 24 large brick kilns. In 2913, the company changed its name to the Dickey Clay Manufacturing, which closed circa 1941. The plant appears to have been demolished by the time of an aerial photo dated 8/9/1941. Property records list the date of construction for the existing building as 1940. The Property sat vacant until the late 1940's, when a small building was built that housed a Pontiac dealership operated at the Property. Following the Pontiac dealership, the current Property building was constructed which housed a Chevrolet-Cadillac dealership until approximately 1979. The current owner inherited a portion of the property in 1968. After the Chevrolet-Cadillac dealership closed, Mr. Collins opened a machine shop that eventually was closed in 1983. Since 1983, the Property has been used for the owner's personal storage.</p>
<b>Environmental Concerns</b>	<p>Environmental concerns associated with the property include: 1) RBMs within the building, 2) potential contaminants associated with long-term historic use as a clay pipe manufacturing plant, an auto dealership, and a machine shop.</p>
<b>Why a Priority?</b>	<p>The site is a large highly visible blighted property located on the primary east-west commercial corridor within the City of Macomb. It is significantly underutilized but also has significant redevelopment potential.</p>
<b>Assessment Milestones</b>	
Date Nominated	11/22/2019 (by current owners)
Date Access Agreement Executed	11/25/2019
Date Haz. Eligibility Approved	1/28/2020
Date Petro. Eligibility Approved	Not approved (3/10/2020)
Date Approved by BAC	Phase I ESA (1/30/2020 – Meeting #5); Phase II ESA (6/25/2020 – Meeting #6)
Date Phase I ESA Completed	4/20/2020 (\$8,150)
Date Phase II ESA Completed	10/20/2020 (\$23,275)
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	Not applicable.
<b>Assessment Outcomes</b>	<p>The Phase I and II ESAs were and provide the owner with key information that will be required to facilitate the desired future sale of the property. In spite of the extensive industrial and commercial history dating back nearly 140 years, contamination documented during the Phase II ESA was surprisingly limited. The assessment activities were therefore successful in significantly reducing uncertainties as to the condition of the property and potential environmental liabilities.</p>
<b>Noteworthy Challenges</b>	<p>The presence of equipment and materials throughout the interior of the building created challenges for performing assessment activities.</p>
<b>Reuse Milestones</b>	
Date of Sale to New Owner	Not applicable.
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	To be determined.
<b>Leveraged Funding</b>	None to date.
<b>Why Considered a Success?</b>	<p>The owners of the property are 76 and 88 years old respectively, and indicated an interest in selling this and other of their long-term real estate holdings. The Phase I and II ESAs should</p>

	facilitate this process whenever it occurs.
<b>Future Steps</b>	Need for the owner to list the property for sale.

Site photos and illustrations are presented below.



View of former Macomb Sewer Pipe Co. Plant No. 5 in 1905. A series of sewer pipe plants operated on the site from 1883-1940, before being demolished and replaced by the current building.



1910 Sanborn map of the sewer pipe plant located on the site until 1940.



View of materials and equipment stored throughout interior of building.

Exterior view of west side of building.

#### 4.11 Sites 20-23 – 411 W. Calhoun St., Macomb, IL (Former Haeger Pottery)

Information on completed activities and reuse progress at these sites is provided below.

<b>Parcel #</b>	11-100-60-500	11-100-154-00	11-100-591-00	11-100-592-00
<b>Parcel Name</b>	Main parcel	East Parcel	West Parcel (N)	West Parcel (S)
<b>Address</b>	411 W. Calhoun St., Macomb IL 61455	None assigned	None assigned	None assigned
<b>Size (acres)</b>	3.87	0.27	0.15	0.11
<b>Current Owner</b>	Haeger Pottery, Inc.			
<b>Type of Funding</b>	Petroleum and hazardous substance.			
<b>Site History</b>	A McDonough Co. history suggests that the Buckeye Pottery Co. began operations at the site during 1882. Use of the site as a pottery manufacturer continued and in 1919, a catastrophic fire destroyed the main building of pottery. By 1938, the site was being run by C.A. Pech, with a staff of 65 people. In 1938, the Buckeye Pottery declared bankruptcy. In 1939, the company was reportedly taken over Haeger Pottery, which produced its first piece of pottery in 1940. The Haeger Pottery Plant reportedly was in operation at the site until it closed in 2004. The Haeger Pottery Co., which operated the plant from 1939-2004, went out of business in 2016. In 2020, the owner demolished the 1 to 3-story complex of 7 buildings that occupied over 40% of the 3.87 acre Main Parcel.			
<b>Environmental Concerns</b>	The reported 122 year (1882-2004) history of use of the site for pottery manufacturing could have resulted in contamination from wide array of potential contaminants. Contaminants associated with potteries include metals contained used in glazes (arsenic, beryllium, borax, cadmium, cobalt, copper, chromium, lead, manganese, nickel, vanadium, and zinc). Dioxins as a natural contaminant within certain clays can also be released into the air when the clay is fired, and condense on surfaces contacted by the vapor. Uranium oxide was also used as a glaze colorant by some potteries prior to World War II. Large volumes of coal were likely used to fire the kilns, and coal ash may have been disposed of on-site. Lead is a significant potential concern as annual releases of 50,000 or more pounds of lead were reported on toxic release inventory reports for the Haeger Pottery facility prior to its closure.			
<b>Why a Priority?</b>	The was a priority because of its status as one of the largest brownfield sites in			

