

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Areas

The Kansas City Regional Brownfields Coalition covers a bi-state metropolitan area, including Wyandotte County and Kansas City, Kansas in the state of Kansas, and Jackson County and Kansas City, Missouri in the State of Missouri. This region is known for its history of stockyards, manufacturing and railroads (the nations' 2nd largest rail hub). With no natural barriers, Kansas City grew to become a poster child for urban sprawl, and by 2010 it ranked first in the nation in per capita highway miles. The roads and rails that connected Kansas City to the world also divided and environmentally burdened its neighborhoods. New highways accelerated white flight, concentrated minorities, and drained business away from the older commercial corridors, leaving behind dozens of gas stations, garages and empty store fronts. With little resources, education or mobility, residents are literally trapped in poverty, unable to fully access the region's many opportunities.

The Kansas City, MO Target Area includes two of these older corridors, Prospect Avenue (north-south) and Independence Avenue (east-west), which intersect in a "T" shape through the urban core. These corridors are also overlain by Opportunity Zones (federally designated tax incentive districts). Both corridors are dense with brownfields. Prospect Ave. runs through the heart of the African-American community. Many sites are in close proximity to neighborhoods and the state has investigated complaints of petroleum odors. Independence Ave. serves the region's most culturally and racially diverse neighborhoods. Burdened by 70 years of plant closures and highway construction, renewal is beginning through a HUD Choice Neighborhood Initiative (CNI) project and preparations for a bus rapid transit line. However, dozens of commercial brownfields lie in the path of revitalization.

The Kansas City, KS Target Area is the Historic Northeast Neighborhoods, a HUD Neighborhood Revitalization Strategy Area (NRSA). It occupies census tract 422 southeast of downtown KCK. Developed as blue-collar neighborhood with mostly single-family detached houses, many residents worked for the railroad, meat packing companies, or in the 18th Street and Central Avenue commercial corridors. While those jobs are gone, the diesel emissions and numerous tank sites remain. Immigrants have moved in and started small businesses, and a new bus route recently began service on 18th Street. The product of significant community input, the Five Year NRSA Plan allows flexibility in accessing federal grant programs and sets goals for better housing, economic opportunities, education and public services. Park Drive is one of six Opportunity Zones in Wyandotte County, KS.

The Rock Island Rail Corridor Target Area is a 17.7-mile railroad right of way acquired by Jackson County, Missouri in 2016 for trail and transit development. Once connecting several small cities, it suffers a legacy of contamination after rail service ended in the 1970s. The northern end is located near the stadiums of the Kansas City Chiefs (NFL) and Kansas City Royals (MLB) and offers many development possibilities. Trail conversion will be completed in 2020 and transit development is under study. Brownfield sites have been identified along the corridor, many in suburban and rural neighborhoods, some of which present opportunities for transit-oriented development (TOD).

ii. Description of the Priority Brownfield Site(s)

There are hundreds of brownfields in the coalition area, and its members have identified the following priority sites. In the Kansas City, MO Target Area, Prospect Ave. alone contains **forty-seven (47) UST sites¹ and eighteen (18) former drycleaners.²** The Brooklyn Market Priority Site at 2101-

¹ USTFields Feasibility Study, Kansas City, MO (MDNR, 2003).

² Drycleaner Survey – 3rd & 5th Council Districts, Kansas City, MO (PSI, June 2004).

2119 Independence Ave. is located on a prominent corner opposite a charter school and adjacent to a public park. It contains a convenience store that was a former gas station, a funeral home, and parking lots. The 3.9 acre site was formerly a medical college. Stakeholders developed plans to improve the adjacent park using HUD funds, but are concerned about crime associated with the market's liquor sales and want to see it replaced with more appropriate development. The Kansas City Area Transit Authority (KCATA) is considering the site for a mobility hub and mixed-use development project.

