

**ATTACHMENT D
DRAFT**

COMMUNITY RELATIONS PLAN

**BROWNFIELDS CLEANUP GRANT: ASBESTOS REMOVAL
ROCK STREET FRONTAGE
MACHINE SHOP AREA
RIVER STREET FRONTAGE
FORMER BARBER COLMAN MANUFACTURING COMPLEX: ROCKFORD, IL**

1. OVERVIEW

The purpose of this Community Relations Plan (CRP) is to delineate the communication strategies that will address the needs and concerns of the citizens of Rockford, particularly the residents who are directly or potentially affected by the proposed removal of asbestos contamination present at the Rock Street Frontage, Machine Shop Area and the River Street Frontage Areas of the former Barber Colman Manufacturing Site located in the City of Rockford. This CRP provides an overview of how the City has involved and will continue to involve affected residents, City officials, and local organizations in the decision-making process regarding the environmental remediation efforts at the site. As with the dissemination of information and the coordination and facilitation of community outreach throughout the previous activities on the site, the City is primarily responsible for implementing community relations pertaining to the site.

Active residents and institutions in the community are essential resources for the success of the CRP as they hold positions of responsibility within the community. The City of Rockford perceives these citizens and organizations as key points of contact and communication. The success of the environmental remediation and subsequent redevelopment the Barber Colman Site hinges on informed citizen involvement in each step of the remediation process.

2. SPOKESPERSON AND INFORMATION REPOSITORY

The spokesperson for this project is Mr. Wayne Dust, Planning Administrator, who may be contacted at:

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The Information Repository is located at the Rockford Public Library, 215 S. Wyman St, and the Montague Branch Library at 1238 S. Winnebago St., both in Rockford, Illinois.

3. SITE DESCRIPTION AND HISTORY

The former Barber Colman site, 1200 Rock Street, City of Rockford, Winnebago County, Illinois, Township 44 North, Range 3 East, 3 PM, occupies approximately 25 acres located approximately one mile south of downtown Rockford. The site is bounded by Loomis Street to the North, the Rock River and Canadian National Rail Line to the East, Lane Street to the South, and Rock Street to the West. This Community Relations Plan focuses on remedial activities in the core of the remaining former manufacturing structures. These structures have been grouped according to their location. Buildings 5, 10 and 19 are located within the Rock Street Frontage; Buildings 4, 9 and 18 are within the Machine Shop Area and Buildings 7, 11, 12, 13, 16 and 17 are within the River Street Frontage Area. Please see the attached site plan.

Barber Colman Company originally developed the site in the 1880s as a textile machinery manufacturing plant. In the mid 1980's, Reed-Chatwood purchased the site as a location for business incubators, after it had been largely closed by Barber Colman. Reed-Chatwood operated with varying success for approximately 15 years. In January of 2002, the City of Rockford purchased the site as the result of an effort to purchase a 5 acre future retail site to the west of the manufacturing site. The previous owner simply would not separate the manufacturing site from the support parking located west of Rock Street on the future retail site. Later, the plan for the retail development was modified, and a portion of both the manufacturing complex and the parking lot was used in the development of the Gray's IGA Grocery Store.

Environmental Assessment and Remediation have been in process for portions of the site for the last several years. ESA's were prepared and final letters of No Further Remediation (NFR) were received for the "Retail Area" along South Main Street (including the parking lot) and "Storage Area" (the southwest corner of the manufacturing site). Preliminary Phase II ESA's identified the Invensys Metal Plating area as the most likely area to require major remediation (See attached map). Additional Phase II work was performed and a Remedial Action Plan (RAP) was prepared and approved by IEPA and USEPA. Heavy metals were found under and adjacent to two of the buildings, Buildings 14 and 15. This

Remedial Action Plan called for the demolition of Buildings 14 and 15 as well as soil removal in the area occupied by the buildings and adjacent to those buildings.

The Invensys Metal Plating Site, Buildings 14 and 15, received extensive remediation efforts during 2005 using the \$500,000 Brownfields Cleanup Revolving Loan funds. The Remedial Action Plan was implemented with the removal of Buildings 14 and 15 and soil removal. These Cleanup efforts for the Invensys Metal Plating site will be finalized this summer with the removal of Building 20 and any additional Cleanup that is required. An NFR letter is anticipated by the fall of 2008 for the Invensys Metal Plating Area also known as Area 3A.