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	the City, its location within a residential neighborhood near the downtown, its vacant status for over 15 years, its potential to be converted to a public amenity, and the demonstrated interest by the owner in collaborating with the City to advance the property to a beneficial reuse.
<b>Assessment Milestones</b>	
Date Nominated	5/7/2019 (by the City of Macomb)
Date Access Agreement Signed	The owner did not sign an access agreement but on 3/3/2021 signed a “project collaboration agreement” executed for the reuse planning study.
Date Haz. Eligibility Approved	8/24/2020
Date Petro. Eligibility Approved	8/21/2020
Date Approved by BAC	6/25/2020 (Meeting #6)
Date Phase I ESA Completed	Not applicable.
Date Phase II ESA Completed	Not applicable.
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	7/26/2020 (\$11,287)
<b>Assessment Outcomes</b>	Not applicable.
<b>Noteworthy Challenges</b>	Not applicable.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	Not applicable.
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	Completed in 2020.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	For many large former industrial properties, an overwhelming initial hurdle can be demolishing the buildings. A second hurdle can be gaining full cooperation from the landowner. Both of these hurdles have already been achieved.
<b>Leveraged Funding</b>	It is estimated that the property owner has expended \$300,000 to \$500,000 in 2020 and 2021 for abatement, demolition of the buildings, and conducting environmental assessment activities.
<b>Why Considered a Success?</b>	The project is already considered a significant success as the owner was engaged and already has completed significant steps in advancing the property to future reuse (including abatement of RBMs, demolition of the buildings, and conducting environmental investigations). We believe that performing reuse planning at such an early stage in the reuse process (i.e., while environmental investigations are still on-going) is both exceedingly rare and exceptionally useful – as it helped create an early shared vision that can not only help focus the assessment and reuse process, but give the City additional years to identify and secure funding for anticipated future site reuse.
<b>Future Steps</b>	The current owner has retained an environmental consultant that is reportedly conducting environmental investigations as needed to implement remedial measures. Once cleanup is completed, the City will need to conduct its own review and analysis of the environmental assessment and cleanup activities that were performed – to determine whether to accept the property as a donation. It is anticipated that the City would at a minimum conduct All Appropriate Inquiries and complete a Phase I ESA as needed to obtain protection from CERCLA liability. Additional due diligence activities would likely be conducted but will depend in part on whether the owner secures a No Further Remediation letter, and the details of this type of letter (i.e., comprehensive versus focused, industrial versus non-industrial use, etc.).

Site photos are presented below.

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View of buildings (pre-demolition)



View of site in later phases of demolition.



Aerial photograph of site in 2020 prior to demolition of buildings.



#### 4.12 Sites 24-26 – 221 E. Jackson Street, Macomb, IL (Former Maid Rite Sandwich Shop)

Information on completed activities and reuse progress at these sites is provided below.

Parcel #	11-300-074-00	11-300-073-00	11-300-072-15
Parcel Name	Main Parcel	East Parcel	SE Parcel
Address	221 E. Jackson St., Macomb IL 61455	None assigned	None assigned
EPA ACRES #	242164	242165	242167
Size (acres)	0.24	0.09	0.20
Current Owner	Josiah Williams Collins Trust		
Type of Funding	Petroleum and hazardous substance.		
Site History	The Property was initially developed by 1886, at which time it was occupied by a Universalist Church on the Main Parcel, and a dwelling on the East Parcel. By 1906, the dwelling on the East Parcel was removed. The Main Parcel was subject to a series of sales in 1906 and 1907. By 1910, the former church building on the Main Parcel had been converted to a garage. In 1924, the Property appeared to be vacant. In 1926, the north 1/2 of the Main Parcel was sold to Benjamin McClean, who in turn sold the property to David H. Collins (father of the current owner) in 1928, who reportedly constructed the Maid-Rite sandwich shop building, which is first shown on the Sanborn Fire Insurance Map dated 1931. Members of the Collins family reportedly owned and operated the Maid-Rite sandwich shop until approximately 2006. The sandwich shop was vacant from approximately		

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	2006 until 2019, when the building was demolished. The Southeast Parcel was occupied in part by a dwelling (the William Bailey house) from 1887 to 1926, at which time the house was lifted, rotated 90 degrees, and moved approximately 60 feet to the south where it was placed on top of a foundation constructed from stones relocated from the original foundation, and the former basement presumably backfilled.
<b>Environmental Concerns</b>	The primary environmental concerns were two former gas stations located to the east of the property that both had petroleum releases that had migrated onto the property. The owner had refused to allow testing on the site conducted as part of previous investigations at these gas stations. Therefore, there was uncertainty as to the current concentration of residual contaminants on the property. In addition, the Phase I ESA identified the past use of a portion of the north end of the property for auto repair as well as the presence of a gasoline tank in the right-of-way. Finally, there was concern regarding the potential presence of surface contamination associated with long-term commercial and residential use of the property dating back to at least the mid-1880s.
<b>Why a Priority?</b>	The site has been underutilized for many years. It is located directly across the street from City Hall. Therefore, there is potential interest by the City in acquiring the property to serve as supplemental parking for City Hall as well as businesses located on the City's historic courthouse square (which is located 1-block to the west and lacks sufficient street parking to serve existing businesses).
<b>Assessment Milestones</b>	
Date Nominated	11/21/2019 (by current owner)
Date Access Agreement Executed	11/25/2019
Date Haz. Eligibility Approved	1/28/2020
Date Petro. Eligibility Approved	3/10/2020
Date Approved by BAC	Phase I ESA (1/30/2020 – Meeting #5); Phase II ESA (6/25/2020 – Meeting #6)
Date Phase I ESA Completed	4/16/2020 (\$9,898)
Date Phase II ESA Completed	10/29/2020 (\$23,218)
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	Not applicable.
<b>Assessment Outcomes</b>	The Phase I and II ESA were completed and confirmed that residual petroleum contamination is present, but not at levels that would likely complicate future reuse of the property, in particular, for use as a parking lot.
<b>Noteworthy Challenges</b>	The Phase I ESA was challenging due to the need to carefully and completely review extensive documentation related to the two former gas stations on adjoining properties (66 documents with 2079 total pages).
<b>Reuse Milestones</b>	
Date of Sale to New Owner	Not applicable.
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	The Main Parcel is currently occupied by a seasonal desert restaurant (The Shack) which opened in 2020, and included construction of an outdoor seating area.
<b>Leveraged Funding</b>	It is estimated that the owners of The Shack invested >\$10K in the shed and landscape improvements.
<b>Why Considered a Success?</b>	The new business (The Shack) that opened on the property is well liked by local residents and represents an improvement in the appearance of the Main Parcel. It is anticipated that the best long-term future use of the property would be as a public parking lot that could serve City Hall and the

	business on the Courthouse Square. The completion of the Phase I and II ESA will greatly facilitate the future sale of the property – if and when the current owner and the City move forward with a possible transaction.
<b>Future Steps</b>	To be determined.

Site photos are presented below.