The Park Drive NRSA Target Area contains a similar mix of brownfields. A recent survey identified **40 UST sites, 4 historic drycleaners, and 15 other various sites.**³ The 18th & Central Priority Site lies at the intersection of the area's two main transportation corridors. It contains a former filling station at 10 South 18th St., an auto/body shop at 1809 Park Dr., and includes the 18th & Central Park, a small triangular greenspace that once served as a streetcar turntable. The site has high traffic and visibility, is located on a stop for the new 18th Street KCATA bus line, and is very near Mission Adelante, a key community partner. Mission Adelante and other community partners have expressed strong interest in the future investigation, cleanup and redevelopment of this corner.

The Rock Island Priority Site at 4201-4701 Raytown Rd. consists of approximately 116 acres of vacant park land containing a portion of the Rock Island Rail Corridor next to the Truman Sports Complex. The site is also **adjacent to Round Grove Creek** and portions lie in a **federally designated floodplain**. The site contains four historic gas stations and a former foundry. A former landfill also occupies approximately 15 acres west of Raytown Road. The site has been identified as a potential transit station and TOD project site. The landfill and park land are also being considered by Kansas City Power & Light (KCP&L) for a **solar renewable energy** project.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The redevelopment of all coalition sites will be done in accordance with applicable local government land use, long-range, and/or master plans for each area. The redevelopment strategy **for the Brooklyn Market Priority Site** is for the Choice Neighborhoods master developer to negotiate site acquisition using HUD and other leveraged funds; conduct Phase I & II assessments and remedial design; work with the community partners to plan a mixed-used, transit-oriented development; integrate planned bus rapid transit improvements to Independence Ave.; employ environmental design techniques to prevent crime and improve public safety; and apply the recommendations of the Sustainable Corridor Opportunities Assessment (to be performed by the coalition) and the Woodland Plaza - Planning Equitable Transportation study (a 2019 MARC Planning Sustainable Places project). This strategy aligns closely with the Paseo Gateway Choice Neighborhoods Transformation Plan (July 2013) and its priorities of safety, economic development and public transportation.

The redevelopment strategy for **the 18th & Central Priority Site** is to conduct Phase I & II assessments and remedial design; apply NRSA flexibility to secure HUD funds; leverage Local Initiatives Support Corporation (LISC) funds and new market tax credits for predevelopment; work with community partners on the 18th & Central Site Reuse plan (to be performed by the coalition); plan infrastructure improvements to streets, curbs and sidewalks, and 18th & Central Park; apply the recommendations of the 18th Street Corridor Area Plan to be completed in 2019; and work with economic development partners to attract Opportunity Zone investment and developer interest. This strategy aligns with the NRSA plan goals to improve infrastructure and parks, and support economic development.

The redevelopment strategy for **the Rock Island Priority Site** is to complete site characterization and remedial design; complete construction of the shared use recreational trail in 2020;

³ Brownfields Eligibility Survey, Park Drive NRSA, Kansas City, KS (Tetra Tech, January 2019)

for Jackson County, Kansas City, MO and KCP&L to plan the solar renewable energy project for the site; for Jackson County, MARC, KCATA, and community partners to develop a long-range multi-modal transportation plan for the corridor, including the priority site; and to solicit proposals for a master developer in accordance with the corridor plans.

ii. Outcomes and Benefits of Reuse Strategy

The Brooklyn Market Priority Site and redevelopment plan is likely to stimulate economic investment in the Independence Ave. Corridor by introducing new retail and residential space in an underserved market next to schools, social services and diverse neighborhoods. It will also leverage greenspace enhancements (new playground equipment, gates) at the adjacent Independence Plaza Park. **The 18th & Central Priority Site** has the potential to bring new employment and retail opportunities, preserve and improve the 18th & Central park, remove blight, and attract more bus riders and customers along the Central Ave. and 18th St. bus lines. **The Rock Island Priority Site** will enhance access to the Rock Island Corridor shared use recreational path, which is anticipated to connect to regional trails and, eventually, the statewide KATY trail. It has potential as a transportation project to add commuter or light rail transit service; as a TOD project to create significant new jobs, businesses, and housing; and as a KCP&L solar renewable energy project to produce clean power.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