The majority of the original manufacturing site has not been fully assessed and does not have an NFR letter (See attached map). This large area is known as Area 3 and is 12 Acres in size. Area 3 includes 12 of the remaining 13 manufacturing buildings. Asbestos Removal is proposed as the first step in the final Cleanup of the 12-Acre area. Additional Environmental Assessment work will be taking place concurrently with asbestos cleanup within the buildings. Some of the historic structures will be impacted by future Phase II Environmental Assessment activities and some are proposed to be demolished in future phases of the Barber Colman redevelopment effort. The asbestos removal activities will be performed on all of the structures prior to additional assessment or demolition.

4. NATURE OF THREAT TO PUBLIC HEALTH

Historic document reviews and environmental site assessments of the former Barber Colman Site were conducted between 1999 and 2006. This investigation determined that the greatest threats were located beneath buildings 14 and 15 (chromium impacts to shallow soils) and adjacent to buildings 14 and 15 (lead, selenium and chromium impacts to shallow soils). These buildings have now been demolished and the contaminated soils have been removed. The remaining threats to public health at this site include asbestos within the structures and possible VOC's (Volatile Organic Chemicals) in the soil and groundwater that may be at levels that would require additional soil removal and/or groundwater treatment.

5. COMMUNITY PROFILE

The City of Rockford, Illinois is a community of approximately 150,000 people and is generally located in the southeast corner of Winnebago County, at the intersections of US 20 and I-90 with Illinois 251 and I-39. The City is approximately 90 miles northwest of downtown Chicago and 70 miles northwest of O'Hare International Airport.

Like many Illinois communities, the economic viability of Rockford was historically linked to older industry within the community, in particular to the industrial sites along the Rock River starting in Downtown Rockford and continuing south along the river for about one and one fourth miles. At the midpoint of this industrial corridor was the original Water Power District of small industrial plants, which later received hydro-electric power from the Commonwealth Edison Dam just to the north. At the northern end of this industrial corridor was the G.C. Electronics plant, which was removed and became downtown's Davis Park. At the southern end of this industrial corridor is the former Barber Colman complex. Between the two ends are the only three railroad bridge crossings of the Rock River within the City of Rockford.

As manufacturing and transportation have changed through the years, this older industrial area has struggled to remain economically viable in the face of increasing competition and global changes to industrial-based economies. The majority of the manufacturing plants in this corridor have been abandoned while the companies have either relocated out of state, been absorbed by larger firms, gone out of existence or downsized and relocated to greenfield sites. Barber Colman once employed 5,000 people at this site, many of which walked to work from the adjacent residential area. During the past 20 years, this company abandoned 90% of this plant, built a smaller plant on a greenfield site in a neighboring community, was absorbed by another company, and now in its current configuration provides about 100 jobs at the greenfield site only.

The exodus of Barber Colman resulted in a substantial income, revenue, and employment gap in the near southwest side, and continues to affect the socio-economic integrity of this area. The affect of this blighted brownfield on the surrounding area is visually apparent and economically distressing even though the City has invested heavily in the development of the retail center adjacent to the west of this site. The site is also directly adjacent to residential blocks that contain a majority of low and moderate-income households. After 20 years of underutilization, the manufacturing property has suffered significant deterioration, most recently from moisture damage resulting from roof leaks. The underutilization of this site and loss of jobs contributed to the disinvestment in and decline of the surrounding residential and nonresidential districts.

Based on 2000 US Decennial Census data, median income for households in Census Tract 28, which contains the Barber Colman manufacturing site and surrounding neighborhoods, is only \$25,926, while the figure for the City of Rockford as a whole is \$37,667 and for Winnebago County as a whole is \$43,886. Additionally, the percentage of households living below the poverty line in Census tract 28 is 30%, compared to the City percentage of 13% and the Winnebago

County percentage of 9.3%. This trend continues in regard to persons below poverty level; in Census Tract 28 this measure is 35%, while the City as a whole has 14% and Winnebago County as a whole has 9.6 % of the respective persons below the poverty level. Additionally, 91% of the population in Census Tract 28 is a member of a minority group, compared to 27% in the City as a whole and 18% in Winnebago County as a whole. Demographic statistics for Rockford show that the City has experienced slow population growth due entirely to annexations, while surrounding communities have experienced rapid growth, both in Winnebago County and surrounding counties. Census Tract 28 has experienced population and housing unit loss during the past few decades.