View of former Maid Rite Sandwich Shop in Macomb in 2007 (original photo by Robert Lawton)<sup>1</sup>



View facing SW of Main Parcel in 2020 with former restaurant floor slab in foreground.



Photo of a desert shop (The Shack) that opened on the Main Parcel on 7/24/2020.



Photo of a desert shop (The Shack) that opened on the Main Parcel in 2020.

### 4.13 Site 27 – 230 W. Jackson Street, Macomb, IL (Former Oasis Ice Cream Shop)

Information on completed activities and reuse progress at this site is provided below..

<b>Parcel #</b>	11-100-217-00
<b>Address</b>	230 W. Jackson St., Macomb, IL 61455
<b>EPA ACRES #</b>	243001
<b>Size (acres)</b>	0.25
<b>Current Owner</b>	Nadir Khan
<b>Type of Funding</b>	Petroleum and hazardous substance.
<b>Site History</b>	The Property was initially developed by 1910, at which time it

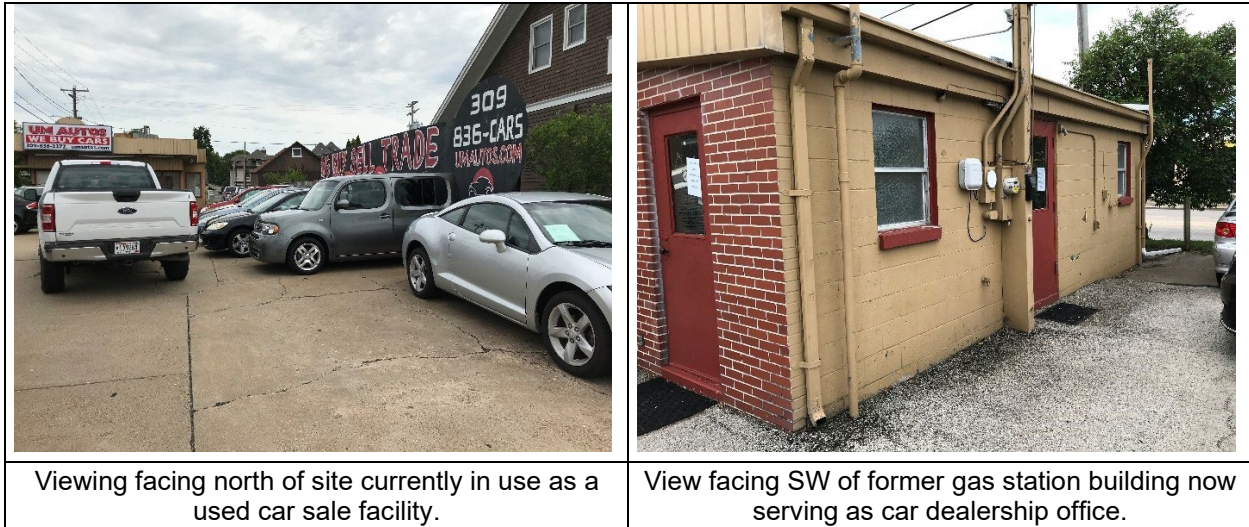
<sup>1</sup> [https://commons.wikimedia.org/wiki/File:Maid-Rite,\\_Macomb.JPG](https://commons.wikimedia.org/wiki/File:Maid-Rite,_Macomb.JPG)



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	was occupied by a residential dwelling. The Property included an automotive garage on the western boundary by 1931 when it was also occupied by a residential dwelling. The Property was in use as a residential dwelling until at least 1954. From 1956 to at least 1958, the Property was vacant. In 1961, the Property was sold by Marie Arnold to the Greenfield Land Company and subsequently was in use as the Clark Oil Company by 1962. Use of the Property by the Clark Oil Company as a gas station continued from 1962 until at least 1982. The Property was unlisted in historical City Directories from 1982 to 1986. The Property was sold by the Greenfield Enterprises, Inc. (formerly Greenfield Land Company) in 1986 to Jack K. Rimbey. Shortly after the sale, the Property was sold again to Thomas R. Taylor and Doris Taylor. By 1987 the Property was in use as the Oasis Ice Cream Shop. Thomas and Doris Taylor owned the Property until 2003. In 2003, the Property was sold to Nadir Khan (current owner) who began using the Property as a used car dealership.
<b>Environmental Concerns</b>	Apparent use of the site for at least 13 years (1976 through 1986) by a gasoline station that included two petroleum USTs.
<b>Why a Priority?</b>	The site is one of several former gas station properties located along W. Jackson Street that is considered to be underutilized. The owner expressed an interest in having the site assessed to facilitate future sale of the property.
<b>Assessment Milestones</b>	
Date Nominated	11/1/2019 (by current property owner)
Date Access Agreement Executed	11/13/2019
Date Haz. Eligibility Approved	5/26/2020
Date Petro. Eligibility Approved	5/18/2020
Date Approved by BAC	Prioritized for funding by Coalition member (Prairie Hills) in May 2020.
Date Phase I ESA Completed	8/3/2020 (\$7,492)
Date Phase II ESA Completed	Not applicable.
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	Not applicable.
<b>Assessment Outcomes</b>	None noted.
<b>Noteworthy Challenges</b>	None noted.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	Not applicable.
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	The business expanded in 2020 with a ribbon cutting ceremony held on 8/19/2020 to celebrate the addition of a service and diagnostic center at another former gas station property located across the street from the site.
<b>Leveraged Funding</b>	None to date.
<b>Why Considered a Success?</b>	The project is considered incomplete as the Phase I ESA was completed as funding from the grant was nearly fully expended. A Phase II ESA was recommended in the Phase I ESA, but could not be funded.
<b>Future Steps</b>	Proceed with Phase II ESA and other testing if additional USEPA brownfields assessment funding is secured by Prairie Hills.

Site photos are presented below.



Viewing facing north of site currently in use as a used car sale facility.

View facing SW of former gas station building now serving as car dealership office.

#### 4.14 Sites 28-34 – 600 W. 10<sup>th</sup> Ave., Monmouth, IL (Former Glastex Boat/Howard Medical Property)

Information on completed activities and reuse progress at these sites is provided below.

