Narrative Information Sheet

1) Applicant Identification:
   City of Springfield
   840 Boonville Avenue
   Springfield MO, 65802

2) Funding Requested:
   a) Grant Type: Community-wide Assessment
   b) Federal Funds Requested: $500,000

3) Location:
   a) This grant will serve the city of Springfield in Greene County, Missouri

4) Target Areas and Priority Sites/Property Information
   a) Grant Avenue Parkway Project, target redevelopment along Douglas Avenue between Grand and Catalpa, Census Tract 4, priority sites address range: 1013 S. Douglas Ave through 1125 S. Douglas.
   b) Trafficway Arts and Flex District between National Ave. and Barnes Ave.
      i) Census Tracts 8 and 23.
      ii) Priority sites:
         (1) 1352 E. Trafficway
         (2) 1445 E Trafficway
         (3) 1661 E. Trafficway
         (4) 920 E. Trafficway
         (5) 1947 E. Trafficway
   c) Renew Jordan Creek West Meadows to Downtown connections and redevelopments along Olive, Mill and Water Streets between Broadway Ave and Boonville Ave.
      i) Census Tracts 1 and 5
      ii) Priority sites:
         (1) 334 N Main Ave
5) Contacts:
   a) Project Director: Olivia Hough, Brownfields Coordinator
      Economic Vitality Department
      840 Boonville Avenue
      Springfield, MO 65802
      Phone: (417)-864-1092  Fax: (417)864-1030
      E-mail address: ohough@springfieldmo.gov

   b) Highest Ranking Elected Official: Mayor Ken McClure
      Phone (417) 864-1651  Fax (417) 864-1649
      Email: kmclclure@springfieldmo.gov
      Address: 840 Boonville Avenue, Springfield MO 65802

6) Population:
   a) 169,176  Source: US Census Bureau, 2020

7) Other Factors:
   a) Priority sites are located adjacent to a body of water. The Jordan Creek is
      located within and adjacent to priority sites in the target areas of Trafficway Arts
      and Flex District and the West Meadows/Downtown Renew Jordan Creek project
      sites. Fassnight Creek is adjacent to the Grant Avenue Parkway project priority
      sites.

   b) Priority Sites are located partially within the FEMA Floodplain for the West
      Meadows to Downtown Jordan Creek priority sites between Broadway and
      Boonville Ave. Also, the Grant Avenue Parkway target area, southern most
      addresses on Douglas Ave.

   c) The reuse of the priority sites will incorporate energy efficiency measures. Page

   d) The City Utilities of Springfield Coal fired James River Power Plant closed in
      2020.

8) Letter from the State of Missouri Department of Natural Resources dated November
   24, 2021 is attached.
9) **Releasing Copies of Applications:** Confidential information is not applicable pre this application.
November 24, 2021

Olivia Hough
City of Springfield
840 N Boonville Avenue
Springfield, MO 65802

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

Dear Olivia Hough:

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for Community-wide Brownfields Assessment Grant funding by the City of Springfield as authorized under the above-referenced Act. I further understand and acknowledge that, if you are successful in your grant application, the City of Springfield 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 Springfield is applying for $500,000 in Community-wide Brownfields Assessment Grant funding to conduct environmental assessments, community engagement, site re-use and cleanup planning, and remediation for target areas and catalyst sites identified as areas with highest environmental need and potential for community benefit. Consistent with the recommendations in the City’s EPA Approved Integrated Plan for the Environment (developed with MDNR, Greene County, City Utilities) and the ForwardSGF Comprehensive Plan, sites along east Trafficway, downtown, and the Grant Avenue corridor project will be prioritized.

The scope of the grant will be to perform Phase I and Phase II Environmental Site Assessments to determine conditions and comply with All Appropriate Inquiry (for Due Diligence) prior to purchase for City acquisitions and for private parties to facilitate brownfields cleanups and redevelopments. For sites where contamination is identified, cleanup planning activities will be performed including Analysis of Brownfields Cleanup Alternatives, cleanup cost estimating, and remedial action planning.

