



Agenda

Brownfields Commission

Friday, December 9, 2022

1:30 PM

Join Zoom Meeting <https://us06web.zoom.us/j/85309649572?pwd=TEtqZjBQZS9Gb1g1RHBJeHdGVFFqdz09>

KANSAS CITY BROWNFIELDS INITIATIVE

The Local Forum for Brownfields Redevelopment

December 9, 2022

1:30 to 3:00 p.m.

Join Zoom Meeting <https://us06web.zoom.us/j/85309649572?pwd=TEtqZjBQZS9Gb1g1RHBJeHdGVFFqdz09>

Meeting ID: 853 0964 9572

Passcode: 964213 One tap mobile

+16465588656,,85309649572#,,,,*964213# US
(New York)

+16469313860,,85309649572#,,,,*964213# US

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 853 0964 9572

Passcode: 964213

Find your local number: <https://us06web.zoom.us/j/85309649572?pwd=TEtqZjBQZS9Gb1g1RHBJeHdGVFFqdz09>

AGENDA

1. Welcome and Introductions
2. Grants

FY22 \$3,900,000 Supplemental RLF Grant: Kansas City Brownfields Revolving Loan Fund. Applications are now being accepted for loans and subgrants for projects located in Kansas City, MO.

FY22 \$1,000,000 Supplemental RLF Grant: Kansas City Regional Brownfields Coalition Revolving Loan Fund. Applications are now being accepted for loans and subgrants for projects located in Kansas City, MO; Wyandotte County/Kansas City, KS; or, Jackson County,

MO.

FY22 \$350,000 Kansas City Brownfields Site-specific Assessment Grant. Planning is underway concerning the implementation of this grant for the Parade Park Homes, North Site.

FY22 \$500,000 Kansas City Brownfields Community-Wide Assessment Grant. Planning is underway concerning the implementation of this grant for the Parade Park Homes, South Site. In addition, requests are now being accepted for assessment services for additional projects located in Kansas City, MO.

FY23 EPA Solicitation for Brownfields Multipurpose, Assessment, Revolving Loan Fund and Cleanup (MARC) Grant Applications. No applications were submitted in the FY23 competition by Kansas City, MO or the other Coalition members due to eligibility restrictions.

FY23 EPA Supplemental RLF Requests. By March 17, 2023, requests for Supplemental RLF funds will be due to EPA. High-performing RLF programs that have committed at least 65% of capital and have less than \$750,000 of uncommitted funds on hand may request up to \$3 million. Other RLF programs that have issued at least one loan and committed at least 50% of capital may request up to \$1 million.

Kansas City Regional Brownfields Coalition Assessment

Recipient: Mid-America Regional Council (MARC) (lead); Coalition members: Unified Government of Wyandotte County/Kansas City, KS; City of Kansas City, MO; and Jackson County, MO.

Funding: \$600,000 award; approximately \$193,120 remaining for assessments

Term: 10/1/20 to 9/30/23

Administration. On 11-2-22, MARC officially contracted with Tetra Tech, Inc. to perform environmental assessment services for Coalition projects. Requests for new projects are currently being accepted and planning is underway to publicize the program availability.

KCK Priority Site: Northeast Grocers Co-Op, 1726 Quindaro Blvd., Kansas City, KS. MARC working with Tetra Tech to finalize a Scope of Work to perform a Phase II, property conditions assessment and remedial design services for this project.

KCMO Priority Site: Former Chouteau Courts Housing / Belvidere Park Site, 1200, 1408 Independence Ave., 533 Tracy Ave., Kansas City, MO. Phase II investigations for Chouteau Courts and Belvidere Park were completed and submitted to MDNR for review on 11/30/22. Lead, arsenic and polycyclic aromatic hydrocarbons (PAHs) above state residential and non-residential use levels were identified in surface soils over portions of both sites. In addition, isolated subsurface impacts associated with lead, mercury and petroleum hydrocarbons were also identified.

Jackson County Priority Site: Rock City, 509 Blue Ridge Blvd., Grandview, MO. On 11/23/22, met with City of Grandview to plan and schedule Phase I & II ESAs and coordinate with schedule of the Blue Ridge Blvd. railroad overpass construction project. A Scope of Work and project request are being developed to begin site assessment.

Project Requests:

None.

Project Updates:

18th & West Pennway, 1746 Belleview, 1004 W. 18th St., 900 W. 20th St., Kansas City, MO – On 10/28/22, the Coalition approved Westside Housing Organization (WHO)'s requests for Phase II ESA on 1000 W. 18th St. and a Phase I ESA on 900 W. 20th St. MARC is working with Tetra Tech on a Scope of Work to perform these services.

