NARRATIVE INFORMATION SHEET

1. Applicant Identification: City of Kansas City, Missouri
   414 E. 12th St., Kansas City, Missouri 64106

2. Funding Requested
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested
      i. $500,000 is requested.
      ii. Waiver of the $200,000 limit – Not Applicable.

3. Location
   a. City: Kansas City, Missouri.
   b. County: Jackson County, Missouri.
   c. State: Missouri

4. Target Area and Priority Site/Property Information
   • Community-wide Assessment Grant applicants, other than tribes:
     o Kansas City, Missouri Target Area – Urban Core Opportunity Zones
     o Target Area Census Tracts: 9, 10, 18, 19, 37, 38, 54, 55, 56.01, 56.02, 61, 63, 77, 80, 154, 160, 161, 162, 166, 169
     o Priority Site Address (The Parade Park Homes – South priority site is a single site consisting of four contiguous properties with the following addresses):
       ▪ 1756 Michigan Ave., Kansas City, MO 64127 (Parade Plaza Resurvey Tract C);
       ▪ 1727 Michigan Ave., Kansas City, MO 64127 (Parade Plaza Resurvey Tract D);
       ▪ 1701 Woodland Ave., Kansas City, MO 64127 (Parade Plaza Resurvey Tract E);
       ▪ 2020 E. 17th St., Kansas City, MO 64127 (Parade Plaza Resurvey Tract H)
5. **Contacts**
   
a. **Project Director:**
   Andrew Bracker  
   Brownfields Coordinator  
   Department of City Planning & Development  
   City of Kansas City, MO  
   414 E. 12th Street, 16th Floor  
   Kansas City, MO 64106  
   Phone: (816) 513-3002  
   Email: andrew.bracker@kcmo.org

b. **Chief Executive/Highest Ranking Elected Official:**
   
   Mayor Quinton D. Lucas  
   City of Kansas City, MO  
   414 E. 12th Street, 29th Floor  
   Kansas City, MO 64106  
   Phone: (816) 513-3500  
   Email: quinton.lucas@kcmo.org

6. **Population:**
   - City of Kansas City, MO: 484,387

7. **Other Factors Checklist**

   None of the Other Factors apply to the City of Kansas City, Missouri or the proposed project.

8. **Letter from State or Tribal Environmental Authority**

   Letter from the Missouri Department of Natural Resources is attached.

9. **Releasing Copies of Applications**
   - Not Applicable
November 10, 2021

Andrew Bracker
City Planning and Development
City of Kansas City
414 E. 12th Street
16th Floor
Kansas City, MO 64106

RE: Small Business Liability Relief and Brownfields Revitalization Act Environmental Protection Agency (EPA) Grants

Dear Andrew Bracker:

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for Brownfield Site-Specific Assessment Grant and Community-Wide Assessment Grant funding by the City of Kansas City as authorized under the above-referenced Act. I further understand and acknowledge that, if you are successful in your grant application, the City of Kansas City or any of its constituent agencies or agents intends to utilize such funds for eligible purposes pursuant to the above-referenced Act.

The City of Kansas City is applying for a $200,000 site-specific assessment grant for the initial redevelopment phases of Parade Park Homes, a 25 acre, 510 unit subsidized housing co-op owned by the residents since the mid-1960s. It was one of the first of its kind in the nation. Funds will be used for hazardous materials surveys of the initial units to be removed and for environmental due diligence and subsurface investigation.

The City of Kansas City is also applying for a $500,000 community-wide assessment grant for the City of Kansas City and will likely identify the latter development phases of Parade Park Homes as our priority site. The targeted community(ies) has not finally been decided but will include Parade Park Homes and significant sections of the impoverished urban core of Kansas City.

We expect the City of Kansas City to enroll the cleanup site(s) in the Brownfields/Voluntary Cleanup Program (BVCP), and receive the benefits of our oversight program. Of course, we
require that each site enroll separately in the BVCP. Nothing in this letter should be construed as automatic acceptance of the sites; standard enrollment procedures still apply.

Sincerely,

ENVIRONMENTAL REMEDIATION PROGRAM

[Signature]
Scott Huckstep, Chief
Brownfields/Voluntary Cleanup Section

SH: sf
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
   a. Target Area and Brownfields
      i. Background and Description of Target Area
         Incorporated in 1850 at the confluence of the Kansas and Missouri rivers, Kansas City, Missouri quickly grew as a Mid-Western center of commerce, attracting workers from all over the country to its stockyards, manufacturing, and railroads (still the nation’s 2nd largest hub). During Prohibition, minorities held back by racial segregation created a vibrant “city within a city” where Black culture and businesses flourished. But within the Black neighborhoods were also concentrated the hustle and bustle of the city’s industry and public utilities, even as wealthier neighborhoods, limited to whites by racial covenants, were laid out among beautiful parks and spacious boulevards. By the mid-20th century, the roads and rails that connected Kansas City to the world’s commerce also divided and isolated its neighborhoods, particularly those of minorities. New highways accelerated “white flight” and drained business away from the urban core, leaving behind abandoned commercial/industrial sites, gas stations, drycleaners, and empty store fronts. With little resources, education or mobility, many minority residents are literally trapped in poverty, unable to fully access the region’s many opportunities.

