

1: PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area and Brownfields

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

The former Pillsbury Mills facility, located at 1525 E. Phillips Avenue on the north east side of the City of Springfield, closed 20 years ago. Since it's closing, the 18-acre site has been abandoned, is partially demolished, and has become a significant challenge for the surrounding neighborhood and greater Springfield area. The property has faced significant legal entanglements and is known to be contaminated with asbestos and lead paint, which has stalled the future redevelopment of the site. The former Pillsbury site's surrounding neighborhoods are among the most severely impoverished in Springfield. Removal of the existing structures and redevelopment of the site into a productive end-use will provide the area with significantly greater public safety, health, environmental health, social justice, and economic development benefits.

Moving Pillsbury Forward, (referred to as MPF) formed as a registered not-for-profit corporation in October 2020 after beginning as a community working group in November 2019 to study the Pillsbury site's public safety, known environmental issues, and to develop recommendations for long-term redevelopment solutions for the site. After a year of study and collaboration with community stakeholders and elected officials, formation of a not-for-profit presented the most viable path for achieving a workable and successful long-term redevelopment solution for the community and the site. In March 2022, MPF took ownership of the former Pillsbury site, moving the group's goals forward in a very compelling way. MPF's purpose is to facilitate community redevelopment efforts to successfully eliminate and prevent blight in and around the former Pillsbury Mills site.

The former Pillsbury Mills site is massive, but it is manageable. The MPF group has determined that demolition must be initiated to jumpstart cleanup, remediation, and redevelopment efforts. In order to safely implement demolition plans, the known asbestos and lead based paint at the former Pillsbury Mills site must be addressed. This is why MPF is seeking US EPA Brownfields Cleanup grant funding.

1.a.ii. Description of the Proposed Brownfield Site

The former Pillsbury Mills site is located at the northeast corner of the intersection of East Phillips Street and North 15th Street on the north side of Springfield, Illinois, and is comprised of approximately 18 acres of land developed with numerous grain silos and structures historically used for grain milling, manufacturing, warehousing, and offices. The area surrounding the Site consists of a large railyard to the north and east, and residential properties to the south and west. Since the closure of the facility in 2001, the Site has fallen into disrepair.

The former Pillsbury Mills site was developed in 1929 as a major flour processing plant operated by Pillsbury Mills. The original facility consisted of two (2) multi-story mill buildings, a warehouse, powerhouse, grain elevator/head house, and numerous grain silos. Expansions to the facility in the 1930s, 1940s, and 1950s resulted in an extensive conglomerate of 26 structures including mills, warehouses, offices, and silos. Cargill Inc. acquired the Site in 1991 and continued limited operations for 10 years until closing the plant in 2001. The Site has been vacant since that time, with successive owners (Ley Properties Management; P Mills LLC) implementing salvage operations. According to complaints filed with the Illinois Environmental Protection Agency (Illinois EPA) in 2014 and 2015 and subsequent Illinois EPA investigations, P Mills LLC completed scrapping and demolition activities without proper abatement of ACBM, resulting in an uncontrolled release of asbestos to the environment. MPF acquired the Site in early 2022 with the intent of pursuing cleanup and redevelopment.

The United States Environmental Protection Agency (US EPA) completed an emergency removal action at the former Pillsbury Mills site in 2017 to address the widespread contamination resulting from the release of asbestos during illegal demolition activities. The US EPA cleanup included removal of approximately 2,200 tons of friable asbestos-containing construction debris, 1,160 cubic yards of friable asbestos-containing pipe wrap and boiler insulation, nine (9) 275-gallon totes of waste oil, three (3) 55-gallon drums of waste antifreeze, 3,700 fluorescent light bulbs, and 12 pounds of mercury to mitigate potential risk to human health or the environment.

Due to the long-term history of industrial operations and the age of the remaining buildings at the Site, MPF initiated environmental assessment activities to determine the nature and extent of subsurface impacts, lead based paint, and remaining asbestos containing materials. Site characterization activities included a soil and groundwater investigation, asbestos-containing building materials inspection, and lead-based paint inspection. As discussed in the previous section, this cleanup grant is focused on the asbestos and lead based paint abatement, since subsurface impacts are limited and cannot effectively be addressed until the buildings have been demolished or extensively renovated. Asbestos and lead present a risk to human health through inhalation (asbestos) and ingestion (lead) exposure routes.