Parcel #	0943700100	0943800100	0943800101	0943800200	0950500200	0950500600	0950500900
<b>Parcel Name or Location</b>	Center	N. Center (E)	N Center (W)	North	South Center	South	Far South
<b>Address</b>	600 W. 9 <sup>th</sup> Ave.	None assigned	None assigned	None assigned	600 W. 10 <sup>th</sup> Ave.	610 W. 10 <sup>th</sup> Ave.	None assigned
<b>EPA ACRES #</b>	241001	241002	241003	241005	241006	241007	241008
<b>Size (acres)</b>	1.89	0.33	0.64	2.70	1.10	0.86	0.95
<b>Current Owner</b>	Maple City Warehouse & Distribution, LLC						
<b>Type of Funding</b>	Petroleum and hazardous substances						
<b>Site History</b>	<p>Based on historic newspaper articles, portions of the Property were potentially in use for manufacturing by Roy G. Miller, Inc. by 1944. <i>“The plant has changed hands many times and been under various names and managements since it was first built”</i> according to an article in 1959. Companies included Monelle Corporation – a manufacturer of “farm specialty items” and later garden equipment, as well as Peoria Consolidated Manufacturers, Inc. which was engaged in war production during the Korean War and assembled and shipped metal cartridge cases for storing and propellant charges for howitzers. In 1958, the Glastex Company moved operations to Monmouth and occupied a then 47,000 SF facility operated by the Monelle Corporation with which it had recently merged. Glastex Company was purchased by Felt Industries in 1961, and the name changed to Sea Sprite Inc. in 1963. Sea Star Boats were produced at the Monmouth facility from 1968-1981. By 1978, the facility had expanded to 96,000 SF. In 1981, Glastex was sold to two long-term employees (Bill and Genevieve Felt) who changed the company name to Felt Industries and started producing Mach I boats. The Felts sold the company in 1989, and it went out of business within two years (1991). There is a possible record of The Bank of Alton having acquired the property on 3/11/1991. The Felts formed a new company Envision Boats in 1991 that manufactured boats at a different location in Monmouth. Bill Felt died in 1997. Envision Boats appears to have gone out of business in 2009. Genevieve Felt died in 2012. Following purchase by the current owner in 1996, the facility was reportedly used until the mid-2000s for the manufacturing of latex gloves (Howard Medical Company). However, for the past 15 years, use of the property by the former owner was</p>						

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	limited to using some of the buildings for storage.
<b>Environmental Concerns</b>	Environmental concerns identified during the Phase I ESA included : 1) potential RBMs within the building, 2) the historical use of the Site for manufacturing of products that included sheet metal products, farm equipment, portable buildings, garden equipment, and boats, as well as assembly and packing of ammunition for howitzers, 3) observed petroleum-like odors, oil sheen, and extensive staining throughout Building 7, and 4) the adjoining railroad spur with possible foundry waste materials used as fill beneath the railroad spur.
<b>Why a Priority?</b>	The site was considered a priority by the City due to its long vacant/underutilized status, its blighted appearance, its large size, and significant reuse potential associated with its location in an opportunity zone, adjacent to an active railroad spur, and adjacent to a planned road improvement project. In addition, the City was aware of repeated past failed efforts by the owner to sell the property.
<b>Assessment Milestones</b>	
Date Nominated	6/29/2019 (by Ross Litton, the former owner of the property).
Date Access Agreement Signed	7/9/2019
Date Haz. Eligibility Approved	8/20/2019
Date Petro. Eligibility Approved	8/22/2019
Date Approved by BAC	Phase I and II ESAs prioritized for funding by Coalition members (City of Monmouth and Warren County). RBM Survey approved by BAC on 1/30/2020 (Meeting #5).
Date Phase I ESA Completed	10/30/2019 (\$10,808)
Date Phase II ESA Completed	5/18/2020 (\$43,677); RBM survey on 4/20/2020 (costs included in Phase II ESA)
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	Not applicable.
<b>Assessment Outcomes</b>	The assessments were completed and documented only minor soil and groundwater impacts at the property. Funding was approved to prepare an ABCA if needed to help define and develop costs estimates for environmental mitigation measures, but the sale of the property was able to be completed relying solely on information provided in the Phase and II ESA reports.
<b>Noteworthy Challenges</b>	The site was challenging in unravelling the relatively complex history of development and use, which was necessary to develop an appropriate scope of work for the Phase II ESA.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	Sold on 5/4/2021 by Ross Litton for \$350,000 to Maple City Warehouse & Distribution, LLC.
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	It is anticipated that one or more of the oldest buildings will be demolished but this is currently unconfirmed.
Date Construction Completed	According to the City, the owner is making \$350,000 in initial improvement to the property, which began in 2021.
<b>Reuse Outcomes</b>	The USEPA funded assessment activities were of critical importance in supporting the sale of the long vacant property to a local entrepreneur (Robbins Resource Management – doing business as Maple City Warehouse & Distribution, LLC.). The existing business manufactures and store pallets and reportedly has >25 employees. The plans for the site reportedly include repurposing for rental of warehouse storage space to east coast and international companies as a Midwest logistics and distribution center.
<b>Leveraged Funding</b>	\$350,000 in private funding for purchase of the property, plus an additional \$350,000 in private funding for initial improvements to the property. The City recently established a TID that includes the property and executed an agreement that committed TID funding for potential future infrastructure improvements, but as of December 2021, no TID funding has been provided for the project.
<b>Why Considered a Success?</b>	The City was both patient and proactive in working with the owner of the property

	<p>and persuading him to participate in the grant funded activities – and taking the risk of “opening Pandora’s box” and performing environmental testing on a large industrial site dating to the 1940s on which no previous assessments had been conducted. In spite of the Phase I ESA revealed a significant history of industrial uses predating the use as a boat factory, the Phase II ESA documented the presence of only minor environmental impacts. The purchase and use of the property by a local entrepreneur for a use that will make effective use of the existing buildings as well as its location within 1/3<sup>rd</sup> of a mile of the interchange for US Highway 34 is considered to be an exceptionally favorable outcome.</p>
<p><b>Future Steps</b></p>	<p>It is anticipated that the owner may construct additional warehouse buildings on vacant land at the property if the initial business plans are successful.</p>

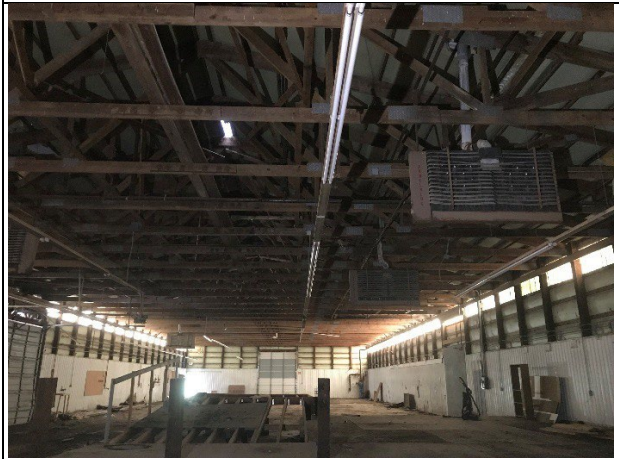
Site photos are presented below.