We expect the City of Springfield 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

Scott Huckstep, Chief
Brownfields/Voluntary Cleanup Section

SH:jrs
PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

Background and Description of Target Area: Springfield is the third-largest city in Missouri, with an area of economic influence reaching more than one million people. Quality environmental resources are especially important to our community since much of our economic development, tourism and overall quality of life is directly tied into the quality of our air and waterways. Springfield is a retail and industrial hub, home to Missouri State University, regional healthcare and manufacturing sectors. With the arrival of the railroad in 1870, Springfield's industry boomed and diversified. Early industry was concentrated in what is now the center city located along creeks and rail lines. In the 1960s-70s the economy changed, and development patterns became more suburban leaving vacant factories, warehouses, quarries, filling stations with legacy contamination impacting the heart of the city, along rivers and creeks and adjacent to historic neighborhoods. Thanks to the EPA Brownfields Program, Springfield has seen a resurgence in its downtown over the last 15 years. Dangerous and contaminated sites are being cleaned up and transformed into technology centers, university facilities, microbreweries, coffee shops, museums, affordable housing, trails and parks. Jordan Valley Park, including a AAA Springfield Cardinals Baseball Stadium and Ice Park is a notable brownfields redevelopment and a source of community pride. Three main Target Areas for this assessment grant have been identified through the 2020-2021 ForwardSGF Comprehensive Planning Process, a citywide update to the 20-year landuse plan. The Grant Avenue Parkway (GAP) project Target Area, a vision for an attractive economic vitality corridor received a $21 million Federal Transportation BUILD grant in 2019 to create a parkway to connect downtown to the Wonders of Wildlife National Museum with revitalized neighborhoods, parks, greenways, and free WiFi through the heart of the city in Census Tract 4 and 5. At present, this area contains some of the most derelict housing and poorest residents, neglected or abandoned commercial properties, boarded buildings, salvage yards and abandoned gas stations. The Trafficway Corridor Target Area adjacent to the eastern limits of downtown, in Census Tracts 1 and 3, is a key gateway and preferred route into the city’s center. This target area contains a mix of uses with various outdoor storage areas, properties in disrepair/dangerous buildings and brownfields sites with known contamination which have languished for decades, several adjacent to creeks and floodplains. There is significant opportunity to transform this corridor into an active hub of flexible mixed uses for entrepreneurship, business startups, and job growth, serving as an attractive gateway into downtown. The Jordan Creek Target Area for this grant is teaming with brownfields. Jordan Creek flows west through downtown and Census Tracts 1 and 3, and parallel to Historic Route 66 on College Street, intersecting rail lines, bygone industrial buildings, heavy manufacturing and storage yards, traversing multiple brownfields' sites suffering from petroleum spills, manufactured gas plant operations, rail industry, poor environmental practices decades ago, recycling/scrap yards and more. A box culvert, installed between 1927-1933 covered the creek, now planned for a large-scale “daylighting” project to construct a meandering stream above ground with greenway trails, public gathering spaces and private investment. This plan materialized when the Corps of Engineers and City partnered 50/50 on a $3 Million Storm Water Study which proposed to expand and “daylight” Jordan Creek to provide flood management and ecosystem restoration through downtown. Priority sites have suspected contamination including the Hotel of Terror at 334 N Main, is a two-story brick haunted house, situated on top of the Jordan Creek concrete box and on the boundary of the one former manufactured gas plant sites which must be acquired and demolished for the daylighting of Jordan Creek. The property is vacant except for October for the haunted house. Due to the age, condition, and location environmental assessments are needed and likely cleanup of building materials, soil and groundwater. 321 N Fort, a six-acre metal recycling facility visible from the West Central Neighborhood, with records of a large oil tank has preliminary assessments and needs additional investigation, enrolment in the State Brownfields Cleanup Program, and cleanup and site reuse planning. 351 W. Mill, 838 W. Olive are priority sites with significant redevelopment potential situated along the future channel alignment and overlooking the West Meadows park. These need assessments and likely clean-up planning to support redevelopment. A Health and Safety Plan for construction workers building the new channel is also needed to prepare for environmental issues encountered during excavation.

