

KANSAS CITY BROWNFIELDS INITIATIVE

The Local Forum for Brownfields Redevelopment

October 18, 2024
1:30 to 3:00 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/82243093473?pwd=H4gYZMaW9GM792AGNLiFVhgAhTnsha.1>

Meeting ID: 822 4309 3473
Passcode: 959785

Call in: (312) 626-6799

AGENDA

1. Welcome and Introductions

2. Grants

- a. **FY24 EPA Supplemental RLF Requests.** On 9/30/24, EPA and Kansas City, MO celebrated the Supplemental RLF awards:
 - i. A \$3,500,000.00 Supplemental Revolving Loan Fund (RLF) grant to increase the capitalization of the Kansas City RLF Program.
 - ii. A \$1,000,000 Supplemental RLF grant for the Kansas City Regional Brownfields Coalition RLF to increase capitalization of that program.

The event was covered by KCTV5 and other local media.

- b. **FY23 EPA Environmental Justice Government to Government Grant.** EPA awarded a \$1 million EJG2G grant to KCMO, in partnership with the Ivanhoe Neighborhood Council (INC) for the assessment and cleanup of lead contamination on vacant lots and an Environmental Justice Advocate position. The grant is administered by KCMO Department of Neighborhood Services. Arrangements are underway to kickoff grant activities. Stay tuned for updates.
- c. **HUD Lead Technical Studies Grant.** On Wednesday, October 9, HUD announced the award of a Lead Technical Studies grant to Kansas State University to study the application of various treatment and assessment methods for lead in soils on vacant lots in Kansas City, KS. The award amount is \$799,000.
- d. **FY2025 EPA Brownfields Grant Competition.** Kansas City is preparing an application

for a Brownfields Cleanup Grant to remediate lead and other hazardous substances on vacant lots enrolled into the Kansas City Housing Accelerator program and a former industrial site in the Washington Wheatley neighborhood located at 3005 E 18th St. and 1811 Agnes Ave., and vacant lots in the Marlborough neighborhood. **A Draft Analysis of Brownfield Cleanup Alternatives (ABCA) will be made available at the meeting for review and public comment. Input from all interested stakeholders is welcomed and encouraged.** The application is due November 14, 2024.

3. **Brownfields Call for Projects.** Assessments are underway on multiple projects selected to receive assistance through the 2023 Brownfields Call for Projects. Work is also continuing with Unity Campus and UNI and others who were invited to submit full applications for RLF cleanup loans and subgrants. Specific progress is provided in the updates section of each grant program, as presented below.

4. **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

- a. Project Updates:
 - i. 18th & Agnes (Granville Woods Community) Project, Wise Owl Ventures, 3005 E. 18th St., 1811 Agnes Ave. Kansas City, MO - A Limited Phase II ESA in September 2024 identified polycyclic aromatic hydrocarbons (PAHs) in surface soils at levels above Missouri Risk-Based Target Levels (RBTLs) for residential and non-residential use across a large area of the approximately 2.7-acre site. Benson Mfg. and Tamm Lumber Co. are among the former users. Chlorinated solvents were also detected in one location in subsurface soils above the Missouri RBTLs for residential and non-residential use.
 - ii. Emmanuel Youth Center, Emmanuel Family and Child Development Center, 2402 - 2504 Dr. Martin Luther King, Jr. Blvd., KCMO – A limited Phase II ESA and hazardous materials survey have been completed for after school multipurpose youth facility. The Phase II ESA identified elevated lead concentrations in one composite sample of surface soils. No other significant contamination of soil or groundwater was detected. The hazardous materials survey identified asbestos-containing materials (ACM) and inventoried other “household” hazardous wastes in former office and school buildings that will be demolished for the new facility.
 - iii. Community LINC Housing six pilot Land Bank Lots, 3947 Brooklyn Ave.; 4042 Brooklyn Ave.; 4104, 4106 & 4112 Garfield Ave.; 4540 Park Ave., Kansas City, MO – A Quality Assurance Project Plan (QAPP) and work plan has been submitted to EPA for review to conduct a limited Phase II ESA. The plan includes sampling of surface soils for RCRA metals, including lead.
 - iv. Community LINC Housing 12 Land Bank Lots - 3540 Wabash Ave.; 3621 Olive St.; 4033, 4112, 4133 Brooklyn Ave.; 4124, 4217, 4530 Park Ave.; 4245 Euclid Ave.; 4317, 4319, 4344 Garfield Ave., Kansas City, MO – After the QAPP and work plans are finalized for the initial Community LINC lots, similar plans will be prepared and submitted for the 12 additional lots.
 - v. Unity Campus (former Wendell-Phillips Elementary School), UNI, 2433 & 2453 Vine St., 2430 Highland Ave., Kansas City, MO – Phase I ESA completed August 2024, Haz Mat Survey work plans are in development and will be reviewed through the

Missouri Brownfields Voluntary Cleanup Program (BVCP) once enrollment in the program has been completed.