         The target area consists of 22 Opportunity Zones located in Kansas City’s urban core, clustered generally along two of the city’s major historic commercial corridors, Prospect Avenue (north-south) and Independence Avenue (east-west), which intersect in a “T” shape less than a mile from downtown. The Target Area population is 67% African-American and 14% Hispanic, compared to 28% and 11%, respectively, in the city as a whole. Prospect Avenue runs through the heart of the African-American community and many of the city’s most disadvantaged neighborhoods. More than $150 million of recent investments in public transit, services and infrastructure have only started to redress decades of segregation. Now, an affordable housing crisis is fueling infill development projects on vacant lots where lead contamination has been identified. Independence Avenue serves some of the city’s most culturally and racially diverse neighborhoods. Burdened by 70 years of plant closures and highway construction, renewal is finally underway. But throughout the target area, dozens of tanks sites, dry cleaners, asbestos and lead-laden buildings and vacant lots lie in the path of revitalization. Phase I/II assessments of these sites are needed to assist multiple current affordable housing and mixed-use projects.

      ii. Description of the Priority Brownfield Site
         In the target area, the historic corridors contain hundreds of brownfields, mostly small properties that include former gas stations, drycleaners, and some larger commercial and light-industrial sites. Underground storage tanks (USTs) in the area released petroleum contamination and drycleaners used carcinogenic solvents like perchloroethylene (PCE) and trichloroethylene (TCE). Studies have identified forty-seven (47) underground storage tank sites and eighteen (18) former drycleaners in the Prospect Corridor. Residents live close to its many UST sites and Missouri Department of Natural Resources (MDNR) has investigated multiple complaints of petroleum odors in homes. Hazardous materials surveys of structures built before 1980 routinely identify asbestos and lead-based paint. Lead in soils is a significant problem in the target area. Of 262 neighborhood properties tested, 47% exceed the EPA level for child play areas (400

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2 Prospect Corridor UST Feasibility Study (2003, MDNR & Kansas City Brownfields Program).
mg/kg). Many of these properties are targeted for infill housing redevelopment.

Within the target area is the priority site: Parade Park Homes - South. Consisting of four tracts of the original subdivision, it covers 14 acres of the total 30.5-acre Parade Park Homes project area and contains 17 buildings with a total of 182 residential townhome units. Former land uses include a large steam laundry plant and a drycleaner. A former paint and varnish manufacturer and several filling stations and garages were located adjacent off-site. It is anticipated that the priority site is impacted mostly by asbestos in the structures and possibly volatile organic compounds (VOCs) and petroleum contamination in the soil and groundwater.

Parade Park Homes is an African-American owned housing cooperative (co-op) built from 1961-1966, one of the first and largest in the nation. It was a massive 1950s “urban renewal” project that replaced most of twelve city blocks of mixed residential and commercial/industrial uses. It is located adjacent to the historic 18th & Vine Jazz District, the cultural heart and soul of the African-American community. The co-op residents, most of whom are seniors and low-moderate income, have been a stable and vital presence through the turbulent decades of 18th & Vine’s deterioration and have helped fuel its renewal and revitalization. However, over half of Parade Park Home’s townhome units are vacant or un-leasable due to deferred maintenance. The co-op owes $9 million to HUD, which is requiring that the substandard units be renovated or replaced after a failed inspection in May 2019. The co-op hired a master developer and in February 2021 submitted a redevelopment plan to HUD that was developed through an 18-month planning process with residents and key community stakeholders. For the initial development phase, a $7 million financial gap, including environmental assessment and remediation costs, must be closed in order to access other critical federal, state, and local funding to proceed with the redevelopment and avoid HUD foreclosure. Required work includes Phase I and Phase II environmental site assessments of multiple identified environmental concerns and hazardous materials surveys of the 182 residential units.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

Prepared through a collaborative process with the master developer, co-op residents, key community stakeholders, and the city, the Parade Park Homes Master Plan proposes to transform the existing co-op into a safe and sustainable neighborhood with a healthy balance of affordable and market-rate housing options, community and green spaces, and a mix of commercial and neighborhood retail uses. The plan includes a 70-unit senior building with dedicated senior amenity space, 232 units in a variety of multi-family buildings, a central park, a new clubhouse, and a memorial plaza. The project value is estimated at $120 million.

The Parade Park Homes Master Plan aligns well with the city’s Heart of the City Area Plan, adopted by the City Council in 2011 and its priorities to increase employment opportunities by attracting employers and improving the area image, and to focus on rebuilding desirable urban neighborhoods. The project will draw new employers by offering significant new

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4 Combined lead soils data of the Kansas City Brownfields Program and the Kansas City Healthy Homes and Lead Poisoning Prevention Program, 2021.