ii. Description of Priority Brownfield Sites: The Grant Avenue Parkway (GAP) Target Area has over 50 Historic Gas Stations within the boundaries depicted in Sandborn Fire Insurance Maps from the 1930-1950’s, prior to storage
tank regulations. An estimated 30 hazardous brownfields sites exist in the boundary, including salvage yards on the banks of Fassnight Creek, and blighted and dangerous buildings of various uses prioritized for City acquisition and private redevelopments. Priority sites are 810 W. Catalpa and the adjacent deteriorated housing to the north in the address range of 1013 S. Douglas through 1125 S. Douglas. 810 W. Catalpa encompasses 5.7 acres with a 2,700 square foot residence, two large storage buildings, and overgrown wooded area boarded by the Fassnight Creek partially in the Floodplain. For years it has been a nuisance property, receiving complaints to the City for illegal dumping, inoperable vehicles, transient occupants and criminal drug activity. Scrap vehicles were stored here for years, there is an underground petroleum tank on-site and buried construction debris. The adjacent deteriorated housing (approximately 15 single family units) is assumed to be some of the unhealthiest living conditions in the city. Trash on porches and in yards, unpermitted construction additions, major structural deficiencies, and perceived environmental threats have led the community to prioritize this area for assessments and redevelopment.

Assessments, and cleanup planning and are critical, because without revitalization of this area, the GAP vision for a safe attractive parkway will not be successful and the neighborhood residents and Fassnight Creek will continue to be compromised. The Trafficway Corridor Target Area is an industrial and commercial business corridor containing more than 20 brownfields sites, including one recently redeveloped from a vacant former chemical company to a new plumbing supply business, with assessment assistance under the current Brownfields Grant. However, the majority languished, vacant, abandoned and for-sale or lease for decades due to environmental stigma. The area abuts a neighborhood to the south and is the key entrance to center city and Hammons Baseball Field along Trafficway and east Saint Louis Streets between National and east of Glenstone Avenues. Priority sites include: 1445 E. Trafficway, a two-acre former auto-repair site with a vacant building and records of petroleum spills and underground storage tanks. It is for sale and in need of assessments to remove unknowns and facilitate purchase and reuse. 1661 E Trafficway, a six acres site, for sale since early 2000’s, has widespread soil contamination from passed use as an iron metal working company. Phase II identified heavy metals (primarily lead), PAH’s and petroleum at various depths and near the creek running along the norther property line. Numerous complaints on this property lead the City to initiate a junk and brush cleanup at the cost of $100K and enrolled the site in the State of Missouri Voluntary Cleanup program. The site needs a cleanup plan with cost estimates and geotechnical study and new Phase I to provide due diligence for a legitimate developer to purchase and redevelop this priority site. 920 E Trafficway, E Trafficway and 1352 E. Trafficway are large vacant industrial sites with blighted buildings along the rail and in need of assessments to spur cleanup and redevelopment. The Trafficway Target Area needs a focused market study and public incentives to support private investment. Jordan Creek Target Area has an estimated over 100 brownfields sites. Developed since the 1800s a mix of commercial and industrial uses and major railroad operations, contamination was identified in many previous assessments in soil, groundwater and building materials, including metals, petroleum, coal tar, and other contaminants containing carcinogens related to historical uses requiring remediation to achieve the Jordan Creek daylighting project. Since 2014, Jordan Creek has been listed on the Missouri Department of Natural Resources’ 303(d) List of Impaired Waters due to impairment by polycyclic aromatic hydrocarbons (PAHs) in stream sediment. State data indicates 30 registered underground storage tanks, historic maps show over 30 historic gas stations, and the prevalence of brownfields sites in this area was identified as a key indicator hindering potential for new investment leading City Council to designate the corridor as blighted per State Statue along College Street running parallel to Jordan Creek in this area. These legacy brownfields sites will be the focus for assessment and cleanup providing opportunity to capitalize on the nostalgia of the bygone Route 66 area and unique reuse and water quality enhancement and amenity of Jordan Creek. Special focus will be given to critical properties needed to connect the Jordan Valley West Meadows (a $2 Million EPA Brownfields cleanup and natural park) and Boonville Avenue in the center of downtown. To realize the community vision for these sensitive target areas to be brought back to life, brownfields assessments and cleanups are a critical first step!