6. CHRONOLOGY OF COMMUNITY INVOLVEMENT

The dedication of City staff and Rockford residents has grown this redevelopment initiative into a multi-faceted effort involving IEPA, USEPA, Hendricks Development Group, River Street Collaborative, a potential developer of a Youth Sports Complex and the City. Through its 1999 USEPA Pilot Grant, the City formed a community-based committee, the Brownfields Advisory Committee, to provide a conduit for community participation and the inventory and selection of the key brownfield redevelopment sites within the City. The top priority sites selected by the Committee were the Barber Colman Manufacturing Plant (AKA Reed-Chatwood, the owner for about 15 years) and the Davis Park Corridor, which later included the site for the Federal Courthouse. This committee was comprised of a wide-range of community organizations, members from the financial arena, citizens, professionals in the environmental field, and elected officials.

Since the initial effort, the City has developed and maintained relationships with numerous community-based groups that provide support for the project's goals. The City staff recognizes that by maintaining a broad project partnership base, creative solutions and strategies will be developed that will bring the community's vision for the Barber Colman site from plan to fruition.

The City has recently established a system for communicating progress at Barber Colman to the community through regular presentations at the Fifth Ward Monthly Meetings, the posting of project information on the City's web page, and timely press releases via the local media. These outreach methods have generated impressive response and involvement, and the City will continue to employ them throughout the redevelopment of the site. Regular presentations and updates at these Ward meetings provide current information on environmental assessment results, cleanup activities, and redevelopment strategies for the Barber Colman site. The City periodically invites environmental consultants in order to present status reports and also to prevent any inaccuracies in disseminating technical information. The City also prepares project fact sheets that relay project status, redevelopment

plans, funding strategies, and the general project timeline in language that is understandable to the general public. These fact sheets are presented at the Ward Meetings and placed on the City's Web page. Also, the City works closely with the local newspapers to prepare articles on its brownfield initiatives at key points in time.

During August 19-21, 2002 the City conducted a charette to identify its goals for redevelopment of the Barber Colman Village and to develop a set of principles upon which the selection process for a master developer would be based for development of the Barber Colman Village. The charette included substantial community involvement, as well as extensive community outreach, to obtain the community's ideas for redevelopment and gauge the community's support for the redevelopment of this site. The City brought in the Councilors of Real Estate (CREs) to provide experienced advice on a redevelopment project of this magnitude, as well as to hear and evaluate staff and community input. Conceptual plans developed by staff and others developed by architectural firms were presented. The plans called for the adaptive reuse of several of the structures within the Barber Colman site. In each case, Buildings 14, 15 and 20 were removed because of their riverfront location, evidence of heavy metal contamination, and the need to reclaim the riverfront for public open space.

Following the charette, the City went out for proposals, selected a Master Developer and entered into a Memorandum of Understanding with the developer, Hendricks Development Group, in April of 2004.

In September of 2004, the City of Rockford approved its new Comprehensive Plan, the 2020 Plan. The 2020 Plan reinforced the Greenways Plan, which had been based on a pathway plan originally developed by the Rockford Park District and expanded to include all of Boone and Winnebago Counties. A key component of all of these Plans is the program to create public open space and recreational paths along the Rock River throughout the Rockford region. Also, Hendricks Development prepared the Draft Master Development Plan and it reinforced the previous plans to reclaim the river frontage by removing Buildings 14, 15 and 20. This action is recommended as part of Phase I of a five-phased plan. The final version of the Master Plan was presented to City Council during December of 2004.

In early 2005, the public participation process was initiated for the Cleanup of the Invensys Metal Plating Area. The Action Memo and Community Relations Plan were prepared, the Public Comment Period and Public Hearing were held and this project commenced in June of 2005 and was completed in August of that year.

7. KEY COMMUNITY CONCERNS

Through the public participation process, the following goals were identified for Barber Colman Village:

- Return the former Barber Colman property to beneficial use.
- Provide for residential development as a component of this redevelopment effort.
- Provide for community facilities that are absent in this part of the community at this location, including, but not limited to: higher education opportunities and job training.
- Expand retail opportunities in this sector of the community, the southwest side.
- Provide additional open space/recreation area within the City, especially along the Rock River, consistent with adopted plans.
- Strengthen the existing commercial district along S. Main St. at the northwest corner of the Barber Colman Area.