5 The remaining 16.5 acres of the project is the Parade Park Homes – North Site, which is expected to be impacted by former petroleum uses and structural asbestos. It is the subject of a separate EPA Brownfields Site-specific grant application submitted by the city for FY22.
commercial and retail space adjacent to the vibrant 18th & Vine District and its many attractions. The priority site consists of that portion of Parade Park Homes located closest to the historic 18th & Vine District, including more than 2/3rds of the commercial/retail phases of the project. It will also improve the area image by replacing older, ill-maintained housing with new residential and commercial/retail development. The Heart of the City Area Plan also makes increasing population a priority. While, the Master Plan will reduce the total number of Parade Park Homes units from 510 to 302 (plus a yet to be determined number of home ownership units), only 243 of its current units are useable. It is anticipated that the project will increase the current population in Parade Park Homes by providing better quality affordable residential units with modern amenities in a walkable, diverse, and inviting community.

ii. Outcomes and Benefits of Reuse Strategy
The redevelopment of the priority site will help revitalize the target area, which qualifies as a Justice40 disadvantaged community for low income and persistent poverty (+26% since 1980), legacy racial residential segregation (+66% African-American since 1980) and high unemployment (+10% since 1980). The Parade Park Master Plan benefits its own co-op residents and other Target Area disadvantaged communities by providing quality affordable housing, new retail amenities, and adding new park space and new connected public streets that offer a safe, walkable environment. Current co-op residents who choose to stay will have first priority for new affordable units. The Master Plan provides for 4.55 acres of commercial/retail space on the priority site and a total of 7.78 acres of commercial/retail and mixed-use overall with a preliminary estimated value of $60 million. The project additionally benefits target area residents by providing access to construction jobs and full-time employment opportunities created by the new retail/commercial spaces.

c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse
Kansas City, MO is eligible for, and plans to seek, a broad range of funding to promote affordable housing and community revitalization in the target area, including HUD HOME Investment Partnerships Program (HOME) funds, HUD Community Development Block Grant (CDBG) funds, and funds from a local Central City Economic Development (CCED) Sales Tax program. The city will also seek infrastructure funding for the priority site for expansion of the street grid and related public utilities, and may apply for a public infrastructure grant from the federal Economic Development Administration. The city is also evaluating the recently enacted federal Infrastructure Investment and Jobs Act of 2021 for additional resources. Finally, the city has access to general obligation funds, public improvements sales tax revenues, and can facilitate access to a variety of other tax abatement and tax increment financing incentives through its economic development agency partners. The city has already provided the following resources for the priority site: $710,000 of HOME funds for planning and construction of new units; $1,450,000 of CDBG funds for planning, demolition, and site preparation; and has facilitated the award of $905,000 in CCED funds for demolition and abatement.

ii. Use of Existing Infrastructure
The priority site will reuse, upgrade, or extend much of the existing infrastructure, including nearly 7/10ths of a mile of perimeter and interior streets. Interior sewer service lines will

also be reused. The project will also add approximately 1,100 linear feet of streets and related curbs, sidewalks, and other public infrastructure to reconnect the priority site to the surrounding street grid. A civil engineering and infrastructure assessment estimates approximately $3 million for the first development phase. An infrastructure funding request was submitted to the Public Improvements Advisory Committee (PIAC) for $300,000 in August 2021.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

   a. **Community Need**

      i. **The Community’s Need for Funding**

      In the urban core target area, over 79% of households are low income and the **poverty rate is 34.3%**, in contrast to the national poverty rate of 11.4%.

      The residents of the Parade Park Homes priority site are also low and/or moderate income and elderly. The target area communities cannot identify funds to assess the priority site, or for its cleanup and redevelopment. The city has access to other brownfield funds through a coalition grant, however its share of those funds won’t come close to meeting the needs of the priority site or the city’s other site assessment needs. The city is eligible to seek funds for site reuse, but most of these resources cannot be accessed without conducting environmental assessments. Finally, the city budget, hurt by the economic effects of COVID, lacks the funds to assess these sites on its own.

      ii. **Threats to Sensitive Populations**

         (1) **Health or Welfare of Sensitive Populations**

         Sensitive populations of pregnant women, infants, and young children in the target area face the serious health risk of lead from old house paint and lead in neighborhood soils. In the target area, an estimated 28% of the population are women of child-bearing years, comparable to the city overall, while an estimated 13% are children ages 6 and under, 34% higher than the city rate. Lead exposure to young and unborn children permanently damages the central nervous system and causes health and developmental problems. According to the KCMO Health Department, the highest child blood lead levels are found in the city’s most disadvantaged zip codes that closely track the KCMO target area. The lead risk is widespread because 74% of housing in the target area is pre-1970, and 59% of properties tested for surface soil lead exceed the Missouri Risk-Based Target Level (RBTL) for residential use of 260 mg/kg. Studies have linked lead in children to IQ deficits and poor school performance, and violent behavior later in life, increasing the risk of being arrested by 50%.

         Asthma is another serious risk for children, poor, elderly and minorities. According to the data from the KCMO Health Department, the overall asthma rate in Kansas City was 18.5% in 2011, and the rate of asthma ER visits for Kansas City children 14 years and younger from 2007-2009 was 14.5%, roughly 50% higher than the Missouri rate of 9.7%. More than 150,000 children in Missouri are living with the disease (14.8% in the KC Metro Region), and Missouri has the 8th highest prevalence of childhood asthma out of 38 states and District of Columbia.