MPF aspires to eliminate and prevent blight in and around the Site by facilitating redevelopment. Addressing the identified asbestos and lead based paint is a critical component to moving forward with the redevelopment strategy. The objective of asbestos and lead based paint cleanup actions is to protect human health and the environment at the Site during demolition, construction and future use.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

MPF's reuse strategy for the former Pillsbury Mills site aligns directly with the four primary goals of the City of Springfield's Comprehensive Plan 2017-2037: a more attractive community, a better connected city, a growing city, and a heritage city. The former Pillsbury Mills site is an enormous eyesore and symbol of the rust belt era of Springfield that is far from attractive. Currently, the former Pillsbury Mills site has limited connection with the City and is a major hindrance for growth for a large area of Springfield. Once the revitalization plans are underway, the site will open up this end of the North Grand Avenue in Springfield, better connecting the city. Redevelopment plans for the site will honor the manufacturing heritage of Springfield and project region with details like refurbishing the water tank from the Pillsbury site, while moving the space forward to a more productive end use.

1.b.ii. Outcomes and Benefits of Reuse Strategy

Since it's closing 20 years ago, the 18-acre former Pillsbury site has been abandoned, is partially demolished, and has become a significant challenge for the surrounding neighborhood and greater Springfield area. The property has faced significant legal entanglements and is known to be contaminated with asbestos and lead paint, which has stalled the future redevelopment of the site. The Pillsbury site's surrounding neighborhoods are among the most severely impoverished in Springfield. Removal of the existing structures and redevelopment of the site into a productive end-use will provide the area with significantly greater public safety, health, environmental health, social justice, and economic development benefits.

The remediation plans, once implemented, will also be incredibly impactful to the community. The proposed project will have the capacity to create hundreds of jobs – this includes temporary jobs for demolition and construction, as well as future jobs created when the facility is full redeveloped.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Characterization

If the proposed cleanup site needs additional assessment work, MPF will work with their community partners for the opportunity to utilize their additional funds to complete any additional assessment work. If necessary, MPF will work with the City of Springfield and Sangamon County Growth Alliance to access TIF or Enterprise Zone funds if they are eligible, and finally, MPF can work with the site developers to ensure that any additional assessment work needed will be financed.

1.c.ii. Resources Needed for Site Remediation

The Pillsbury project is a large-scale demolition and redevelopment plan for a significantly blighted, former industrial property in the Pillsbury Neighborhood of Springfield, Illinois. The 18-acre site has been abandoned for several years, is partially demolished, and has become a significant challenge for the surrounding neighborhood and greater Springfield area. MPF is coordinating the acquisition, remediation, demolition, and redevelopment of the site for the benefit of the neighborhood and our city. As the site is cleaned-up and redeveloped, five areas of community benefit have been identified: public safety, health, social justice, economic development, and environmental safety. A community

centered collaborative is the most inclusive process and effective means to generate sustainable improvement in the health, safety, and prosperity of a neighborhood and its residents. The Pillsbury project is anticipated to take five years to complete and will cost millions of dollars in remediation efforts.

1.c.iii. Resources Needed for Site Reuse – insert table from guidelines for all Resources Needed in this section to avoid duplicity on where MPF will pull additional financial resources

1.c.iv. Use of Existing Infrastructure

The planned reuse/redevelopment plans for the cleanup site will primarily utilize existing infrastructure – this includes adaptive reuse plans for utilizing existing building structures on-site for redevelopment, parking lots/facilities, site access roads, local roads, sidewalks, curb and gutters, water, sewer, gas, and electricity infrastructure. MPF’s redevelopment priority is on infrastructure reuse, but will work with developers when new infrastructure is required. New infrastructure may be required for broadband capabilities or any energy efficiency installations like solar power, as they do not currently exist at the site.

2: COMMUNITY NEED AND COMMUNITY ENGAGEMENT:

2.a. Community Need

2.a.i. The Community’s Need for Funding

Moving Pillsbury Forward, (MPF) formed as a registered not-for-profit corporation in October 2020 after beginning as a community working group in November 2019 to study the Pillsbury site’s public safety and known environmental issues and develop recommendations for long-term solutions. After a year of study and collaboration with community stakeholders and elected officials, formation of a not-for-profit presented the most viable path for achieving a workable and successful long-term redevelopment solution for the community. MPF’s purpose is to facilitate community redevelopment to successfully eliminate and prevent blight in and around the former Pillsbury Mills site at 1525 E. Phillips Ave. in Springfield, Illinois. While MPF is leading the redevelopment efforts, they are a not-for-profit entity and cannot finance the remediation and redevelopment efforts on their own.