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: Assessments will be targeted to sites with the greatest potential for environmental and economic benefits in support of community adopted plans. Target areas are part of a big picture planning effort envisioned with public input from thousands of citizens over the past two years. This citywide 2021 ForwardSGF Comprehensive Plan and Landuse Plan that sets
forth goals of preserving and improving the natural and built environment, protecting the health of its residents and visitors, and fostering its economy; and implementing building practices that protect the natural and built environment. Target areas for this grant are identical to the subarea geography in the Comprehensive Plan subsections for Downtown, Jordan Creek, Grant Avenue, and Trafficway. This grant will achieve goals in the citizen-focused approach to address water quality issues, the Springfield-Greene County Integrated Plan for the Environment, approved by EPA Region 7 and Missouri Department of Natural Resources in 2016. Adaptive reuse of brownfields in the each of the target areas will focus on promoting compatible mixed uses, multi-modal transportation, upgrades to public infrastructure, elevated design standards, landscaping, energy efficient design and walkability. The vision for Jordan Creek is image enhancement and water quality amenity through downtown, creating public gathering spaces, with adjacent retail, office, and housing. Grant Avenue will be a transit-oriented development corridor with priority brownfields sites redeveloped into 200 units of mixed affordable and market rate housing (medium to high density) with park access, childcare center and neighborhood scale retail. Trafficway is broadly envisioned as an “Arts and Flex District” with retail, restaurants, art studios, makerspaces, entertainment and incubator spaces. Trafficway is an opportunity for a large-scale creative industry use or an indoor entertainment facility. Other priority sites should be redeveloped for commercial or office with aesthetic and environmental enhancements.

ii. Outcomes and Benefits of the Reuse Strategy: Following cleanup and redevelopment, the most blighting influences in our community will be repaired, environmental threats removed and transformed into quality places of civic pride with healthy environments and amenities that make Springfield a better place for ALL community members to enjoy. The City’s Green Building Policy will ensure all public building constructed on brownfields sites, including the planned new fire station, and a new Art Museum planned in the GAP project must achieve LEED Silver certification or higher. Private redevelopment of brownfields sites achieving LEED Silver or higher are eligible for increased levels of tax incentives and score more favorably on requests for local project financing. Reuse of brownfields will increase access to the outdoors, help the City and Ozark Greenways Inc. acquire property for trail and bike paths to connect parks and amenities through major corridors, improving physical and mental wellbeing and alternative modes of transportation, access to daily needs. In all target areas the project goals include removal of health threats to the community, economic development, environmentally sound design, private investment, quality job creation, pedestrian/bike/ADA connectivity, and much needed comfort and safety enhancements, such as lighting, seating, wayfinding, public art, and greenspaces. Significant capital investment following brownfields investigations and cleanups for construction of instruction new and redeveloped buildings will increasing property values, local tax revenues, create jobs for cleanups and construction, provide small business opportunities, and quality affordable housing for local workforce. Grant activities will ignite investor confidence in brownfield redevelopment throughout the community and region as success stories are lived out and told. Most importantly the health and quality of life will improve in and around target areas when properties are remediated, blight removed, and neighborhoods revitalized.

c. Strategy for Leveraging Resources i. Resources needed for Site Reuse: Springfield is a national leader in brownfields leveraging. Approximately $500 million has been leveraged in public and private investments on Brownfields sites to date. The Brownfields program works in concert with the City’s HUD funded Commercial Loan program, with a $42 Million portfolio, providing below market rate loans for brownfields property acquisitions and rehabilitations with job creation or slum and blight removal. The city’s Brownfields Revolving Loan Fund will finance needed cleanups at low to zero interest on priority sites ($1 million available to loan). Local, State and Federal Tax Incentives and grants create a layer-cake financing approach to ensure these complex projects are successful. $150 Million is projected in private redevelopment leveraging on sites assessed under this grant. Economic development incentives such as Chapter 99 Tax Abatement, Opportunity Zones (10 census tracts designated, including those in Jordan Creek and Grant Ave Target Areas), and Special Taxing Districts will be used aggressively. The Local Capital Improvements ¼ cent tax will fund infrastructure to support major private projects. Renew Jordan Creek is estimated at $100 million in total design/acquisition/construction cost, making it the largest public works project in Springfield. Funding for Jordan Creek includes a 2017 approved Level Property
Tax for $6.8 million, a $300K EPA 319 Grant, MO Department of Natural Resources $400K property acquisition grant, and $8 Million in local ARPA Funding (request in process), and $1M in local Environmental Services Green infrastructure funding. The City offers added tax incentives for private LEED Silver certified buildings. Grant Avenue Parkway infrastructure will be funded through a $22 Million federal transportation BUILD Grant. Local HUD funds will be used for City acquisition of brownfields sites on Broadway, and to finance the private purchase of 810 Catalpa, which is seeking Low Income Tax Credits and various financing for the $11M in construction. Trafficway will benefit from a blight study and redevelopment plan to incentivize private development along with local tax and incentives programs targeted to brownfields sites in the area. In addition, we will continue to pursue cleanup and RLF grants, investors, and foundations. The City has a history of working with more than 22 partners involved in direct funding of brownfields.