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8 Based on data from the 2015-2019 American Community Survey 5-Year Estimates.
9 See citation to footnote 3, above.
10 Lead Exposure and Educational Proficiency, Amato et al., Univ. of Wisconsin, 2012.
health study concluded that African Americans have a 2.5-fold greater risk of getting asthma.\textsuperscript{13} Asthma triggers in the target area include dust and mold in older housing, airborne particulate matter, and dust from bare soils on vacant lots. This grant will address and reduce these threats by helping: 1) develop new safe housing; 2) reuse vacant lots; and, 3) educate residents about lead and asthma risks and how to reduce them, in partnership with the KCMO Health Department.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions
In Missouri, the incidence of diabetes for African-Americans is nearly 30\% higher, and the rate of ER visits and hospitalizations is more than three times higher, than for white individuals, and diabetes is most prevalent in poor households.\textsuperscript{14} Diabetes, a treatable disease, is the fourth leading cause of death due to chronic disease in Kansas City.\textsuperscript{15} Research has linked diabetes to arsenic, dioxins, PCBs and PAHs.\textsuperscript{16} In the county for the target area (Jackson), the incidence of all types of cancer among African Americans was 7\% higher than for whites.\textsuperscript{17} In the target area, gas stations leaked benzene and dry cleaners released perchloroethylene (PCE), both carcinogens. Friable asbestos in insulation and floor tile in older buildings increase the risk of lung cancer. The grant will help reduce these risks by investigating petroleum, solvent, lead, and asbestos contamination, and leveraging cleanups to remove these risks.

(3) Promoting Environmental Justice
In four of the eight zip codes in which the target area is located, lifespans are shortened by 14 to 18 years, compared to the city zip code with the lowest poverty and minority rates.\textsuperscript{18} The Kansas City Health Department recently concluded: “[r]ace, income, and opportunity are strong predictors of how long we live. People of color are dying too soon, from preventable causes. The chronic diseases we have been battling in our neighborhoods--asthma, diabetes, heart disease--are creating pockets of vulnerability across our city.”\textsuperscript{19} The target area rates above the 90\textsuperscript{th} state percentile for all eleven EJ indices by the EPA EJ Screen on-line tool and at or above the 95\textsuperscript{th} state percentile for hazardous waste proximity, diesel particulate matter, traffic proximity and volume, and lead paint indicator.\textsuperscript{20} The city will partner with EPA Region 7 to educate stakeholders about environmental justice and highlight local health data and environmental threats. The city will redress these disparities by assessing the priority site, and working with community partners to assess vacant lots, infill sites, and structures targeted for creating safe, healthy housing and neighborhoods, and facilitating their cleanup and reuse.

b. Community Engagement
i. Project Involvement & ii. Project Roles

\textsuperscript{13} How Race and Background Differs Asthma, Food Allergy Rates, MD Magazine, 03/04/18, Penberth.
\textsuperscript{14} Missouri Diabetes Report, 2019 (Missouri Department of Health and Senior Services).
\textsuperscript{16} Is the Diabetes Epidemic Primarily Due to Toxins?, Integrative Medicine, J. Pizzorno, Aug. 2016.
\textsuperscript{17} CDC, State Cancer Profiles (https://statecancerprofiles.cancer.gov/incidencerates)
\textsuperscript{19} State of Health Kansas City, MO; Our Story. (KCMO Health Dept. 2021).
\textsuperscript{20} Source: https://ejscreen.epa.gov/mapper/
Parade Park Homes, Inc., is a 501(c)(3) nonprofit and housing co-op which owns the priority site. On 11/23/21, the co-op board resolved to support this brownfields grant by providing access for environmental assessment activities, authorization to enroll the site into the Missouri Brownfields Voluntary Cleanup Program (VCP), and input on remedial design options.

The Wendell-Phillips Neighborhood Association represents residents, businesses, and other stakeholders of the neighborhood in which the priority site is located. The Association agrees to invite residents to brownfield meetings to learn more about project activities; share information about the priority site and the neighborhood; and provide input on assessments.

Ivanhoe Neighborhood Council represents residents in the central part of the target area and has worked closely with the city on a number of brownfield projects. Ivanhoe agrees to support the project by making available vacant and infill lots for assessment, coordinating community involvement within its neighborhood, and hosting meetings.

Kansas City Area Transportation Authority (KCATA) is the regional transit agency for the city and target area, an owner/developer in several transit-oriented development (TOD) projects, a coordinator of development incentives, and a workforce connector to area employers. KCATA will fill all these roles as a community partner.

Mattie Rhodes Center is a Missouri not for profit corporation that provides bilingual social services, behavioral health counseling and community art programs. Mattie Rhodes has experience with brownfield redevelopment and will advise on community transportation needs and coordinate engagement for brownfield sites in the target area neighborhoods it serves.

Key community partners are listed below.