MARC estimates funding for its Planning Sustainable Places from the Missouri and Kansas Departments of Transportation will be \$955K in 2019, a portion of which may be used for sustainability planning on the priority sites. In addition, HUD has approved the Critical Community Improvements plan for the Paseo Gateway Choice Neighborhoods Initiative, which provides up to \$1 million for acquisition and predevelopment activities for the Brooklyn Market priority site. Additional funds are pledged by the Marion & Henry Bloch Family Foundation. Building on the momentum of the \$53 million funding secured for the Prospect MAX bus rapid transit line, KCATA expects to secure additional Federal Transit Authority funds of approximately \$30-40 million for the Independence MAX line. Two of the three Target Areas include Opportunity Zones, and coalition members are working with local foundations and partners on strategies to leverage this federal tax incentive and attract private investment. Finally, Kansas City, Missouri will offer cleanup funding from its local EPA Brownfields Revolving Loan Fund, which has a current available balance of approximately \$600,000. Project assessment activities will help create eligibility for RLF loans and subawards.

ii. Use of Existing Infrastructure

For the **Brooklyn Market Priority Site**, existing streets, sidewalks, and public utilities will be reused or improved. Additional improvements are planned for bus rapid transit. Independence Plaza Park, adjacent to this site, will reuse most existing walls, fencing and fixtures, and add new playground equipment, new gated access, and signage. The Sustainable Corridor Opportunities Assessment will identify appropriate green infrastructure improvements. At the **Park Drive NRSA Site**, existing streets, sidewalks and public utilities will be reused or improved, and the 18th & Central park will be preserved. **The Rock Island Priority Site** will reuse a railroad corridor right of way as a shared use path and potentially for rail transit.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need**

i. The Community's Need for Funding

In the KCMO Target Area, **77% of households are low income** and the **poverty rate is 37.9%**. In the KCK Target Area, **66% of households are low income** and the **poverty rate is**

20.2%.⁴ Overall, the **KCK poverty rate is even higher at 21.4%**. These high poverty and low-income communities are severely limited in their ability to secure resources to remediate and redevelop their brownfield sites. Coalition partners Kansas City, MO and Jackson County, MO have access to an existing brownfields grant, but have spent or obligated 64% of its funds and it is projected to be exhausted by June 2019. Moreover, several small cities in Jackson County have never benefited from these resources. The proposed grant will provide much needed brownfield funds to the coalition partners and their communities that they otherwise would not have access to.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Lead in house paint, and near highways and industrial sources, is a serious threat to pregnant women and children in Kansas City. According to data analyzed by the KCMO Health Department, the highest child blood lead levels are found in zip codes that closely track the KCMO Target Area. The lead risk is widespread because **81 to 93%** of housing in the Target Areas is pre-1970 (2013-2017 American Community Survey). Studies have linked lead in children to IQ deficits and poor school performance.⁵ Possible evidence can be seen in the fact that **61 to 68%** of adults in the Target Areas have no college experience. Studies also link lead in children to violent behavior later in life, increasing the risk of being arrested as a young adult **by 50%**.⁶ The KCMO Health Department noted that Kansas City's highest felony crime rates occur in the same areas with the highest child lead levels.

Asthma is another very serious and increasing risk for children, poor, and minorities in the Target Areas. According to KCMO Health Department data, from 2006 to 2015, the rate of ER visits in Kansas City for children with asthma rose 50%. The rate of ER visits for African-American children with asthma was 11 times that of whites, and 7 times whites for hospitalizations. A recent study concluded that African Americans have a 2.5-fold greater chance of developing asthma.⁷ Asthma triggers in the Target Areas include dust, mold and pollen from older housing and an abundance of vacant lots.

This grant will address and reduce these threats, as well as the health threats posed by other hazardous substances from brownfields in the area, by: 1) focusing on projects that develop safe housing, renovate or eliminate unsafe housing, and reuse vacant lots; 2) assessing lead in older structures; 3) promoting safe parks and greenspaces (i.e., the Brooklyn Market Priority Site), and 4) educating the community about lead and asthma risks and how to reduce them, in partnership with the health departments of KCMO and KCK.