ii. Use of Existing Infrastructure: Springfield received a $21 million federal BUILD grant in 2019 for the Grant Avenue Target Area to create an off-street pedestrian and bicycle pathway along Grant Avenue between Sunshine Street and College Street, in the heart of Springfield. The 3-mile stretch along the existing street network will connect downtown with authentic Springfield experiences and further connect existing parks and recreation amenities. The route includes a downtown loop that includes Main Avenue, Mill Street, and Boonville Avenue – the three streets at the perimeter of the Renew Jordan Creek target area. All target areas for Brownfields are centrally located and thus well connect to existing utilities, public transportation, and many historic structures, which although in disrepair often are structurally sound with attractive architectural detail and able to be uniquely restored. The target areas plan to add greenway trail connections to tie into the existing trail network and close gaps with a plan to ultimate connect residents to major activity centers, parks, and neighboring communities. The renewal of the 1/4-cent capital improvements sales tax and 1/8-cent transportation sales tax ensures investments in existing roads and capital projects over the next 20 years, supporting these brownfields efforts concentrated in the core of the community, and the adoption of sewer-rate increases will support wastewater, stormwater and overall water quality protection efforts into 2025.

2. Community Need and Community Engagement:
2.i. The Community’s Need for Funding Assessments is critical to continue the brownfields revitalization effort, as the EPA Brownfields program is the City’s only funding source for environmental assessments. Negative indicators, such as skyrocketing crime, illness and poverty are citywide issues consuming resources and are primarily concentrated near Brownfields in the target areas, while positive indicators such as grocery stores, play spaces and well-paying jobs are lacking. The EPA Environmental Justice Mapper indicates all three Target Areas fall in the 90-100 percentiles for Low Income Population. The West Central Neighborhood borders two Target Areas and is the most economically depressed neighborhood in the city. For West Central, median household income is $19,731, considerably low (70% below national average), with 41.8% of residents living below poverty level (double that of the 22% citywide) and 30.8% of families below poverty level. In addition, nearly 20% of residents are black, Asian or Hispanic demonstrating a 10% higher percentage of minority population than the 10% citywide. Poverty is three times the national average for the Target Areas and that of the State of Missouri’s, while unemployment in the target areas is double that of the city and nation. Owners of brownfields sites and residents lack the resources to address conditions without assistance. In addition, 80% -100% of elementary students in and near the target areas participate in the income-based Free or Reduced Lunch Program compared to city-wide where less than 50% participate (source: Missouri Department of Elementary and Secondary Education 2019 Performance Report). The City has few resources for brownfields. City budget and taxes have prioritized public safety to support an underfunded Police Fire Pension and build a new jail due to the current jail being at full capacity. The Fire Department responded to over 1,000 fires this year, making a new station a top budget priority. The new station will be constructed near the GAP Target Area on a former brownfield dry cleaner site. With the City’s general revenue dependent on volatile sales tax collection, departments must pursue state and federal assistance for special projects, including brownfields.
ii. Threats to sensitive populations: 1. Health and Welfare of Sensitive Populations: Children who make up 24% of the city’s population, with those under age 5 indicated on the EPA EJ Mapping toll in the 95%-100% national average in the Grant Ave Area. Children are our most vulnerable population for health disparities, as well as 16% age 65 and over, and the 23% of the Springfield population living in poverty which equates to 1 in every 4.7 residents living below national poverty level. The homeless outreach count for November 2021 identified 990 unsheltered persons living either on the streets, in cars, using cold weather shelters or in COVID hotel programs. Public safety found many unsheltered, many of which are veterans, seeking refuge in abandoned brownfields putting this at-risk population at even greater risk for exposure to contaminants. 2020 Census data indicates 12% of the Springfield population under 65 years of age have a disability and 15.7% under 65 do not have health insurance putting folks at even greater health risks. The 2021 Community Focus Report identified top threats: rising crime, mental health, access to health care, substance abuse, domestic violence, opioids proliferation and obesity. Unfortunately, treating repeated waves of COVID patients has also taken its toll on the community.