<table>
<thead>
<tr>
<th>Name</th>
<th>Point of contact (name, email &amp; phone)</th>
<th>Specific role in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parade Park Homes, Inc.</td>
<td>Wendell Jones, <a href="mailto:mgr@paradeparkhomes.com">mgr@paradeparkhomes.com</a>, (816) 509-3876.</td>
<td>Grant site access, enroll in VCP, provide input on assessments and cleanup plans.</td>
</tr>
<tr>
<td>Wendell-Phillips Neighborhood Assoc.</td>
<td>John James, &lt;protected&gt;, (816) 582-5783.</td>
<td>Host community meetings, provide input on assessments and cleanup plans.</td>
</tr>
<tr>
<td>Ivanhoe Neighborhood Council</td>
<td>Nailah M’Biti, <a href="mailto:nmbiti@incthrives.org">nmbiti@incthrives.org</a>, (816) 921-6611.</td>
<td>Access to infill lots, coordinate community input, host meetings.</td>
</tr>
<tr>
<td>Kansas City Area Transportation Authority</td>
<td>Brien Starner, <a href="mailto:bstarner@kcata.org">bstarner@kcata.org</a>, (816) 346-0828.</td>
<td>Public transit, TOD developer, owner of brownfield sites.</td>
</tr>
<tr>
<td>Mattie Rhodes Center</td>
<td>John Fierro, <a href="mailto:jfierro@mattierhodes.org">jfierro@mattierhodes.org</a>, (816) 581-5612.</td>
<td>Community transportation advisor, community engagement.</td>
</tr>
</tbody>
</table>

Partners will be invited to offer sites for assessment activities, provide input on requests for assessment, and comment on Analyses of Brownfield Cleanup Alternatives (ABCA) through public meetings of the Kansas City Brownfields Initiative (KCBI), a regional stakeholder forum for over 20 years. The city will work with community partners to meet any translation or accessibility needs of its members and utilize preferred outreach methods for their neighborhoods. In addition, special meetings will be scheduled at convenient locations and times to coincide with major project decision points and milestones, such as the delivery of assessment reports and ABCAs. Meetings will be held in a hybrid format to include those wanting to participate virtually due to COVID-19 precautions or restrictions, and materials will be available on-line to minimize personal contact and conserve paper.
ii. Incorporating Community Input

The city will hold quarterly KCBI meetings to update progress on current brownfield projects and solicit input. Input will be consistently encouraged at key points in the brownfield assessment and remedial design process, including comments on ABCAs and the Site Reuse Plan. Concerns, questions, and other input will be responded to and considered in making site selection and funding decisions. Ads will be placed in local English and Spanish publications circulated in the target area with information on how to participate in person and virtually.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

<table>
<thead>
<tr>
<th>Task 1: Program Management</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation</td>
</tr>
<tr>
<td>• EPA-funded activities for the priority site:</td>
</tr>
<tr>
<td>1. Set up and maintain financial management systems, budget, and work plan.</td>
</tr>
<tr>
<td>2. Prepare progress, financial, and MBE/WBE reports; maintain ACRES database profiles; ensure grant regulatory compliance; track outputs/outcomes.</td>
</tr>
<tr>
<td>• EPA-funded activities for the non-priority sites: same.</td>
</tr>
<tr>
<td>• Non-EPA grant resources needed to carry out task/activity: City staff services necessary to perform this task may exceed charges to EPA grant (not counted as cost share).</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: By 2nd quarter, Year 1 first quarterly report and ACRES profile submitted.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: City is lead on Task 1.</td>
</tr>
<tr>
<td>v. Outputs: 12 quarterly progress reports; 6 semi-annual MBE/WBE reports; three annual financial status reports; at least six ACES property profiles.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 2: Phase I &amp; II Environmental Site Assessments (ESAs).</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation</td>
</tr>
<tr>
<td>• EPA-funded activities for the priority site:</td>
</tr>
<tr>
<td>1. Procure Qualified Environmental Professional (QEP) to provide technical review and oversight for environmental procurement, work plans, field work and deliverables.</td>
</tr>
<tr>
<td>2. Perform Site Phase I, Phase II and Hazardous Materials (Haz Mat) Surveys of 17 buildings.</td>
</tr>
<tr>
<td>3. Perform risk assessment and develop ABCAs.</td>
</tr>
<tr>
<td>4. Enroll site in state VCP.</td>
</tr>
<tr>
<td>• EPA-funded activities for non-priority sites: Perform 5 Phase I ESAs, 5 Phase II ESAs, 4 Haz Mat Surveys, 2 Risk Assessments and 2 ABCAs on non-priority sites.</td>
</tr>
<tr>
<td>• Non-EPA grant resources needed to carry out task/activity: KCMO staff services necessary to perform this task may exceed charges to EPA grant (not counted as cost share).</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule (priority site): Procure QEP, complete Phase I, and enroll site in VCP in 2nd quarter, Year 1. Complete Phase II and Haz Mat Survey of residential units for initial development phase by end of Year 1. Risk assessment and ABCA by 1st quarter, Year 2. Phase II and Haz Mat Surveys for remaining development phases by end of Year 3.</td>
</tr>
<tr>
<td>Anticipated Project Schedule (non-priority sites): Select first two sites in 2nd quarter Year 1. Complete 2 Phase Is, 1 Phase II and 1 Haz Mat Survey by end of Year 1; 2 Phase Is, 2 Phase IIs, 2 Haz Mat Surveys, 1 ABCA and 1 Risk Assessment in Year 2; 1 Phase I, 2 Phase IIs, 1 Haz Mat Survey, 1 ABCA and 1 Risk Assessment in Year 3.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: City is lead on Task 2.</td>
</tr>
<tr>
<td>v. Outputs (priority site): 4 Phase II reports, one for each development phase; 17 Haz Mat Survey reports; one or more Risk Assessments; 4 ABCAs.</td>
</tr>
<tr>
<td>Outputs (non-priority sites): 5 Phase I ESAs, 5 Phase II ESAs, 4 Haz Mat Surveys, 2 Risk Assessments and 2 ABCAs</td>
</tr>
</tbody>
</table>
### Task 3: Community Engagement