- vi. Hero’s Home Gate Veteran Duplex, Footprints, Inc., 3515 Euclid Ave., Kansas City, MO – Phase I ESA Report received. Site eligibility determination completed. Preparation of QAPP/work plans and enrollment into the BVCP are next steps.
- vii. 31st & Prospect, LocalCode KC, 30th to 31st, Olive Ave. to Prospect Ave., Kansas City, MO – Assessment of drycleaning solvents and benzene impacted soil and groundwater by EPA Region 7 Targeted Brownfields Assessment (TBA) is completed and MDNR finds no remediation is needed. Additional properties will be screened for lead and other metals in surface soils. Physical tests will be conducted to finalize the closure of the chlorinated solvents detected in soil and groundwater. A change order for the required activities was submitted in September and is under review.

5. Kansas City Regional Brownfields Coalition Assessment

<u>Recipient:</u>	Mid-America Regional Council (MARC) (lead); Coalition members: Unified Government of Wyandotte County/Kansas City, KS (UG); City of Kansas City, MO (KCMO); and Jackson County, MO.
<u>Funding:</u>	\$600,000 award; approximately \$193,120 remaining for assessments
<u>Term:</u>	10/1/20 to 9/30/24, extension request pending.

- a. Administration. Contracts and tasks necessary to implement the grant have been completed.
 - b. KCK Priority Site: Northeast Grocers Co-Op, Groundwork NRG, 1726 Quindaro Blvd., Kansas City, KS. MARC has received an Analysis of Brownfields Cleanup Alternatives (ABCA), an updated Phase I environmental site assessment (ESA), limited Phase II ESA, and a Property Conditions Assessment (PCA). An additional updated Phase I environmental site assessment (ESA) has been authorized to facilitate an anticipated transfer of the subject properties. The owner and NRG have negotiated transfer and lease agreements. The agreements remain to be finalized and executed after the additional Phase I update has been completed.
 - c. KCMO Priority Site: Former Chouteau Courts Housing / Belvidere Park Site, 1200, 1408 Independence Ave., 533 Tracy Ave., Kansas City, MO. The Risk Management Plan (RMP) was approved by the Missouri Brownfields Voluntary Cleanup Program (BVCP). Comments on the RMP for Belvidere Park were returned to the consultant. The project is currently under consideration for a proposed site development.
 - d. Jackson County Priority Site: Rock City, 509 Blue Ridge Blvd., Grandview, MO. A Phase II ESA is needed to collect surface and subsurface soil, groundwater, and soil gas samples. Building materials will also be sampled for asbestos. MARC has received a draft QAPP and work plan that is under review by MARC, City and Qualified Environmental Professional (QEP). A final QAPP will be submitted to the EPA for approval before fieldwork begins.
- a. Project Updates:
- i. 18th & West Pennway, Westside Housing Organization (WHO), 1746 Belleview, 1004

W. 18th St., 900 W. 20 St., Kansas City, MO – WHO has been presented a Limited Phase II ESA report on 1000 W. 18th St. and a Phase I ESA report on 900 W. 20th St. A Risk Management Plan was recommended for 18th & W. Pennway, and a limited Phase II ESA is recommended for 900 W. 20th St. Funding may be available to complete the Phase II ESA from the EPA, or Missouri, Targeted Brownfields Assessment (TBA) programs.

- ii. Northeast Community Land Trust, Jerusalem Farms, 72 vacant properties in the Independence Plaza, Indian Mound, and Scarritt Renaissance neighborhoods of Kansas City, MO – MARC received a cost proposal to complete the Phase I ESA for the 15 “first priority” Vacant Lots as designated by Jerusalem Farms. Based on distances between the 15 vacant lots, the properties will be divided into three groups/reports.
- iii. The Ladd School Project, LocalCode KC, 3640 Benton Blvd., Kansas City, MO – MARC has received a proposal to perform a Hazardous Materials Survey (including mold) and prepare an ABCA and BVCP application. This proposal is under review by MARC, City and QEP. Site eligibility determinations are in progress.
- iv. Lots for Parking, Hope Center, 3116, 3120, 3122 & 3124 Chestnut Ave., Kansas City, MO. MARC accepted Tetra Tech’s proposal to perform Phase I ESA. The license agreement for site access has been secured and site eligibility determinations are in progress.
- v. NE Plaza I, Northeast Development, LLC, 1300-1600 Stewart Ave., Kansas City, KS – Pending results of KDHE Phase II ESA.
- vi. Red Brick House, NorthWest Communities Development Corporation, 10118 E. Lexington Ave., Independence, MO – The scope of work for a Phase I ESA and a Hazardous Materials Survey is in development.