The former Pillsbury site’s surrounding neighborhoods are among the most severely impoverished in Springfield. The Median Household Income is approximately \$25,000, which is 65% lower than the State of Illinois’s Median Household Income at \$72,205. The Poverty Rate in the site’s project area is a staggering 49%. Per HUD’s LMI mapping tool, the Census Tract has a low-to-moderate income population of 64.1%. The Median Home Value in this area is \$50,000, which is 76% lower than the Median Home Value of the State of Illinois. The Median Age of this area is 25 years old, illustrating a vast threat to the health and safety of the population of women, children, and women of child-bearing age in the neighborhood.

The location of the former Pillsbury Mills site is in a Designated Low Income Community and Designated Opportunity Zone areas. To have these designations, the site location generally represents economically distressed communities that are in need of investment and revitalization.

Removal of the existing structures and redevelopment of the site into a productive end-use will provide the area with significantly greater public safety, health, environmental health, social justice, and economic development benefits. The proposed project and the Moving Pillsbury Forward group have garnered significant community and public/private agency support, illustrating the desire by the immediate neighborhood and community to address the site. MPF has partnered with the City of Springfield, Sangamon County, and the Springfield Sangamon Growth Alliance (SSGA) in redevelopment to keep the public agencies involved. Community support for the project includes the following: Faith Coalition for the Common Good, Harvard Park Neighborhood Association, Iles Park Neighborhood Association, Illinois Chapter Sierra Club, Lincoln Park Neighborhood Association, Pillsbury Mills Neighborhood Association, Springfield Chapter ACLU, Springfield Inner City Older Neighborhoods (ICON), Southern Illinois University (SIU) School of Medicine, and Springfield Chapter NAACP.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The Median Age of this area is 25 years old, illustrating a vast threat to the health and safety of the population of women, children, and women of child-bearing age in the neighborhood.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Insert Data on Asbestos and Lead Based Paint

(3) Promoting Environmental Justice

MPF will seek to promote environmental justice with this grant funding by: collaborating with community partners to address environmental and health-related challenges; work with our community partners and neighborhood leaders to enhance the understanding of environmental and health-related issues at the community level; and by providing accessible and culturally appropriate opportunities for low-income, minority and linguistically isolated stakeholders to meaningfully participate in decision-making processes on brownfields sites.

2.b. Community Engagement

2.b.i. Project Involvement and 2.b.ii. Project Roles

Partner Name	Point of Contact (name and email)	Specific Role in the Project
Pillsbury Neighborhood Association		
Springfield Police Department		
SIU School of Medicine		
ACLU or NAACP		
Springfield Inner City Older Neighborhoods		
Springfield Sangamon Growth Alliance		

2.b.iii. Incorporating Community Input

Moving Pillsbury Forward has been incredibly transparent with their goals and role in the redevelopment of the former Pillsbury Mill site. In those efforts, MPF have also been very active in communicating with the public. Whether it's through their website, community meetings, neighborhood cleanups, radio and television interviews, information featured on their own YouTube Channel, or a feature on PBS' Illinois Stories program, MPF has been adamant about seeking community input and support for the redevelopment of the former Pillsbury Mills site. In April of 2022, Moving Pillsbury Forward partnered with SIU-Med students, the Pillsbury Neighborhood Association, Springfield Police Department, and Springfield Public Works for a Spring cleanup at the site. MPF utilized the Pillsbury property as a staging area for activities. Alleys were cleared of rubbish, 11th St. sidewalks were cleared of debris. Litter was collected throughout the eight square block neighborhood.

Insert table on community meetings, public meetings, etc. with dates/times

As MPF moves forward with site cleanup, they will hold three (3) public meetings and develop three (3) fact sheets on the status of cleanup activities at important junctures. MPF will post these fact sheets on their website and utilize any necessary social media to notify the public with a link to the MPF website. If MPF is awarded this grant, they will continue with the utilization of diverse notification methods (i.e. social media, website, postings) to ensure that they reach a broad audience. It will also be a priority for MPF to describe their activities, and progress in ways that are easily understood by its residents, who will most likely be unfamiliar with environmental and scientific

terminology. In addition, MPF will seek out translation services for any households directly impacted by any remediation-related work

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

3.a. Proposed Cleanup Plan

Abatement of ACBM is the only effective and implementable option to prevent potential asbestos exposure during and after redevelopment of the Site due to the condition of the structures and extent of required renovation, negating the option for encapsulation. Removal of LBP is the only effective and implementable option to prevent potential lead exposure during and after redevelopment of the Site due to the condition of the painted surfaces and extent of required renovation, negating the option for encapsulation.