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

In Missouri, the incidence of all types of cancer among African Americans has exceeded that of whites: 11% higher in 2006 and 7% higher in 2012.⁸ The disparity in Jackson County was 7% from 2011 - 2015.⁹ Exposure to carcinogens is common in the Target Areas. Gas stations, garages,

⁴ "Low Income" is defined by HUD as 80% of the median income of the county or metropolitan area. https://www.hud.gov/topics/rental_assistance/phprog.

⁵ Lead Exposure and Educational Proficiency, Amato et al. Dept. of Population Health Sciences, Univ. of Wisconsin, 2012.

⁶ "Association Of Prenatal And Childhood Blood Lead Concentrations With Criminal Arrests In Early Adulthood," Wright et al. Public Library of Science (PLOS) Medicine (2008).

⁷ How Race and Background Differs Asthma, Food Allergy Rates, MD Magazine, 03/04/18, W. Todd Penberthy.

⁸ The Burden of Cancer In Missouri: A Comprehensive Analysis and Plan 2016-2020, the Missouri Cancer Consortium, March 2017.

⁹ CDC, State Cancer Profiles (<https://statecancerprofiles.cancer.gov/incidencerates>)

drycleaners, metal shops, printers and other commercial businesses in the Target Areas handled **petroleum products and solvents**, such as perchloroethylene (PCE), trichloroethylene (TCE), and benzene, all known or suspected carcinogens. Friable **asbestos** in insulation, floor tile and fireproofing materials of older buildings increases the risk of lung cancer and mesothelioma. Finally, **diesel and other hazardous air pollutants** from nearby industrial districts, interstate highways and rail yards have long affected Target Area residents. The grant will identify and help reduce these risks by: 1) assessing petroleum and solvent contamination; 2) assessing asbestos in older structures; 3) facilitating projects that cleanup these contaminants; and 4) efforts to educate communities about these risks and how to avoid or reduce them.

(3) Disproportionately Impacted Populations

The Target Areas are both impoverished (see the high poverty and low-income rates in response to Item 2.A.i., above) and suffer environmental injustice. Local data by zipcodes show that life expectancy decreases as poverty and minority rates increase, shortening lifespans by up to 15 years.¹⁰ Both the KCMO and KCK Target Areas are rated among the worst environmental justice communities for multiple health risks by the EPA EJ Screen on-line tool. The coalition will partner with EPA Region 7 to educate stakeholders about environmental justice, highlight local health data and environmental threats, and identify tools and resources to redress these burdens. Overall, the coalition will help reduce these health and economic disparities by assessing and revitalizing the priority and other brownfield area sites.

b. Community Engagement

- i. Project Partners
- ii. Project Partner Roles

Kansas City Area Transportation Authority (KCATA) provides transit service in all Target Areas, and is a developer of key nodes in several corridors. KCATA is planning a bus shelter at the Brooklyn Market Priority Site and exploring a TOD development. The Housing Authority of Kansas City (HAKC) administers a \$30 million HUD Choice Neighborhoods Initiative (CNI) grant to implement a community transformation plan in the Independence Ave. area, including the Brooklyn Market Priority Site. Scuola Vita Nuova, a K-8 charter school serving children of poor and immigrant families, is impacted by drunkenness and crime associated with the Brooklyn Market site. They are very interested in its cleanup and redevelopment, including a possible facilities expansion to provide new playgrounds, pre-K classes, and family counseling services. Pendleton Heights Neighborhood Association and Independence Plaza Neighborhood Association both have also expressed interest in cleanup and redevelopment of the Brooklyn Market site.

Mission Adelante is interested the cleanup and redevelopment of the 18th & Central Priority Site to provide a health and fitness related use, and has offered to host public meetings. CABA is willing to convene community partners and seeks a site reuse plan that is supported by a majority of stakeholders. All key community partners are listed below.

Name	Point of contact (name, email & phone)	Specific role in the project
Kansas City Area Transportation	Brien Starner, bstarner@kcata.org , 816-346-0828	Public Transit; property owner; TOD developer
Housing Association of Kansas City	John Monroe, jmonroe@hakc.org , 816-968-4288	Choice Neighborhoods Project lead; Developer

¹⁰ City of Kansas City, Missouri Community Health Assessment, 2016; Source: American Community Survey 2011-2015 5-Year Estimates.