Interior of one of the former boat factory buildings.



View facing west along W. 9<sup>th</sup> Ave. of north end of buildings on Center Parcel.



View of the interior of one of the newer former boat factory buildings



View facing north of former floor slab for one of the oldest site buildings.

**4.15 Site 35 – 100 E. Broadway, Monmouth, IL (Former National Bank of Monmouth Building)**

Information on completed activities and reuse progress at this site is provided below.

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<b>Parcel #</b>	09-205-076-00
<b>Address</b>	100 E. Broadway, Monmouth, IL 61462
<b>EPA ACRES #</b>	241009
<b>Size (acres)</b>	0.27
<b>Current Owner</b>	City of Monmouth
<b>Type of Funding</b>	Petroleum and hazardous substance.
<b>Site History</b>	The building on the Property was constructed in 1873 by the First National Bank of Monmouth and was designed with several spaces on the 1st floor available for lease by other commercial businesses. The 2nd floor was constructed with a separate entrance and may also have been leased in whole or part by other businesses or commercial users. By 1886 the building was occupied by a bank, barber shop, bookstore, and millinery. The bank continued to occupy a portion of the 1 <sup>st</sup> floor of the building until the 1990s. From the 1880s to the mid-1900s, other portions of the 1st floor were occupied by barber shops, a millinery, paint and wallpaper shop, hardware store, grocery, a dry cleaner, and/or various retail stores and the 2nd floor was used as a banquet hall or lodge. By 1960, the 1st floor of the building was occupied by the bank and two stores and the 2nd floor was leased as office space. The City of Monmouth purchased the Property during early 2000 and has occupied the entire 1st floor of the building since March 2000.
<b>Environmental Concerns</b>	Concerns included RBMs within the building, potential impacts from the dry cleaner located for a period in a commercial space on the 1 <sup>st</sup> floor of the building, petroleum-like odors noted in the basement of the building, and several petroleum LUST sites on adjoining or neighboring properties.
<b>Why a Priority?</b>	The potential for contaminated vapors to be migrating into the building was a concern due to the occupancy by City of Monmouth staff. The vacant 2 <sup>nd</sup> floor was a priority for renovation and reuse due to its long vacant status and the historical significance of the building.
<b>Assessment Milestones</b>	
Date Nominated	7/13/2019 (by Rod Davies, Mayor, City of Monmouth)
Date Access Agreement Executed	7/31/2019
Date Haz. Eligibility Approved	8/20/2019
Date Petro. Eligibility Approved	12/2/2019
Date Approved by BAC	Phase I and II ESAs prioritized for funding by Coalition members (City of Monmouth and Warren County).
Date Phase I ESA Completed	10/21/2019 (\$7,767)
Date Phase II ESA Completed	RBM survey completed on 1/10/2020; vapor intrusion assessment completed on 9/8/2020 (combined cost = \$15,059)
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	Not applicable.
<b>Assessment Outcomes</b>	The RBM survey was completed and provided data that will be of use in planning for future renovation of the vacant 2 <sup>nd</sup> floor. The vapor mitigation study documented the presence of several VOCs at concentrations that exceeded screening levels, but none at levels that suggested a significant health threat or the presence of a source linked to the documented environmental concerns.
<b>Noteworthy Challenges</b>	Collection of the indoor air samples presented some challenges in an occupied public facility.
<b>Reuse Milestones</b>	

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Date of Sale to New Owner	Not applicable.
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	Not applicable.
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	The 2 <sup>nd</sup> floor remains vacant.
<b>Leveraged Funding</b>	None leveraged to date.
<b>Why Considered a Success?</b>	The City is better positioned to move forward with renovation of the 2 <sup>nd</sup> floor in the future.
<b>Future Steps</b>	Several potential reuse planning activities were identified that could be performed and of value in advancing reuse plans if additional USEPA Assessment Grant funding is awarded to Prairie Hills.

Site photos are presented below.



View of vacant former office space on 2<sup>nd</sup> floor of building.



View facing west from the 2<sup>nd</sup> floor of the building of historic buildings on the town square.



View facing NE of building exterior.



View of crawl space beneath former dry cleaner.

**4.16 Site 36 – 110 S. A Street. Monmouth, IL (Former Maple City Dairy)**

Information on completed activities and reuse progress at this site is provided below.

