

TAPCO

The TAPCO building was formerly located along the western edge of downtown Rockford's riverfront from 1909 to 2012. The building had many uses over the years. It was first home to a coal-powered electrical plant and a then furniture manufacturer. Later, its primary use was for storage and distribution. It was vacant in 2010 when the City of Rockford bought the building for \$169,000 using Community Block Development Grant funds. US EPA Brownfields Assessment Grant Funds were relied on to assess the property for remaining environmental hazards. Lead and other hazardous substances were detected in the subsurface that required clean-up.

The City bought the building with the hope it could be renovated. This was a lofty goal. Concrete was falling from the building's exterior onto adjacent South Main Street. Most of the windows were bricked up and the roof was quickly deteriorating prior to purchase. The building was deemed structurally unsound and unsalvageable.

Five funding sources were leveraged, including an US EPA Cleanup Grant and Revolving Loan that paid for demolition and cleanup. The City also leveraged in funding from the Illinois River Edge Redevelopment Zone Program. A no Further Remediation Letter was issued by the Illinois EPA in December 2015, clearing the site for redevelopment. In 2020, the site was developed into a parking lot to serve the adjacent \$87.5 million Embassy Suites Hotel and Rockford Conference Center that opened in the summer of 2020. Without cleanup of the TAPCO site, the critical mass needed to ensure development of the Embassy Suites Hotel would not have occurred.