2. Greater than Normal Incidence of Disease and Adverse Health Conditions: Springfield was the national epicenter for the COVID 19 Delta Variant in 2021 and many hospitals are still over extended. Elevated lead levels in children are highest in target areas. 4671 children were tested between 2017-2019 and 82 elevated blood cases reported, with the West Central Neighborhood (crossing 2 Target Areas) having 11, the most cases of any neighborhood, followed by the Grant Beach Neighborhood with 10 cases, located just north of the Grant Ave Target Area. The EPA Environmental Justice Mapping Tool echoes this, indicating our Target Areas are in the 80-90 percentile nationally for Lead Paint. Additionally, the EPA Mapping tool shows Wastewater Discharge Indicator for the Jordan Creek and Grant Avenue Target Areas in the 90% nationally, which has made stormwater and sanitary sewer upgrades in these areas a top priority. Cancer Risk for Air Toxins is 78% for the Trafficway Target Area and between 65%-71% in other areas. Although challenging to pinpoint actual sources, cancer diagnosis are concentrated in these lower income areas, with multiple public meeting attendees telling their stories at a State hosted cleanup meeting in 2018 for a former Kerr McGee Creosote Plant Remediation two miles north of the Grant Avenue Area.

3. Promoting Environmental Justice: Target areas were selected for focused environmental justice along with the need for major health and quality of life initiatives. Socioeconomic issues are critical, with the brownfields contributing to multiple blighting influences. The low-income, homeless, and children in our community are most vulnerable and also most likely to come into contact with or live near sites with environmental conditions adversely impacting their health, and quality of life. Twice as many minorities live in target areas compared to the city as a whole. Target areas were hardest hit with layoffs from the COVID shutdowns with 40% job loss, at least temporarily, experienced in the service economy – restaurants, hair salons, entertainment venues as reported in April 2020 by the Saint Louis Federal Reserve Bank. Residents in Target Areas live in neighborhoods with dilapidated, aging housing near brownfields, with residents experiencing housing, food and health instability. Reuse planning will focus on determining the needs of residents, cleanup and redevelopment of brownfields sites to remove environmental threats, upgrade aging infrastructure, without displacement of current population. New, safe, energy star housing will be constructed and marketed to income qualifying residents in need in the Grant Ave Area, greenway paths and clean water and public spaces for children and family to enjoy at no costs will be accessible in the Jordan Creek Area. New job opportunities in all areas, particularly in the Trafficway area will focus on opportunities to employ low- and moderate-income individuals and help get them in job training programs to better their standard of living. Access to healthy food in walking distance from housing with new greenways and pedestrian safety and amenities is a common these for all brownfields and the City will partner to support brownfields redevelopments with these improvements. In additional homeless and other community resources will be made aviable to those in need as projects are undertaken.
### b. Community Engagement

#### i. Project Involvement and ii. Project Roles

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<thead>
<tr>
<th>Organization/Entity</th>
<th>Point of Contact</th>
<th>Specific Involvement in project or assistance provided</th>
</tr>
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<tbody>
<tr>
<td>Environmental Advisory Board</td>
<td>Angie Snyder, President, (417) 868-4197</td>
<td>Technical expertise on all brownfields related plans, grant applications, workplans, give input of priorities and cleanup planning. Monitors progress on EPA approved Integrated Plan for Environment.</td>
</tr>
<tr>
<td>West Central Neighborhood Alliance</td>
<td>Kathleen Cowden, President, (417) 831-6200</td>
<td>Represents residents living in target areas, ready to assist with outreach and input for redevelopment and cleanup planning and identifying priority sites and concerns.</td>
</tr>
<tr>
<td>Downtown Springfield Association</td>
<td>Rusty Worley, Executive Director (417) 831-6200</td>
<td>Meets with Brownfields staff regularly to provide input, disseminates information on engagement opportunities to businesses, property owners and residents.</td>
</tr>
<tr>
<td>Jordan Valley Advisory Committee</td>
<td>Paula Adams</td>
<td>Make recommendations to Staff and City Council on Center City plans, policies, and Brownfields Projects and attends ABCA meetings.</td>
</tr>
<tr>
<td>Sherman Avenue Project Area Committee, Inc</td>
<td>Ron Conway, Chairman (417) 865-1203</td>
<td>Minority-based affordable housing provider, redevelops blighted housing often with environmental issues in blighted districts and will continue to partner to assess brownfields and convert them to affordable housing.</td>
</tr>
<tr>
<td>Multicultural Business Association</td>
<td>Darline Mabins, Executive Director (417) 837-2631</td>
<td>Provided local MBE/DBE Certification, distributes procurement and bid request to minority-based businesses, and provides information on brownfields incentives and engagement opportunity. Has referred many applicants.</td>
</tr>
<tr>
<td>Ozark Greenways Inc.</td>
<td>Mary Kromrey, Executive Director, (417) 864-2014</td>
<td>Reviews plans, assists with outreach, attend meetings, leverage dollars for trails in target areas, organize volunteers for planting native trees, maintenance of trails post-assessment/cleanup.</td>
</tr>
<tr>
<td>Southwest Missouri Indian Center</td>
<td>Ken Estes, Executive Director (417) 869-9550</td>
<td>Targeted consultation with tribes on reuse planning and cleanups along waterways and determining priorities for brownfields assistance to benefit tribal nations.</td>
</tr>
<tr>
<td>Watershed Committee of the Ozarks</td>
<td>Mike Kromrey, Executive Director (417) 866-1127</td>
<td>Provides technical assistance and recommendations for priority sites for water quality improvement.</td>
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#### iii. Incorporating Community Input:

**“Working With the Community”** is the mission statement for the City of Springfield, the cornerstone of planning efforts, including Brownfields, and will continue to be under this grant. Engagement will for this grant with a public announcement and meaningful engagement opportunities will begin 1st quarter and take place quarterly focused on upcoming tasks and projects successes as they occur. Engagement will involve a variety of two-way project engagement efforts. The City’s award-winning Public Information Office (PIO) works around the clock to make every effort for meaningful discussions, workshops, public meetings and overall transparency. PIO maintains an interactive online Brownfields Map that has been used as a template by the Missouri Department of Natural Resources for their own web map. PIO uses social media daily to inform and seek input. The City’s Brownfields website, City Clerk’s Office (posting meetings), and neighborhood meetings are primary conduits for engagement between the City’s Brownfields Coordinator and public. Extensive community engagement has already taken place for comprehensive planning in the target areas. Most recently public meetings were held in 2019 – 2021 for the ForwardSGF Comprehensive Plan and target area plans. The City PIO uses multiple outlets to engage the community and has a close working relationship with the Brownfields Coordinator. In response to social distancing due to COVID 19, outreach via online surveys, virtual meetings and events, social media and television outlets have dramatically improved to allow for information sharing, notices, and collecting input with enormous participation, including a Facebook Live event where more than 40,000 tuned in.
public comments for a masking ordinance. Specific workshops will be held for Analysis of Brownfields Cleanup Alternatives and Cleanup Planning as well as for focused Target Area Reuse Planning. Typically, social media, press releases, program fact sheets, media coverage, neighborhood events and public meetings are used to inform and communicate about assessments, cleanup and reuse. Community leaders will disseminate information as well. Staff gives presentations on Brownfields Program progress at regular community gatherings and workshops. Engagement opportunities are posted on the website and press releases are issued about award notifications and key projects. Brownfields Stakeholder Groups, including the Jordan Valley Advisory Committee, will continue to be the primary vehicles for communicating with the target community and requesting input on assessments, cleanup and reuse planning. These groups include representatives of neighborhood organizations, universities, non-profit organizations, lenders, businesses, developers and community activists. The City also works regularly with these stakeholders individually through the course of business and by attending monthly board meetings. Regular communication (and meeting attendance) is held with the Downtown Springfield Association, Ozark Greenways, West Central Neighborhood, Sherman Avenue Project Area Committee, and others working through redevelopment issues in the area. The role of these groups is to promote brownfields partnerships, gather input, help distribute information to the larger community, and gather ideas to enhance and advance projects. Individual representatives of all these groups have open communication with the Brownfields Committee and do not hesitate to communicate informally and send ideas. If this grant is funded, the above methods will continue to be utilized to involve the community. The public will also be able to provide additional input on assessments, cleanup plans and shape redevelopment activities. Feedback will be accepted via the website, surveys, community organizations, public meetings, and by email and phone. Special accommodations will be made for persons with disabilities and although less than 1% of the population is non-English speaking, the City has a partnership with the Public Schools and the Library district to provide translators in the five most common non English languages spoken in our community.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs & Project Implementation