#### i. Project Implementation
- **EPA-funded activities for the priority site**: Host public meetings quarterly in locations convenient to key community partners.
- **EPA-funded activities for the non-priority sites**: Prepare Site Reuse Plan for selected non-priority site to facilitate affordable housing, TOD and/or mixed-use development.
- **Non-EPA grant resources needed to carry out task/activity**: KCMO staff services necessary to perform this task may exceed charges to EPA grant (not counted as cost share).

#### ii. Anticipated Project Schedule:
Start KCBI meetings 1st quarter, continue to end of grant. By 2nd quarter, host kick-off meeting, submit 1st quarterly report and ACRES profile. By 3rd quarter, Year 1, secure priority site access. By end of Year 2, present priority site assessment results to community partners and address comments; engage community partners in Site Reuse Plan for one non-priority site. In Year 3, engage community partners in development of ABCA.

#### iii. Task/Activity Lead:
City is lead on Task 2

#### iv. Outputs:
12 KCBI meetings; one Site Reuse Plan document.

### b. Cost Estimates

#### Grant Budget Table

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1: Project Management</th>
<th>Task 2: Haz Mat Surveys &amp; Phase I/II</th>
<th>Task 3: Community Engagement</th>
<th>Total</th>
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<td>Personnel</td>
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<td>21,317</td>
<td>7,674</td>
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<td>Fringe Benefits</td>
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<td>9,876</td>
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<tr>
<td>Other- ads, VCP fees</td>
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<td>43,900</td>
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<td>52,900</td>
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<tr>
<td><strong>Total Direct Costs</strong></td>
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<td><strong>448,329</strong></td>
<td><strong>40,441</strong></td>
<td><strong>500,000</strong></td>
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<tr>
<td><strong>Indirect Costs</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
</tr>
<tr>
<td><strong>Total Budget</strong></td>
<td><strong>11,230</strong></td>
<td><strong>448,329</strong></td>
<td><strong>40,441</strong></td>
<td><strong>500,000</strong></td>
</tr>
<tr>
<td>(Total Direct Costs + Indirect Costs) &amp; Total</td>
<td><strong>11,230</strong></td>
<td><strong>448,329</strong></td>
<td><strong>40,441</strong></td>
<td><strong>500,000</strong></td>
</tr>
</tbody>
</table>

**Task 1, Program Management.**
- Personnel: City (financial systems, required reporting): 180hrs x $42.63/hr = $7,674
- Fringe Benefits: 46.33% rate x Personnel = $3,556

**Task 2, Haz Mat Surveys & Phase I/II ESAs.** (Total ESAs = $376,236 or 75% of award).
- Personnel: City (Procurement, Contract Administration, Project Management): 500hrs x $42.63/hr = $21,317.
- Fringe Benefits: 46.33% rate x Personnel = $9,876
- Contractual (priority site): Haz Mat Surveys (17 buildings, 182 units, 233,600 square feet (sf)) @ $0.26 per sf = $60,736; Phase II ESA (14 acres, 6 RECs and VECs) estimated $40,000; QAPP, Work Plans = $5,000; Risk Assessment =
$6,000; ABCA = $4,000; Remedial Design = $10,000; Phase I ESA = $4,000.

- Contractual (non-priority sites): Phase Is (5 x $3,500 = $17,500); Phase IIs (inc. QAPP/workplan) (5 x $25,000 = $125,000); Haz Mat Surveys (4 x $9,000 = $36,000); Risk Assessments (2 x $5,000 = $10,000); ABCAs (2 x $4,000 = $8,000).
- Contractual: QEP oversight and technical support for priority and non-priority Phase I/II ESAs and Haz Mat Surveys. 400 hours x $125/hr = $50,000.
- Other: Voluntary Cleanup Program: $200 enrollment fee + $5,000 fee deposit + $2,500 additional oversight fees + $15,000 long-term stewardship fee = $22,700.