These goals form the basis of the recommendations in the redevelopment strategy for the site. The most recent redevelopment proposal meets all 6 of these goals for the site by providing a mixed use development that includes: excellent youth sports training, practice and tournament facilities; provides support facilities including retail and residential; provides the open space corridor along the Rock River; provides jobs and brings people to the area that would support local businesses

8. Continued Community Involvement

1. The City of Rockford has actively involved the community in its brownfield initiatives and will continue to work within the affected community. The Fifth Ward is the most severely affected community by Brownfields and is the location for this proposed cleanup site. Within the Fifth Ward, the Brownfields Coordinator and other staff of the Department of Community and Economic Development have worked closely with Alderman Victory Bell and the group of citizens and business leaders who attend his Ward Meetings. The Brownfields Coordinator has presented information, asked for citizen input and presented status reports concerning cleanup proposals and reuse planning within the Fifth Ward during the past several years. One area in particular, the City-owned former Barber Colman Manufacturing plant and the adjacent, largely privately-owned deteriorated industrial area to the north referred to together as Barber Colman Village has been the focus of these presentations and discussions for the past several years. This involvement with the Community (the Fifth Ward) was initiated with the City Acquisition of the former Barber Colman Manufacturing Plant in late January 2002, continuing with a two-day

neighborhood charette on Barber Colman Village in September of 2002, preparation of a Master Development Plan during 2004, cleanup of a portion of the City-owned property known as Invensys Metal-Plating facility in August of 2005 and the successful application for Brownfield Cleanup Grants that was announced by the USEPA Regional Administrator at a site within the 5th Ward on May 14 , 2007. Throughout this process, Alderman Bell and the Brownfields Coordinator have informed and involved constituents and business organizations in the area such as Southwest Ideas for Today and Tomorrow (SWIFT) and Comprehensive Community Solutions (CCS Youthbuild) at the Monthly Fifth Ward Meetings. These organizations have been kept well informed. These organizations have provided valuable input and dialog with the City Staff.

The City proposes to utilize the Cleanup Grants and Revolving Loan Fund to continue the Cleanup of this site with the removal of the asbestos as part of the continuing process to redevelop this extensive Brownfield area.

2. The City is actively developing partnerships for redevelopment projects at the local, state and federal levels. The City developed a Master Plan with the assistance of the Rockford Local Development Corporation (RLDC) for the Barber Colman Village area and is continuing discussions with potential developers. Working with the RLDC, a portion of the former Barber Colman facility was redeveloped, following assessment and cleanup, as a new grocery store, Gray's IGA, serving the surrounding area. Also the City has partnered with Winnebago County and the U.S.General Service Administration for the development of the Winnebago County Justice Center and the Federal Courthouse. Following assessment and cleanup activities, construction on the \$100 million dollar Winnebago County Criminal Justice Center began in the spring of 2005 and was completed and opened in July of 2007.

The site for the Federal Courthouse is ready for construction, which is anticipated to begin in early 2008. Environmental Assessments were performed during 2003 and 2004 and an NFR letter was received from Illinois EPA during 2005 for this site.

The City plans to develop additional partnerships to successfully accomplish sustainable development at each of the cleanup sites.

The City of Rockford intends to use the Brownfields Cleanup Grant for asbestos removal at the three sites within Barber Colman: the Rock Street Frontage, the

Machine Shop Area and the River Street Frontage. The Grant totals \$600,000 with \$200,000 earmarked for each of the three sites.

In conformance with EPA guidelines, a legal notice will be placed in the local newspaper announcing the intended response actions at the site and to notify residents of a public meeting regarding the management efforts. The legal notice will also announce that the repository of information on this project, including this Community Relations Plan, the Draft Action Memorandum, Administrative Record, environmental assessments, risk assessments, and environmental information is located at the Community Development Department office at City Hall, and is available for viewing during normal business hours and at other times by appointment. These documents will also be placed on the City's web page; a notice will also announce the start of a thirty-day comment period on the Draft Action Memorandum. The City of Rockford will accept comments on the Action Memorandum during the comment period and will provide written responses that will become a part of the administrative record. The information repository will be updated with the inclusion of all meeting minutes, status reports, and other communications as they are generated.

The objective of this task is to inform the community as a whole and the community within the site Area of the City's intent to conduct environmental cleanup activities and provide details on cleanup plans and redevelopment efforts for the site. The City intends to rely primarily upon the following Community Outreach efforts 1) monthly Ward Meetings conducted in the Property Area (Alderman Victory Bell) 2) Planning and Development Committee Meetings of the City of Rockford, which are open to the public, published in all the media, and reported upon by the media; 3) the City of Rockford Website, press releases and legal notices in the local newspapers. The Planning Administrator, who also acts as the City's Brownfields Coordinator, will request input from the business community, on an as-appropriate basis, during monthly meetings with the Chamber of Commerce and River District Business Association.