3.b. Description of Tasks/Activities and Outputs

Task 1: Program Management
i. Project Implementation: This task includes oversight of the MPF's Cooperative Agreement with US EPA for this project, ensuring compliance with the Agreement, Work Plan, Schedule, and EPA's regulations. This task also includes preparation/submittal of Quarterly and Annual Reports, MBE/WBE reporting, entering information in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database for the project, procurement of a Qualified Environmental Professional to lead the project, management of the federal grant funds for the project, MPF attendance at a US EPA Brownfields Conference, and final closeout.
ii. Anticipated Schedule: This task will start immediately upon project award and will be ongoing continuously throughout the entire three-year project period.
iii. Task/Activity Lead: This task will be led by MPF's Project Manager and Board President, Chris Richmond.
iv. Outputs: Executed Cooperative Agreement, Contract with Qualified Environmental Professional, 12 Quarterly Reports, 3 Annual Reports, 3 MBE/WBE Reports, Quarterly Updates to ACRES, attendance of MPF at a National Brownfields Conference, and final closeout documentation to US EPA
Task 2: Community Involvement
i. Project Implementation: This task includes cooperation between MPF, Qualified Environmental Professional (QEP), and Project Partners to implement the community involvement plan to inform residents, property owners, and the public about the status of the project. This task also includes website updates and printed public information materials as needed. Public comments, questions, and concerns will be addressed under this task.
ii. Anticipated Schedule: This task will commence immediately upon project award, and will continue throughout the entire four-year project period.
iii. Task/Activity Lead: This task will be led by MPF's Project Manager and Board President, Chris Richmond, with assistance from the selected Qualified Environmental Professional and Project Partners.
iv. Outputs: 3 Public Meetings and Meeting Minutes, 3 Website Updates, 3 Fact Sheets
Task 3: Cleanup Planning
i. Project Implementation: Prior to site remediation work, the Qualified Environmental Professional will prepare a site-specific work plan including the Health & Safety Plan, Quality Assurance Project Plan, finalize the ABCA, and coordinate with MPF and development professionals to finalize the Cleanup Plan, including earth retention system planning. MPF will secure all necessary permits and prepare bid documents to select a competitive, qualification-based Cleanup Contractor in compliance with federal, state, and local procurement requirements.

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ii. Anticipated Schedule:	This task will commence after MPF selects a Qualified Environmental Professional, approximately 90 days after award, and will continue through the rest of the four-year project period.
iii. Task/Activity Lead:	This task will be led by the Qualified Environmental Professional.
iv. Outputs:	Health & Safety Plan, Quality Assurance Project Plan, finalize the ABCA Decision Document, Plans & Specs, Permits, and selection of Cleanup Contractor to perform remediation activities at the project site, and contract documents for the QEP

Task 4: Cleanup Activities	
i. Project Implementation:	This task includes the cleanup work, including: abatement of Lead Based Paint and Asbestos Containing Materials
ii. Anticipated Schedule:	This task will commence after the first year in the project period, and will continue until project closeout.
iii. Task/Activity Lead:	This task will be led by the Qualified Environmental Professional.
iv. Outputs:	Pre-Construction Meeting/Minutes, lab reports, a final cleanup report, 18 acres of land remediated, Reuse and Development Plans established for site.

3. c. Cost Estimate

Budget Categories		Project Tasks				TOTAL
		<u>Task 1:</u> Program Management	<u>Task 2:</u> Community Involvement	<u>Task 3:</u> Cleanup Planning	<u>Task 4:</u> Cleanup Activities	
Direct Costs	Personnel					
	Fringe Benefits					
	Travel					
	Equipment					
	Supplies					
	Contractual					
	Other					
Total Direct Costs						
Total Federal Funding						
Total Budget						

Task 1: This budget includes \$\$ of staff time for reporting and cooperative agreement management activities. The remaining \$\$ is for two (2) MPF Board Members to attend a National Brownfield Conference (Airfare at \$400 each, Lodging at \$175 per day, Meals and Expenses \$325 per person). Contractual work is intended for the QEP to provide backup documentation and support the MPF in program management (40 hours at \$125/hour = \$5,000).

Task 2: This budget includes \$\$\$ of MPF personnel time at ~\$60/hour, this will provide approximately 40 hours of MPF staff time for the development of Fact Sheets, Website updates, and conducting Public Meetings. Contractual work is for support of community meetings and public engagement (34 hours of Qualified Environmental Professional at \$125/hour x 34 hours = \$4,250).