**Task 3, Community Engagement.**

- Personnel: City (financial systems, required reporting): 180hrs x $42.63/hr = $7,674
- Fringe Benefits: 46.33% rate x Personnel = $3,556
- Supplies: Flip charts, participation stickers, pens, Google Drive fee = $211.
- Contractual: Community Site Reuse Plan: 200 hours x $100/hr = $20,000.

**Indirect Costs.** Not Applicable.

c. **Measuring Environmental Results**

Progress on projects and outputs will be updated regularly in quarterly reports and in ACRES. Projects will be reviewed by staff and the QEP at least monthly to identify and resolve any issues impeding performance. Outputs will be evaluated annually by checking whether completed quantities are reasonable and proportional to the project goals for the 3-year period, with a focus on key outputs (Haz Mat Surveys, Phase II ESAs) and delivery of the Site Reuse Plan. Project outcomes, such as stimulating growth in the target area and reducing environmental health risks, will be evaluated with recognition that some may be achieved after the project period.

<table>
<thead>
<tr>
<th>Output</th>
<th>Measure</th>
<th>Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Meetings</td>
<td>Numbers of meeting minutes prepared</td>
<td>12 minutes</td>
</tr>
<tr>
<td>Haz Mat Reports</td>
<td>Number of reports delivered</td>
<td>21 reports</td>
</tr>
<tr>
<td>Phase II ESAs</td>
<td>Number of reports delivered</td>
<td>9 reports</td>
</tr>
<tr>
<td>Community Plans</td>
<td>Number of Community Plans delivered</td>
<td>1 plan</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Measure</th>
<th>Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding leveraged</td>
<td>Committed cleanup or redevelopment $</td>
<td>$40 million</td>
</tr>
<tr>
<td>Clean land ready for reuse</td>
<td>Number of acres cleaned</td>
<td>14 acres</td>
</tr>
<tr>
<td>Safe housing</td>
<td>Number of units built or renovated</td>
<td>80 units</td>
</tr>
<tr>
<td>New Jobs</td>
<td>Number of new jobs created</td>
<td>50 jobs</td>
</tr>
</tbody>
</table>

4. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

a. **Programmatic Capability**

  i. **Organizational Capacity:** ii. **Organizational Structure**

All grant funds and activities will be administered by the city. Kansas City has administered numerous federal grants, including EPA brownfield grants, and has financial and administrative systems and procedures in place, and technical assistance at hand, to ensure timely and successful completion of the grant. For all site activities, the city will work with community partners and other stakeholders to design work plans, negotiate site access, enroll sites into the Missouri VCP (when appropriate), oversee successful performance of the ESAs, and direct development of ABCAs and remedial plans (when needed). These are all tasks that
The city Brownfields Program has successfully managed for other projects.

ii. Description of Key Staff
The city’s brownfields coordinator, Andrew Bracker, will provide program management and project management services for the grant. Mr. Bracker has 24 years of experience in these roles and has successfully managed $13.6 million of EPA brownfield grants. KCMO will procure a QEP to provide technical assistance with the design, procurement, and oversight of assessment work, and to assist with site eligibility determinations and ACRES data entry.

iii. Acquiring Additional Resources
A planning consultant will be hired to conduct the Site Reuse Plan. In compliance with federal grant regulations, the city will utilize its municipal procurement system and a procurement officer in the KCMO General Services Department will manage solicitations. Fair share goals and good faith efforts to include disadvantaged businesses will be employed.

b. Past Performance and Accomplishments
i. Currently Has or Previously Received an EPA Brownfields Grant

<table>
<thead>
<tr>
<th>Grant</th>
<th>EPA #</th>
<th>Budget</th>
<th>Spent</th>
<th>Obligated</th>
<th>Balance</th>
<th>Start</th>
<th>End</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coalition Assessment</td>
<td>BF-97750401</td>
<td>$500,000</td>
<td>$457,135</td>
<td>$29,353</td>
<td>$13,511</td>
<td>9/1/15</td>
<td>3/30/21</td>
</tr>
<tr>
<td>RLF</td>
<td>BF-97700901</td>
<td>$3,950,107</td>
<td>$3,797,967</td>
<td>$116,360</td>
<td>$35,779</td>
<td>5/1/09</td>
<td>9/30/21</td>
</tr>
<tr>
<td>Coalition RLF</td>
<td>BF-97782201</td>
<td>$800,000</td>
<td>$0</td>
<td>$0</td>
<td>$800,000</td>
<td>9/1/20</td>
<td>8/30/25</td>
</tr>
</tbody>
</table>

(1) Accomplishments
Accomplishments of the Kansas City Brownfields Program are tracked by KCMO.

<table>
<thead>
<tr>
<th>Accomplishment</th>
<th>Quantification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Successful Cleanups (no further action letters)</td>
<td>47</td>
</tr>
<tr>
<td>Cleanup Funds Leveraged</td>
<td>$2,455,048</td>
</tr>
<tr>
<td>Redevelopment Funds leveraged</td>
<td>$479,937,884</td>
</tr>
<tr>
<td>Redevelopments Completed</td>
<td>44</td>
</tr>
<tr>
<td>Acres cleaned up</td>
<td>209</td>
</tr>
</tbody>
</table>

Since 1996, KCMO brownfield grants have assessed 2,239 properties, assisted 170 redevelopment projects, helped create 1,416 new jobs and retain 1,766 jobs, helped cleanup 48 sites covering over 200 acres. Not all of these outputs and outcomes have been accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES), due to the loss of support staff to the Brownfields Program in December 2019. During the COVID-19 pandemic, the city issued a hiring freeze which was later lifted in 2021. The city will hire a QEP to update ACRES data entries.