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<b>Parcel #</b>	09-205-214-00
<b>Address</b>	110 S. A St., Monmouth, IL 61462
<b>EPA ACRES #</b>	241010
<b>Size (acres)</b>	0.31
<b>Current Owner</b>	City of Monmouth
<b>Type of Funding</b>	Petroleum and hazardous substance.
<b>Site History</b>	On Sanborn maps dated 1886 through 1913, the site is initially shown as being partially occupied by a dwelling. By 1898, the front of the lot contained a steam dye works. By 1907, the front of the lot (address of 112-116 S. A St.) contained a 1 to 2-story bldg. labeled "agric'l implts" and the rear of the lot contained a 2-story warehouse. By 1913, the building at the rear was labeled "granite works." The uses of the site between 1913 and 1935 are presently undetermined. The current building was reportedly constructed in 1935 and operated as a local dairy products company (Maple City Dairy). A review of historical newspaper articles found articles for Maple City Dairy at this address from 9/23/1936 through 1/12/1984. It is uncertain when the business ended operations at the site, nor when the former owner acquired the property.
<b>Environmental Concerns</b>	Concerns included: 1) the likely presence of RBMs within the building, 2) various hazardous materials associated with historic operations as a dye works, agricultural implements facility, granite works, and dairy, and 3) records documented the presence of gasoline USTs on multiple neighboring properties with no records of assessments having been performed.
<b>Why a Priority?</b>	The property was a priority due to it blighted appearance, severely deteriorated condition, prominent location adjacent to the public library and 1 block from the City's town square, and the potential for the property to serve a public purpose.
<b>Assessment Milestones</b>	
Date Nominated	5/6/2019 (by Rod Davies, Mayor, City of Monmouth)
Date Access Agreement Executed	8/21/2019 (agreement w/ City); 8/20/2019 (court order)
Date Haz. Eligibility Approved	8/20/2019
Date Petro. Eligibility Approved	9/10/2019; 4/13/2020
Date Approved by BAC	Phase I and II ESAs and RBM Survey prioritized for funding by Coalition members (City of Monmouth and Warren County).
Date Phase I ESA Completed	10/10/2019 (\$6,822)
Date Phase II ESA Completed	4/17/2020 (\$24,220)
Date RBM Survey Completed	1/10/2020 (costs included as part of Phase II ESA)
Date ABCA Completed	Not applicable.
Date Reuse Plan Completed	4/26/2021 (\$6,172)
<b>Assessment Outcomes</b>	A Phase I ESA was completed that enabled the City to acquire the site without CERCLA liability concerns. A Phase II ESA was completed that was sufficient to fully assess the primary environmental concerns. An RBM survey was completed that enabled the City to obtain bids for abatement and to later proceed with demolition of the building. A reuse plan was completed that helped attract a \$75K donation from a local foundation to abate and demolish the building.
<b>Noteworthy Challenges</b>	The previous owner had died and the property was languishing within the ownership of the estate. A court order was needed to secure access for testing.
<b>Reuse Milestones</b>	
Date of Sale to New Owner	10/3/2019 (the City acquired from the Estate of Steven

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 Prairie Hills Resource Conservation & Development, Inc. – USEPA Brownfields Coalition Assessment Grant  
 (FY2018)

	Richmond via a Judicial Deed)
Date Enviro. Cleanup Completed	Not applicable.
Date Abatement/Demo. Completed	February 2021 (\$63,500)
Date Construction Completed	Not applicable.
<b>Reuse Outcomes</b>	The site is in interim use as a gravel covered parking lot.
<b>Leveraged Funding</b>	\$75,000 in funding was donated by a local private foundation.
<b>Why Considered a Success?</b>	The property was occupied by a blighted long vacant and partially collapsed building at a prominent location adjacent to the library and the City’s historic courthouse building. The EPA grant greatly facilitated the process of acquiring and demolishing the building. The site is a great example of how a low cost (i.e., \$6K) reuse planning study can be of significant value in advancing reuse of a problem site as well as spurring interest in supporting these efforts by local foundations. The project was also noteworthy in the willingness of the City to be very proactive in gaining control of the property.
<b>Future Steps</b>	The City anticipates moving forward with the reuse plan developed using EPA funding. \$11,500 in funding from the private foundation remains available for helping to implement reuse plans.

Site photos are presented below.



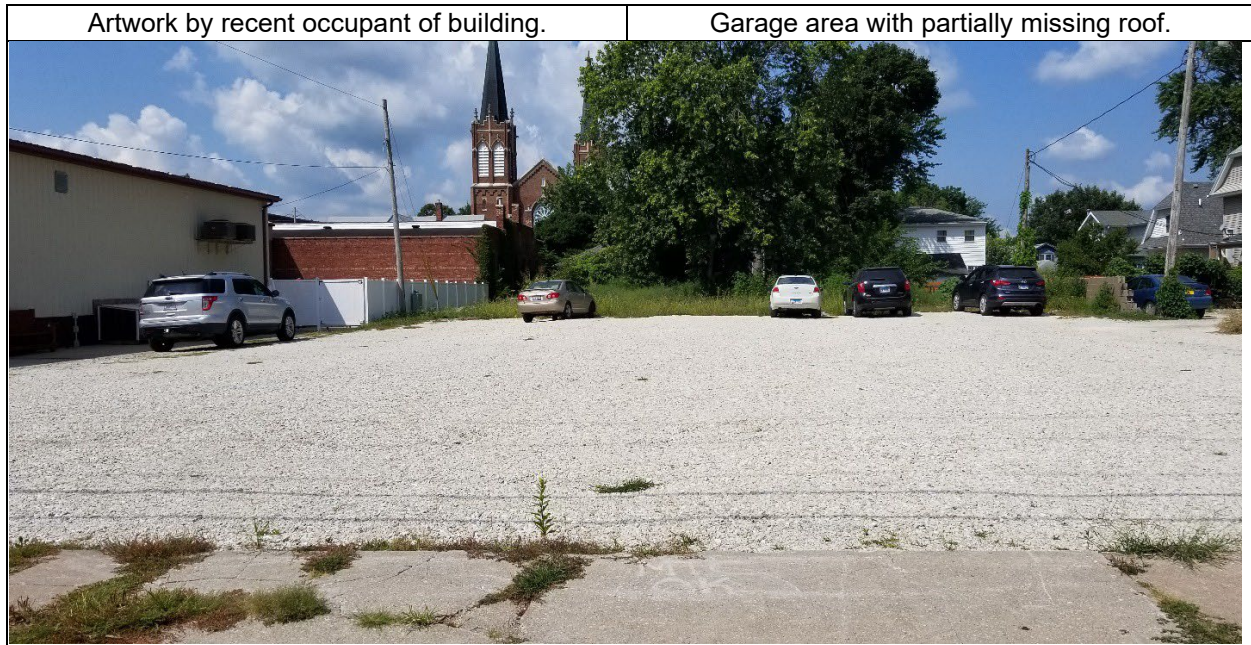
View facing east of rear of building.