Task 3: The \$\$\$ Contractual Budget will be for the development of the HASP, QAPP, finalization of the ABCA, Plans & Specs and permitting for the project, and assistance with bidding. At \$125/hour, this will provide 123 hours of QEP consultant time for this task.

Task 4: The \$\$\$ Contractual Budget is for lead based paint and asbestos abatement. The amount of time for the remediation is subject to the procured cleanup contractor availability but is expected to be complete within 1 year following procurement. Subsequent confirmation sampling and final reporting to follow.

3.d. Measuring Environmental Results

To ensure that MPF achieves the intended results of the Cleanup Grant and completes the outputs of each task listed above, MPF will carefully track, measure, and report project performance through annual reports, quarterly reports, ACRES reporting, and with the implementation of MPF's Community Involvement Plan. Quarterly and Annual Reports will cover project progress, any difficulties encountered, a record of financial expenditures, data results, and anticipated further actions. Specific accomplishments, contaminants found, which materials were impacted, and resources required to leverage and complete the planned reuse will all be reported on. This site will be entered into the ACRES database, which will also be utilized to track job creation and acres of

land assessed as part of this grant project. Anticipated quantifiable outcomes from this project include the number of acres of land remediated and the square footage of abatement completed, while other outcomes include liability protection for the site owner, removal of blight, reduction or elimination of future contaminant exposure, improving community health, and the return of the site to a productive mixed use.

TASK 4: PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability

4.a.i. Organizational Structure

MPF is led by a Board that stands ready to administer and manage brownfield cleanup grant funds when they are awarded. MPF has the ability and capacity to manage this grant. While MPF has not been awarded a previous Brownfields grant, the Board has extensive experience facilitating and managing redevelopment projects and will utilize that experience to support the most strategic use of the grant funds. If awarded this funding, MPF will effectively manage the grant and successfully perform each phase of work on the project. Board President Chris Richmond will serve as MPF's Project Manager for this project, serving as the primary contact and responsible for submitting quarterly reports, financial reports, progress reports, and the final summary report to EPA Region 5 Staff with the assistance of the selected environmental consultant. Upon award of the cooperative agreement, MPF will prepare a draft Work Plan. After the US EPA approves the work plan, MPF will retain the Qualified Environmental Professional (QEP) in compliance with all applicable federal and local procurement requirements. The QEP will assist with grant and program management and will conduct cleanup planning, cleanup activities and participate in project reporting and community engagement activities. MPF will work with IEPA to provide independent oversight of cleanup activities conducted under this program, to ensure all cleanup and remediation is conducted appropriately and with consideration for public health and welfare.

4.a.ii. Description of Key Staff

Mr. J. Chris Richmond, the Board President of Moving Pillsbury Forward, will serve as Project Manager. Mr. Richmond is a retired Springfield Fire Chief and has been involved in the implementation and administration of grants throughout that time, including the previous federally funded grants. He wholeheartedly understands the importance of grant administration and timely recordkeeping. MPF's plan for management continuity in the event of any personnel change relies on an experienced and readily available Project Manager on staff. Mr. Richmond will be assisted by Polly Poskin, Board Vice President, and Tony DelGiorno, Board Secretary – they will both play vital roles in the management and reporting, particularly mapping and GIS work, of MPF's brownfields cleanup grant.

4.a.iii. Acquiring Additional Resources

MPF will identify, coordinate and leverage any public and private resources needed to complete the described grant tasks. MPF will follow EPA's procurement policies to hire a Qualified Environmental Professional (QEP) to effectively and efficiently assist MPF in managing the Assessment grant project. The QEP will assist MPF in preparing bid documents needed to select a contractor to conduct the cleanup work, and manage the remediation project as it commences. All procurement will follow federal procurement regulations and any other additional requirements needed for procurement under an EPA Cooperative Agreement.

4.b. Past Performance and Accomplishments

4.b.i. Has Not Previously Received an EPA Brownfields Grant

(1) Accomplishments

Durbin CDS Funding? Commitments from Partners?

(2) Compliance with Grant Requirements

MPF's Board has worked extensively with federal funding, making MPF very aware of the programmatic requirements involved in successfully managing a Brownfields grant. MPF will strictly adhere to the workplan and comply with the schedule, terms & conditions, and reporting requirements which include quarterly reports, federal financial reports, ACRES, DBE reports, and where appropriate, HASP and QAPP, and finalizing the Analysis of Brownfield Cleanup

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Alternative (ABCA) report. MPF will work create a positive reputation with US EPA, ensuring adherence to all requirements to protect the excellent reputation established with its federal partners.

DRAFT NARRATIVE