Independence Plaza Neighborhood	Tom Ribera, tomriberahne@gmail.com (816) 809-4035	Community input, property seizure & rehab, marketing
Pendleton Heights Neighborhood	Whitney Barnado, whitney@pendletonheights.org , 617-835-2838	Community input, rehab, greenspaces
Scuola Vita Nuova Charter School	Jessica DiGiovanni, jdigiovanni@syncharter.org , 816-231-5788	Meeting host, community input, potential site reuser
Mission Adelante	Jarrett Meek, jarrettm@missionadelante.org , 913-909-0627	Meeting host, community input
Wyandotte Countians Against Crime	Paul Soptick, Jr., pprsjr@aol.com , 913-927-8848	Community input
Central Avenue Betterment Assoc.	Edgar Galicia, 1621central@gmail.com , (954) 699-5853	Community convener, small business advocate

Partners will be involved in making decisions with respect to site selection, cleanup and future redevelopment of priority brownfield sites in several ways. Partners in the Brooklyn Market Priority Site will be involved through public meetings to implement the Paseo Gateway Transformation Plan and the Woodland Plaza - Planning Equitable Transportation study. Partners in the 18th & Central Priority Site will be involved through continuing NRSA meetings. In addition, all partners will be involved in the selection of additional sites, the allocation of coalition funds, and the cleanup and redevelopment of brownfield sites through public meetings of the Kansas City Brownfields Initiative (KCBI), an established public stakeholder forum in the bi-state metro for over 20 years.

Each coalition member and their communities will be effectively engaged and informed through KCBI meetings and distribution of related materials. Coalition members will provide MARC contact information for key stakeholders and community partners to be informed and invited to attend meetings. Coalition members will also advise MARC on translation needs and preferred methods of communication (social media, community newsletters, etc.) for their communities. Finally, meetings will be scheduled at convenient times and locations, and to coincide with project milestones and decision points, to draw in more affected stakeholders.

iii. Incorporating Community Input

The Coalition will continue to use the successful community engagement process of holding quarterly KCBI meetings to communicate project progress and solicit input. Stakeholders will also be informed by advertising meeting notices and e-mail distribution of notices, agendas, minutes, and relevant news and updates. Email will go to hundreds of identified stakeholders and partners, and ads will be placed in local publications circulated in the Target Areas and among racial and ethnic minorities. Notices will inform the public of the nature of the meetings and encourage community input. When needed, outreach services will be requested from the Kansas State University Technical Assistance for Brownfields (TAB) program to provide impartial, technical information for local stakeholders. Public input will be consistently encouraged in notices. Concerns, complaints, support, questions and other input will be accepted and responded to as much as possible by MARC and other coalition members. If necessary, community input will be referred to other appropriate government officials with follow up to ensure an appropriate response.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

Task 1: Community Engagement. As the lead entity, MARC will host coalition public meetings at least quarterly, and “cross-market” the coalition among stakeholders in its other regional planning initiatives (transportation, economic development, health, environmental, etc.). MARC will specifically

reach out to smaller communities in eastern Jackson County that have not utilized brownfield assistance in the past. The other coalition members will provide MARC contact and background information for key stakeholders in their priority sites, and other sites located in their jurisdictions.

Task 2: Project Management. MARC, as lead entity, will perform grant services covered by the 5% administrative cost allowance (operating financial management systems, payment requests, budget and work plan changes, closeout) and will perform procurement and contract management activities. MARC will make a subaward to Kansas City, MO to perform site-specific project management activities, ensure grant compliance, and assist MARC with its duties. MARC will also hire a Qualified Environmental Professional (QEP) to provide technical review and oversight services for Phase I & II ESA procurement, work plans, field work and deliverables.