Kansas City Community-Wide Assessment Grant

Recipient: City of Kansas City, MO

Funding: \$500,000 award; approx. \$382,736 for assessments

Term: 10/01/22 - 09/30/25

Project Requests:

Community LINC, 14 Land Bank Vacant Lots, various addresses, Kansas City, MO. Community LINC requests Phase II environmental site assessment (ESA) services for urban infill redevelopment project.

Emmanuel Youth Center Project. 2402, 2414 Dr. Martin Luther King, Jr. Blvd., Kansas City, MO. A hazardous materials survey of 2416, 2418, 2500 & 2504 Dr. Martin Luther King, Jr. Blvd. identified asbestos- containing materials (ACM). Another hazardous materials survey is needed for 2402 and 2414 Dr. Martin Luther King, Jr. Blvd.

Kansas City Vacant Properties Coalition Assessment

Recipient: City of Kansas City, MO (lead); Coalition members: Land Clearance for Redevelopment Authority (LCRA) and Jackson County, MO

Funding: \$500,000 award; approx. \$5,716 balance

Term: 09/01/15 - 08/31/22 (request for extension pending).

Project Requests: None.

Project Updates

Ivanhoe Plaza – East Garfield Senior Cottages. 3821 – 3839 Garfield Ave., 2109 and 2115 E. 38th Terr.; 2100, 2012, 2016, 2022 E. 39th St.;

and 3836 and 3848 Brooklyn, Kansas City, MO. New construction is underway and expected to be completed by 3/31/23.

31st & Prospect Redevelopment, 2501-05 E. 30th St.; 3005-33 Wabash; 3000, 3012 Prospect Ave. On 11/14/22, EPA, Missouri Department of Natural Resources (MDNR) and city staff met with new site owner LocalCode Kansas City (LCKC) to review environmental conditions, current assessment activities and to learn about LCKC's plans for future redevelopment. LCKC was provided an access agreement form to allow EPA to continue its ongoing groundwater investigation.

Ivanhoe Plaza Area - Park to Olive Complex, 2210 E. 39th St.; 3840-3849 Park Ave.; 3840, 3842, and 3848 Olive St., Kansas City, MO. No progress.

Ivanhoe Plaza Area – In-Fill Housing, 2116-18 E. 38th Ter.; 3816-29 Brooklyn. No further progress.

The Outlook, 4500-04, 4522-36 Troost Ave., Kansas City, MO. Phase II ESA completed.

Kansas City Brownfields Revolving Loan Fund

Recipient: City of Kansas City, MO

Funding: \$3,950,107 award; approx. \$14,836 balance; approx. \$315,067 program income

Term: 05/01/09 - 09/30/23

Subgrant Report

i. Mattie Rhodes Center, 1017-1023 W. 17th St., Kansas City, MO. Cultural Arts Center opened April 2022. The final disbursement of \$100,000 for site cleanup is pending verification of certified payroll documents.

Loans Report

Hardesty Federal Complex, Buildings 11, 10 & 9, 607 Hardesty Ave., Kansas City, MO. On 11-16-22, Arnold Development Group (ADG), General Services Administration (GSA), city staff and MDNR representatives discussed a proposed site reuse plan and the need to approve an active vapor intrusion mitigation system to facilitate redevelopment of Building 9. ADG intends to acquire and develop the entire site for 502 units of mixed affordable and market rate housing and other sustainable mixed-uses. ADG would assume the current Hardesty RLF loans and has expressed interest in borrowing approximately \$6 to \$7 million of additional RLF funds to abate Buildings 1 & 2.

Kansas City Regional Coalition Brownfields Revolving Loan Fund

Recipient: City of Kansas City, MO (lead); Coalition members: Unified Government of Wyandotte County/Kansas City, KS and Jackson County, MO.

Funding: \$800,000 award; approx. \$289,277 balance; \$7,500 program income

Term: 09/01/20 - 08/31/25

Loans Report

Zhou B Art Center Kansas City, Former Attucks Elementary School, 1818 E. 19th St. Abatement work began and continued in the former school building in November. Bi-weekly progress meetings and site visits by the City's Qualified Environmental Professional (QEP) PSI appear to verify that work is being performed properly and in compliance with grant terms and conditions. Brownfields Loan Advance #1 was paid out on 11/23/22 for approximately 9% of the \$500,000 loan amount.

Other Business

Adjourn

For more information, please contact: Andrew Bracker

Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311, 816-513-1313, TTY 513-1889 or by email at actioncenter@kcmo.org.

Copyright © 2017 | City of Kansas City, Missouri | Office of the City Clerk | All rights reserved.

Our mailing address is: clerk@kcmo.org

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list