6. Kansas City Site-Specific Assessment Grant (Parade Park Homes)

Recipient:	City of Kansas City, MO
Funding:	\$350,000 award; approx. \$221,472 for assessments
Term:	10/01/22 - 09/30/25

a. Project Update.

In March 2024, the subject properties were acquired by Flaherty & Collins, the developer selected through a KCMO Request for Proposals. A Phase II ESA (privately funded) was completed. No further assessment was recommended, and a soil management plan was suggested. Procurement for a QEP to oversee the remediation is in progress. Drafted ABCA and RAP are in review. A proposal to perform a geophysical survey to assist with the development of the site-specific reuse plan was received. EPA confirmed the subsurface imaging is an eligible expense and to include the results in the ABCA. A change order has been initiated for this scope of work.

7. Kansas City Brownfields Revolving Loan Fund

Recipient:	City of Kansas City, MO
Funding:	\$6,900,000 awarded + \$3,500,000 FY2024 Supplemental Grant pending
Term:	10/1/22 – 9/30/28

a. Loans Report

- i. Hardesty Federal Complex, Buildings 1, 2, & 9, 607 Hardesty Ave., Kansas City, MO. On March 8, 2024, the Brownfields Commission adopted Resolution No. 002-2024

recommending approval to the City Council of an application for \$7,575,000 submitted by Arnold Development Group (ADG), subject to a list of preconditions. The majority of the funding is intended for abatement of asbestos containing materials and lead-based paint in Buildings 1 & 2. ADG intends to acquire and develop the entire 22-acre former Hardesty Complex site. Phase I consists of 389 units of mixed affordable and market rate housing and other sustainable mixed-uses. ADG completed the public notification of the ABCA and are finalizing the Community Involvement Plan and other pre-loan remediation requirements are proceeding.

- ii. Unity Campus (former Wendell-Phillips Elementary School), UNI, 2433 & 2453 Vine St., 2430 Highland Ave., Kansas City, MO. The City is working with UNI to complete assessment (see above) and complete a full RLF application for a subgrant to abate ACM, LBP, and mold in the former school campus for a community and youth education and community services hub.

8. 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:	\$1,800,000 awarded + \$1,000,000 FY2024 Supplemental Grant pending; approx. \$1,251,200 balance; \$7,500 program income
Term:	09/01/20 - 09/30/27

a. Loans Report

- i. Zhou B Art Center Kansas City, Former Attucks Elementary School, 1818 E. 19th St. In January 2023, abatement work was completed in the former school building. All Brownfields Loan funds (\$500,000) have been disbursed. Clearance wipe samples collected in July 2024 passed. Final Operations & Maintenance (O&M) Plans for residual ACM and LBP were reviewed by the KCMO QEP, PSI-Intertek, and have been finalized. The draft Asbestos, Hazardous Materials, and Lead Painted Component Removal, and Lead Paint Stabilization Monitoring Closeout Report (Closeout Report) was delivered. However, Terracon (the oversight contractor) discovered that the abatement contractor did not encapsulate the metal stairs components in the 1905 building. Following encapsulation, the Closeout Report will be finalized.

b. Subgrants Report

- i. Northeast Grocers Co-Op, Groundwork NRG, 1726 Quindaro Blvd., Kansas City, KS. On 2/23/24, the Brownfields Commission adopted Resolution No. 001-2024 recommending approval to the City Council of Groundwork NRG’s application for a subgrant in an amount not to exceed \$494,277.00, subject to a list of preconditions. Pro Bono counsel for Groundwork NRG has prepared agreements to accept transfer and lease the subject property from the owner, P.R.I.D.E. To maintain site eligibility, an updated Phase I ESA is needed to support the title transfer prior to executing and recording the property transfer. The City will work with Groundwork NRG to help them satisfy the preconditions to the subgrant.

9. Other Business

10. Adjourn

For more information, please contact:

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