

# Stephenson County Brownfields Program

## THE FACTS

\*\*Estimates of the Number of Brownfields Across the Country Range from 450,000 to as many as 1,000,000

\*\*About 30% of Properties Assessed Through EPA Brownfields Grants were found **NOT** to require clean-up

\*\*The total number of acres made ready for re-use in **Region 5** alone = 4,566

**Region 5** is composed of the following states: Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin

## County & City to Cooperate on Brownfield Redevelopment Efforts

Following the 13 final site selections made by the BRAC (Brownfields Redevelopment Advisory Committee) in May, the City of Freeport requested assistance from the County to aid with their Brownfields redevelopment projects in Freeport. The City and County officials, along with their respective consultants, met to discuss the redevelopment of the Rawleigh Complex project on October 10, 2006. A two block area to the south of the Rawleigh factory com-

plex was the main focus of the conversations. This area includes properties such as Halbin & Sons, AFS Bioaffinity, Freeport Taxi, Midwest Machine, Stilsons Auto Body, and the former Lazarus Property. The plan is that the City and the County will combine and focus their efforts on the assessment of this two-block area. The City has requested funding assistance from the County in the estimated amount of \$70,000. The County will still maintain its county-wide scope in their redevelopment efforts, they

are simply combining their resources and efforts with the those of the City to assess, clean-up, and redevelop the more serious areas of concern in Freeport that also have a higher lever of redevelopment potential. The City of Freeport's request for assistance from the County for the properties located immediately adjacently to the Rawleigh Factory Complex will foster an unanticipated level of cooperation between the entities.

### **BROWNFIELDS AT WORK LOCALLY:**

SEE PAGE 2 FOR FULL STORY!!



If you have any information regarding potential Brownfields, please contact Chairman John Blum or Joel Zirkle of Fehr-Graham & Associates



Cooling Shed at Former Pure Milk Creamery in Pearl City, Illinois

## **LOCAL BROWNFIELDS SUCCESS STORIES**



Pictured: Mike Dinderman, purchaser and Joel Zirkle of Fehr-Graham & Associates looking at the Former Creamery from the back of the property in September.

**Pearl City, Illinois:** The Former Pure Milk Creamery located at the intersection of Route 73 and Pearl City Road in Pearl City, Illinois was identified by the Stephenson County BRAC (Brownfields Redevelopment Advisory Committee) as a targeted site with significant redevelopment potential. The site sits on approximately one acre of land and contains two (2) buildings, the creamery building and a cooling shed. The former creamery building is a two-story brick building that operated as a milk processing plant from roughly the early 1940's through the mid-1960's. The site has since been utilized for storage and minor manufacturing operations. Before the site was purchased, it was sitting vacant. Initially, the Village of Pearl City desired to purchase the property for the construction site of a new Village Fire Station. When the Village became aware of Mike Dinderman's plans for the site, they changed their plans and offered their full support to Dinderman's reuse of the property that may create up to ten jobs for the community. Dinderman's desire to purchase the property was to house a metal fabrication business, intending to manufacture lift accessories for skid loaders. Following the conduction of a Phase I Environmental Site Assessment funded by the County's US EPA Brownfields grant, it was determined that the property did not contain contamination and could be positioned for redevelopment. Mike Dinderman expressed his gratitude to Chairman John Blum for pursuing the grant and utilizing its funds to assess this site. Thanks to the assistance of the County's Brownfields grant, Mike Dinderman was able to purchase the site and begin his business knowing that there is not a threat of contamination to his property. This project may also create ten (10) jobs for the area.