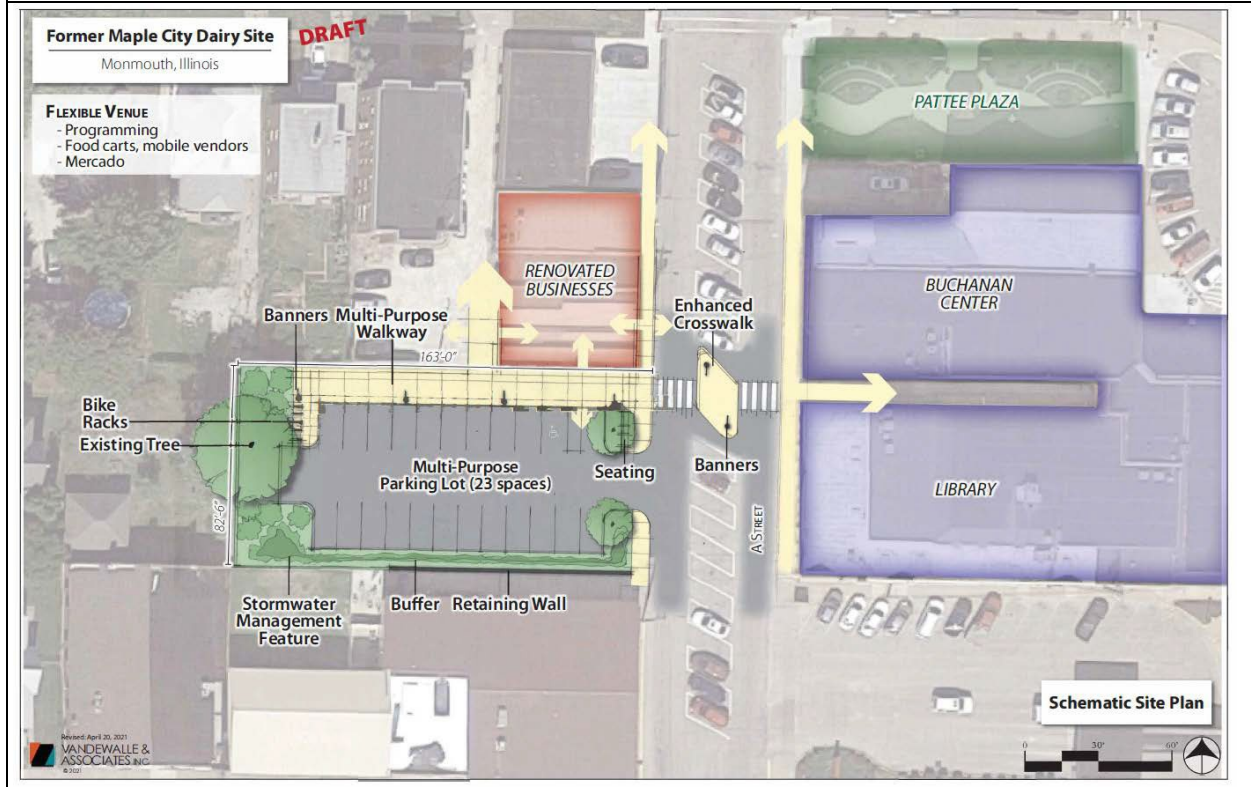
View facing NW of front and south side of building.







View facing west of site in August 2021 after demolition of building, backfilling of basement and placement of gravel for interim use as a parking lot.



Reuse plan completed for former Dairy property.

## 5.0 PARTNERING/LEVERAGING

Four groups of local organizations were partners in implementing the grant. Contact information and their involvement/roles are summarized below.

<p><b>Coalition Members – Names and Contacts:</b> <b>City of Macomb</b> (John Bannon, Community Development Coordinator, 309-833-4944, <a href="mailto:cdc@cityofmacomb.com">cdc@cityofmacomb.com</a>); <b>City of Monmouth</b> (Lew Steinbrecher, City Administrator, 309-734-2141, <a href="mailto:lew.steinbrecher@cityofmonmouth.com">lew.steinbrecher@cityofmonmouth.com</a>); <b>Fulton Co.</b> (Roger Clark, 309-547-0901, <a href="mailto:rclark@fultonco.org">rclark@fultonco.org</a>); <b>Knox Co.</b> (Darla Krejci, Board Member - District 1, 309-299-7888, <a href="mailto:darla.krejci@co.knox.il.us">darla.krejci@co.knox.il.us</a>); <b>McDonough Co.</b> (Scott Schwerer, Board Chair, 309-652-3830, <a href="mailto:schwerer5@mtcnw.net">schwerer5@mtcnw.net</a>); <b>Warren Co.</b> (Mike Pearson, Board Chair, 309-221-7215, <a href="mailto:mbpearson@mtcnw.net">mbpearson@mtcnw.net</a>). <b>Involvement/Roles:</b> The coalition members served on the BAC, where they provided input on site selection and funding decisions. They were responsible for completing nomination forms, soliciting interest by property owners, securing access agreements, and providing financial and other assistance as necessary for sites to move beyond assessment to cleanup and reuse. They also had primary responsibility for informing and educating the public in their communities and the Target Areas regarding the USEPA funded project, sites being assessed, and brownfields challenges, opportunities, and best practices.</p>
<p><b>Other Local Governments – Names and Contacts:</b> <b>City of Carthage</b> (Jim Nightingale, Mayor, 217-357-3204); <b>City of Dallas City</b> (Kevin Six, Mayor, 217-852-3377, <a href="mailto:sixptbuck@outlook.com">sixptbuck@outlook.com</a>); <b>City of La Harpe</b> (Katherine Hasten-Reed, Mayor, 630-854-3617, <a href="mailto:hastenward3@gmail.com">hastenward3@gmail.com</a>); <b>City of Canton</b> (Kent McDowell, Mayor, 309-647-0065, <a href="mailto:kmcdowell@cantoncityhall.org">kmcdowell@cantoncityhall.org</a>); <b>City of Galesburg</b> (Peter Schwartzman, Mayor, 309-877-1988), <b>Hancock Co.</b> (Delbert Kreps, Co. Board Chair, 309-333-3414, <a href="mailto:rdfoods@gmail.com">rdfoods@gmail.com</a>); <b>Henderson Co.</b> (Brad Flat, Board Chair, 309-867-3121, <a href="mailto:theflatts@derbytech.net">theflatts@derbytech.net</a>). <b>Involvement/Roles:</b> These 7 local governments were active participants and members of the FY2018 grant, including serving on the BAC. By serving on the BAC, they were involved in site selection and funding decisions, and had similar roles and responsibilities as the coalition members regarding sites being nominated or assessed in their communities.</p>
<p><b>Local Economic Development Organizations – Names and Contacts:</b> <b>Hancock County EDC (HCEDC)</b> (Samantha Harnack, Executive Director, 217-440-8909, <a href="mailto:hancockctyed@gmail.com">hancockctyed@gmail.com</a>); <b>Carthage Community Development (CCD)</b> (Amy Graham, Director, 217-357-3800, <a href="mailto:ccdc@carthage-il.com">ccdc@carthage-il.com</a>); <b>Knox County Area Partnership (KCAP)</b> (Ken Springer, Executive Director, 309-343-1190, <a href="mailto:kspringer@galesburg.org">kspringer@galesburg.org</a>); <b>Macomb Area Economic Development Corporation (MAEDCO)</b> (Kim Pierce, Executive Director, 309-837-4684, <a href="mailto:director@maedco.org">director@maedco.org</a>). <b>Involvement/Roles:</b> All 4 local economic development organizations were participants in the FY2018 grant, with their involvement including serving on the BAC where they provided input on site selection and funding decisions. They served as the key resource regarding the needs and interests of local businesses and developers as they related to brownfields, and helped to provide local financial assistance tools.</p>
<p><b>Local Institutions – Names and Contacts:</b> <b>Illinois Institute of Rural Affairs (ILIRA)</b> (Chris Merritt, Executive Director, 309-298-2237, <a href="mailto:cd-merritt@wiu.edu">cd-merritt@wiu.edu</a>); <b>Western Illinois University (WIU) GIS Center</b> (Chad Sperry, Director, 309-298-1566, <a href="#">Ce-</a></p>