Task 3: Phase I & II Environmental Site Assessments (ESAs). MARC, as the lead entity, will procure and manage Phase I & II ESAs with assistance through the KCMO subaward. The QEP will provide technical review and oversight. For the Brooklyn Market and 18th & Central priority sites, a Phase I ESA will be performed by the third quarter of Year 1. A Phase II ESA and hazardous materials survey will be completed within one year of gaining site access. For the Rock Island priority site, additional site characterization, as recommended by a completed Phase II ESA, will be performed by the end of Year 1. Phase I & II ESAs will also be performed on other selected sites in the Target Areas and coalition member jurisdictions to assist opportunity zones, transportation-related projects and smaller communities. It is estimated that fifteen (15) Phase I ESAs will be performed in Years 1-3 and twelve (12) Phase II ESAs assessments will be performed in Years 2-3.

Task 4: Remedial Design & Planning. As the lead entity, MARC will manage remedial design and site planning activities with assistance through the KCMO subaward, and QEP technical support. By Year 3, planning activities for the priority sites and others may include: environmental risk assessments, remedial plans, analyses of brownfield cleanup alternatives (ABCAs), and analyses of opportunities for sustainable development. In addition, MARC will direct a Sustainable Corridor Opportunities Assessment for Independence Ave. to encourage integration of sustainable design in larger corridor redevelopment initiatives. The Brooklyn Market Priority Site will be one of several nodes analyzed. MARC will also conduct a Site Reuse Plan for the 18th & Central Priority Site. It will produce a conceptual land use and development plan, and preliminary market analysis.

b. Cost Estimates

Grant Budget Table*

Budget Categories		Task 1: Community Engagement	Task 2: Project Management	Task 3: Phase I & II ESAs	Task 4: Remedial Design/Plans	Total
HS Direct Cots	Personnel	9,614	12,745	0	0	22,359
	Fringe Benefits	4,787	6,346	0	0	11,133
	Travel	4,500				4,500
	Supplies	430				430
	Contractual	-	14,740	265,000	45,000	324,740
	Other – Ads VCP fees	5,400		24,000	6,000	
	KCMO Subaward		27,500			62,900
HS Direct Costs		24,731	61,331	289,000	51,000	426,062
HS Indirect Costs		4,903	6,605	0	0	11,508
HS Total Budget		29,634	67,936	289,000	51,000	437,570

P Direct Cots	Personnel	3,175	4,278	0	0	7,453
	Fringe Benefits	1,581	2,130	0	0	3,711
	Travel					
	Supplies					
	Contractual	-	5,280	96,000	35,000	136,280
	Other – Ads VCP fees KCMO Subaward	1,800	9,350			11,150
P Total Direct Costs	6,556	21,038	96,000	35,000	158,594	
P Indirect Costs	1,634	2,202	0	0	3,836	
P Total Budget	8,190	23,240	96,000	35,000	162,430	
Grand Total Budget	37,824	91,176	385,000	86,000	600,000	

* Hazardous Substances (HS) and Petroleum (P) costs are generally split 75:25 percent.

Task 1: Community Engagement. In Years 1-3, MARC will perform community engagement activities and host at least 12 community meetings. MARC programmatic services (Personnel: 218 hours x \$44.10/hr = \$9,614 HS; 72 hours x \$44.10/hr = \$3,175 P); (Fringe Benefits: 49.8% x Personnel = \$4,787 HS; \$1,581 P). Duplicating, postage (Supplies = \$430 HS). Advertising meeting notices. (Other - Ads: 9 x \$600 = \$5,400 HS; 3 x \$600 = \$1,800 P).

Task 2: Project Management. MARC as lead entity will perform grant administration activities (Personnel: 165 hours x \$44.10/hr = \$7,277 HS; 55 hours x \$44.10/hr = \$2,426 P) (Fringe Benefits = 49.8% x Personnel = \$3,623 HS; \$1,208 P). Total administration direct costs = \$14,534. MARC will perform grant programmatic activities for procurement and contract management. (Personnel: 124 hours x \$44.10/hr = \$5,468 HS; 42 hours x \$44.10/hr = \$1,852 P) (Fringe Benefits = 49.8% x Personnel = \$2,723 HS; \$922 P). KCMO will perform site-specific project management activities under a subaward agreement. (Other – KCMO Subaward): 500 hours x \$55/hr = \$27,500 HS; 170 hours x \$55/hr = \$9,350 P). A qualified environmental professional (QEP) will provide technical support for programmatic activities. (Contractual: 134 hours x \$110/hr = \$14,740 HS; 48 hours x \$110/hr = \$5,280 P).