(2) Compliance with Grant Requirements
To ensure effective oversight, the city has regularly provided timely quarterly reports for all three brownfield grants listed above. Workplan performance measures have been exceeded for the two older grants. Progress has lagged for the recent Coalition RLF grant, but the city has completed most of the necessary legislative and administrative work to begin operations and anticipates approval of the initial Coalition RLF loan in 1st quarter 2022. For the most recent assessment grant, 64% of awarded funds have been spent on direct assessment activities for Phase I/II site assessments, hazardous materials surveys, etc. The city has made progress, and reported on progress, towards expected results in a timely manner for all of its grants.
THRESHOLD CRITERIA RESPONSES

Attachment 1 - Applicant Eligibility
Attachment 2 – Community Involvement
Attachment 3 - Named Contractors and Subrecipients
Attachment 4 – Expenditure of Existing Grant Funds
ATTACHMENT 1

Affirmation of Applicant Eligibility

The City of Kansas City, Missouri (Kansas City), as applicant, is a general purpose unit of local government and thus is an eligible entity for a Brownfields Community-wide Assessment grant.
ATTACHMENT 2

Community Involvement Statement

The applicant City of Kansas City, Missouri intends to inform and involve the community and other stakeholders in Kansas City, Missouri in the site assessment, site planning and other activities of this project through the following methods.

A grant kick-off event will be held to inform the community and stakeholders of the project and to welcome participation in its activities. Grant project information will then be presented at future meetings. The location of meetings concerning the priority site will be the Gregg/Klice Community Center, 1600 John Buck O’Neil Way, Kansas City, MO, located adjacent to the priority site. Meeting rooms at the Center have audio/visual capabilities and meetings will be simultaneously held virtually through Zoom for stakeholders who cannot attend in person due to COVID-19 precautions or restrictions. Notices of public meetings will be advertised in the KC Call Newspaper, the leading local newspaper for the target area, and will go to residents of Parade Park Homes through its board, and to residents of the local neighborhood through the Wendell-Phillips Neighborhood Association. Public input will be encouraged and considered for all decisions concerning the assessment activities to be performed at Parade Park Homes. Project information sheets and other relevant materials will be prepared and distributed for each decision item to inform interested stakeholders of the relevant issues to be considered (project phase description, site conditions, description of contamination, work needed and estimated cost).

Stakeholders will also have opportunities to learn about progress and news about the priority site and participate in the selection and consideration of assessment activities for non-priority sites through meetings of the Kansas City Brownfields Initiative (KCBI), a local public forum convened since 1997 to support brownfields redevelopment in Kansas City. Stakeholders include community groups, business associations, private professionals, government officials, economic development specialists, developers, environmental consultants, site owners and nonprofit organizations. Meeting notices, agendas and minutes will include updates on project activities. KCBI meetings are held quarterly and will be hosted virtually and in person at the offices of the Mid-America Regional Council (MARC). MARC is the regional planning organization for the Kansas City metropolitan area and a recipient of an EPA brownfields coalition assessment grant awarded in 2020.

KCBI meeting notices will be advertised in local newspapers circulated within the African-American and in a bilingual publication for the Hispanic communities. Meeting notices will also be sent by email to a list of several hundred diverse stakeholders maintained by the city.
ATTACHMENT 3

Named Contractors and Subrecipients

Not Applicable. No Contractor or Subrecipient is named by the applicant City of Kansas City, Missouri in this application.
ATTACHMENT 4

Expenditure of Existing Grant Funds

Applicant City of Kansas City, MO is a current EPA Brownfields Assessment Grant recipient for EPA Cooperative Agreement No. BF97750401. Attached below is a report from ASAP.gov demonstrating that only $46,957.00 of the $500,000.00 grant award remains, and therefore over 90% of the grant award has been drawn down, which exceeds the 70% minimum draw down requirement.

<table>
<thead>
<tr>
<th>ALC/Region:</th>
<th>Agency Short Name:</th>
<th>Account ID:</th>
<th>Cumulative Authorizations</th>
<th>Cumulative Draws/RP/BE</th>
<th>Current Available Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>68128933</td>
<td>RTP Grants</td>
<td>BF97750401</td>
<td>$403,441.00</td>
<td>-$356,484.00</td>
<td>$46,957.00</td>
</tr>
<tr>
<td>2912220</td>
<td>Requestor ID:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2912220</td>
<td>KCMO</td>
<td>BF97750401</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Inquiry Results:

- Recipient ID: 2912220
- Short Name: KCMO
- Account ID: BF97750401
- Cumulative Authorizations: $403,441.00
- Cumulative Draws/RP/BE: -$356,484.00
- Current Available Balance: $46,957.00