[sperry@wiu.edu](mailto:sperry@wiu.edu)). **Involvement/Roles:** The ILIRA is a key entity in supporting economic development and prosperity in rural communities throughout IL and an ideal partner for the project. ILIRA is located within the same city as Prairie Hills, and within the **W. Macomb TA**. ILIRA served as a member of the BAC collaborated as a partner for reuse planning projects performed in La Harpe. The WIU GIS Center provided technical expertise as part of discussions and planning for the brownfields inventory (although the inventory was ultimately not completed as planned).

Leveraged funding was detailed in Section 4.0 for each of the sites on which assessment activities were performed. The leveraged funding is summarized on the table below.

Site #	Address	Leveraged Funds	Anticipated Additional Future Leveraged Funds
1-3	260 N. Main St., 42 W. Spruce St.	1) \$350,000 in private funding for purchase of the site. 2) \$25,000 (estimated) in private funding for abatement and demolition of the 2 buildings.	Estimated \$2.1M in additional private funds will be expended in 2022 for construction.
4	603 Grant Place	\$149,000 in public funding for purchase by the City in 2020.	
5-6	600 West Illinois Route 6		\$1 in public funding (anticipated to occur by 12/31/2021) for purchase of the property by the City.
7	1160 Buchanan Street	\$166,600 in public funding for abatement and demolition in 2021.	\$1-2M in private and public funds for construction of the theater addition (anticipated 2022-23).
8	528 Wabash Ave.	\$2-5K (estimated) for improvements by owner during 2020-21.	To be determined.
9-11	380-396 Oak St.		
12	962 E. Main St.	\$150,000 in private funding for purchase of the site in 2021.	\$1.5M (estimated) in private funds for building renovation and construction of 100-150 outdoor storage units (anticipated during 2022).
13-14	116-18 E. Main St.		
15-17	109 S. Center St.		
18-19	1177 W. Jackson St.		
20-23	411 W. Calhoun St.	\$300,000 to \$500,000 (estimated) in private funding for abatement and demolition of the buildings and additional environmental studies in 2020-21.	To be determined.
24-26	221 E. Jackson St.	>\$10K (estimated) invested in tenant (The Shack) for landscaping and construction of the small restaurant building in 2020.	
27	230 W. Jackson St.		
28-34	600 W. 10 <sup>th</sup> Ave.	\$350,000 in private funding for purchase of the site in 2021, plus a reported additional \$350,000 in	

Site #	Address	Leveraged Funds	Anticipated Additional Future Leveraged Funds
		private funding in 2021 for initial improvements to the buildings.	
35	100 E. Broadway		
36	110 S. A St.	\$75,000 in private funding (a donation from a local foundation) used in 2020-21 for abatement and demolition of the building.	

In summary, an estimated total of between \$1.93M and \$2.13M in funding was leveraged as investments in the priority sites during 2020-21. An additional \$4.6M to \$5.6M is expected to be leveraged during 2022-23 for construction projects planned at Site 1-3, 7, and 12.

## 6.0 WORK PLAN ACCOMPLISHMENTS

A summary of the key outputs for each task as identified in the approved project work plan and as accomplished through implementation of the grant is provided below.

Task	Output Description	" in Work Plan	Actual # Completed
0	Consultant procurement documentation	1	1
	Contract w/ consultant	1	1
1	Brownfields GIS Inventory	1	Partial
2	Phase I ESAs	Up to 24	29
	Eligibility Determination Forms	Up to 24	49
	Access Agreements	Up to 24	37
3	Quality Assurance Project Plan	1	1
	Area-Wide SAP for RBM Surveys	0	1
	SAPs for Phase II ESAs	Up to 16	17
	Health & Safety Plans	Up to 16	17
	Phase II ESAs	Up to 16	17
	RBM Surveys	Up to 6	18
	ABCAs	Up to 6	3
	Reuse Plans	Up to 2	7
Structural Analyses (completed as reuse planning activity)	0	3	
4	Brownfield project webpage	1	1
	Fact Sheets	Not specified	4
	Target Area Public Meetings	4	1
	BAC Meetings	Not specified	9

The only major activity that was not completed in accordance with the work plan was the inventory. A partial inventory was completed within an area of the City of Galesburg, but a decision was made (with the concurrence of the USEPA Project Officer) to reallocate funding to site-specific assessment activities as a result of the large number of sites (>60 nominated by property owners and local government partners) and the lack of a need for

an inventory as a means to identify additional sites for which no funding would be available due to the high demand.

## **7.0 BUDGET SUMMARY**

Table 1 presents a detailed summary of personnel, travel, supplies, and contractual costs expended in implementing the grant. All grant funds were expended.

**TABLE 1**