Task 3: Phase I & II ESAs. In Years 1-3, this project will produce an output of eleven (11) Phase I ESAs and ten (10) Phase II ESAs for hazardous substances at a total cost of \$265,000. (Contractual: 8 x \$3,000/Phase I ESA = \$24,000 HS; 3 x \$7,000/area-wide Phase I = \$21,000; 4 x \$20,000/Phase II ESA = \$80,000; 2 x \$60,000/area-wide Phase II ESA = \$120,000; 4 x \$5,000/hazardous materials survey = \$20,000). The project will produce an output of four (4) Phase I ESAs and 2 Phase II ESAs for petroleum at a total cost of \$96,000. (Contractual: 3 x \$4,000/Phase I ESA (including tank survey) = \$12,000; 1 x \$9,000 area-wide Phase I (including tank surveys); 1 x \$20,000 Phase II ESA; 1 x \$55,000 Phase II ESA (including tank removal). Voluntary cleanup program (VCP) oversight fees for 6 projects (Other – VCP fees: 6 x \$4,000 = \$24,000). The total Phase I & II assessment value is \$385,000 or **64% of the grant award**.

Task 4: Remedial Design & Planning. In project Year 3, activities include risk assessments, remedial design and analyses of brownfield cleanup alternatives (ABCAs). An output of three (3) hazardous substance remedial designs and one (1) petroleum remedial design will be performed. (Contractual: haz: 3 x \$5,000 = \$15,000; petro: 1 = \$5,000). The Sustainable Corridor Opportunities Assessment. (Contractual: 280 hours x \$110/hr = \$28,000 + \$2,000 incidentals = \$30,000, split 50/50 HS/P). The 18th & Central Site Reuse Community Vision. (Contractual: 280 hours x \$110/hr = \$28,000 + \$2,000 incidentals = \$30,000, split 50/50 HS/P) The output for each planning activity is the delivery of a completed report. VCP oversight fees for 2 projects (Other – VCP fees: 2 x \$3,000 = \$6,000).

Indirect Costs. MARC indirect cost rate is 30.4% of personnel and fringe benefits for all overhead excluding rent. The rent indirect cost rate is 5.93% of personnel only.

c. Measuring Environmental Results

To ensure grant funds are expended in a timely and efficient manner, the coalition will track, measure and evaluate progress in achieving project outputs, overall project results and eventual project outcomes. Progress on projects and outputs will be updated in a timely manner in the quarterly reports and in ACRES with the assistance of Kansas City, MO. Outputs will be evaluated annually by checking whether completed quantities are reasonable and proportional to the project goals for the 3 year period. Outcomes will be evaluated more liberally, recognizing that some may be achieved after the project period.

Output	Measure	Goal
Community Meetings	Numbers of meeting minutes prepared	12 minutes
Phase I ESAs	Number of reports delivered	15 reports
Phase II ESAs	Number of reports delivered	12 reports
Community Plans	Number of Community Plans delivered	2 plans
Outcome	Measure	Goal
Funding leveraged	Committed cleanup or redevelopment \$\$	\$3 million
Clean land ready for reuse	Number of acres cleaned	2 acres
Safe housing	Number of units built or renovated	12 units
New Jobs	Number of new jobs created	10 jobs

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

- i. Organizational Structure
- ii. Description of Key Staff

As the metropolitan planning organization for the nine-county, bi-state Kansas City region, MARC is uniquely situated to implement this project. MARC has worked with EPA, local governments and other federal agencies to provide regional leadership in program areas including transportation, health and human services, and the environment. MARC staff assigned to this project have significant expertise in the areas of environmental programs, planning, and coordinating complex grant activities.

Tom Jacobs, MARC Director of Environmental Programs, will serve as program manager and conduct community engagement and program management. Mr. Jacobs has 18 years of experience managing collaborative policy, planning and education initiatives on air and water quality, green infrastructure, energy and solid waste, and has been recognized for his work by the White House and EPA. Douglas Norsby, MARC Environmental Planner, will conduct grant administration and procurement activities. Mr. Norsby has ten years of experience overseeing regional air quality outreach and education efforts. He has managed millions of dollars of Diesel Emissions Reduction Act grants. Finally, MARC will secure additional management services for this project (see next response).

MARC has proposed a memorandum of agreement (MOA) modeled on existing agreements for similar grants, in which coalition members will each designate a representative to act in public meetings by a majority vote, after inviting and considering public input. Members will agree to equitably distribute coalition funds and sites, attend public meetings, participate in site selections, approve activity funding, and facilitate site access, redevelopment planning, and community engagement for projects in their jurisdictions.

- iii. Acquiring Additional Resources

Through a subaward agreement with Kansas City, MO, MARC will be assisted by the brownfields coordinator for Kansas City, Missouri, Andrew Bracker, who will provide project management and program consultant services for the coalition. Mr. Bracker has 21 years of experience successfully managing \$11.3 million of EPA brownfield grants. In addition, MARC will hire a qualified environmental professional (QEP) to provide technical assistance for programmatic services, including design, procurement and oversight of environmental services.

b. Past Performance and Accomplishments

ii. MARC Has Not Received an EPA Brownfields Grant But Has Received Other Federal Assistance Agreements

(1) Purpose and Accomplishments

MARC has successfully managed the following three current and/or most recent federal assistance agreements which are most similar in size, scope and relevance to the coalition grant.

1. Economic Development Administration (EDA). MARC receives an annual planning grant from EDA to work with community economic and workforce development partners to increase economic opportunity in disadvantaged neighborhoods. The current grant was awarded at \$70,000 per year for three years beginning 7/1/18. MARC has also received competitive EDA grants to analyze technical information that advances economic development projects, including a \$1.8 million EDA Jobs Accelerator grant in 2011. The EDA grants have produced an adopted regional economic development strategy plan, which has enabled regional and local groups to secure EDA public works grants in the metro area.

2. US Department of Health and Human Services. MARC is the grantee for Mid-America Head Start (MAHS), a \$25.4 million program that provides comprehensive services for young children and their families in Jackson, Clay and Platte counties in Missouri. MARC has a number of partners, including nonprofit organizations and school districts. MARC engages parents and the community in developing its plans and designing its services. During the 2016-2017 program year 2,662 families received support services and 99.61 percent of program slots were filled. MAHS exceeded the Office of Head Start's national goal that 50 percent of all Head Start teachers 'have at least a bachelor's degree' by achieving a 67 percent mark.

3. Environmental Protection Agency. In 2017, MARC obtained a Regional Wetland Program Development grant of \$199,475 to build an effective and economical green infrastructure plan for the Kansas City Metropolitan Area, and promote public awareness of the value and importance of wetlands. The project added \$99,755 in matching funds, demonstrating MARC's ability to engage partners. The project will refine an existing GIS-based natural resource atlas identifying priority areas for protection and opportunity, expand an existing Green Infrastructure plan to include a "Playbook" of policies and implementation strategies, and demonstrate the effectiveness of these strategies on five vacant lots.

(2) Compliance with Grant Requirements

To ensure effective oversight, MARC routinely provides timely quarterly reports and maintains contact with federal grant managers to discuss workplan progress, scheduled activities and grant deliverables. Final reports and progress towards expected outputs and outcomes have been, and continue to be, satisfactorily reported for all three of the above federal grants, and the agreement terms and conditions are regularly met. In addition, the Kansas City, MO brownfields coordinator will support MARC to ensure compliance with federal grant terms and conditions, including requirements concerning MBE/WBE/DBA procurement and reporting, data quality, Davis-Bacon Act, quarterly and final progress reporting, subaward reporting, ACRES data management, and annual financial reporting.