<table>
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<tr>
<th>Task/Activity</th>
<th>Anticipated Schedule</th>
<th>Task Lead</th>
<th>Outputs</th>
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<tbody>
<tr>
<td><strong>Phase I and Phase II Assessments:</strong> Obtain site eligibility, access agreements, perform assessments, and develop Technical Sampling and Analysis Plans and Health &amp; Safety Plans</td>
<td>Begin 2nd QR with 5 priority site assessments, add 5 sites 3rd QR and ongoing.</td>
<td>Brownfields Coordinator and Environmental Consultant</td>
<td>Assess 60 properties, with an estimated 50 Phase I’s and 30 Phase II’s and gain necessary information for clean-up planning and moving forward with redevelopments.</td>
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<td><strong>Cleanup Planning:</strong> The Brownfield’s Committee will work closely with the environmental consultant and consider public input to develop strategies for cleanup and reuse of any properties requiring cleanup, and enroll sites in the</td>
<td>Begin 2nd QR with 2 priority sites in Trafficway Target Area, 2 in Jordan Creek Target Area, Grant Ave. priority sites begin 4th QR. Ongoing following Phase II’s through grant period.</td>
<td>Environmental Consultant, Brownfields Committee, MDNR (plan review and approval)</td>
<td>An ABCA and Cleanup Plan with cost estimating for each site on which Phase II indicates the need for cleanup. Est 20 cleanup Planning Documents.</td>
</tr>
<tr>
<td><strong>Cleanup Planning Cont.</strong> Enroll properties in the MO Department of Natural Resources Voluntary Cleanup Program for oversight and approvals.</td>
<td>Begin with Trafficway priority sites 2nd QR and other priority sites 3rd QR, and ongoing as needed.</td>
<td>Brownfield’s Coordinator, MDNR and site owner</td>
<td>Determination that property is safe for reuse by State of Missouri following cleanup.</td>
</tr>
</tbody>
</table>
### Community Engagement:
Press releases, social media posts, surveys for reuse planning and site prioritization, public meetings, community focus groups, presentations to boards and elected officials, ground breakings, ribbon cuttings, success stories and outreach materials. Working with specific organizations throughout.

1st quarter press event to announce grant with social media live stream, and website updates. 2nd QR and ongoing. Hold at least one engagement opportunity each QR with updated info available monthly. Public Information Office and Brownfields Staff Committee working with Community groups. Thousands of citizens involved in meaningful engagement incorporated into plans resulting in brownfields transformations that instill community pride and benefit all citizens. Hundreds of accessible engagement opportunities from diverse groups fostering knowledge of the program and participation.

### Reuse Planning for Trafficway:
Complete a Blight Study and Redevelopment Plan

Begin 2nd QR and complete 4th QR.

Economic Vitality Director, Blight Consultant

Blight designation per State Statue to incentivize private investment in target area and community supported redevelopment plan.

### Reuse Planning Grant Ave priority sites: Housing and Market Study to determine best approach to neighborhood revitalization and environmental justice.

Begin 2nd QR and complete 4th quarter.

Economic Vitality Director, Planning Consultant, Brownfields Coordinator

A focused housing and market study to determine market for housing type, density and compatible services and retail to support reuse of blight brownfields sites following City land assembly for use in RFP for development.

### Project Management - Procure Qualified Environmental Professional(s) and Reuse Planning Consultant(s)

1st - 2nd quarter

Purchasing Department and Brownfields Committee

Follow Federal Procurement Guidelines to select up to 3 qualified environmental consultants, and 1-2 Planning consultants (one or more MBE/WBE and preference for MBE/WBE subcontractors (labs, field technicians, etc.)

### Project Management: Develop Workplan, Quarterly Reporting, Acres reporting, Consultant Oversight, Closeout Reporting and site specific project management

1st QR and throughout the grant period of performance.

Brownfields Coordinator, Accountant, Brownfields Committee

All federal regulations and reporting followed in a timely manner and workplan goals achieved.

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b. Cost Estimates were developed based on current costs for similar project tasks undertaken this year by the City. Phase I Environmental Assessments average $2,200 each for a 1-2 acres site with structures. 50 Phase I’s are planned under this grant for a total of $110,000. Phase II assessments typically range from $3,000 - $10,000 depending on the contaminants of concern, media being sampled (soil at various depths, groundwater, building materials, indoor air.) and property size. An estimated $165,000 will be spent on Phase II Assessments with a goal of completing 30 Phase II’s. $110,000 for Phase I’s plus $165,00 for Phase II’s determined the total assessment budget of $275,000. Cleanup Planning activities (ABCA’s, enrollment in MDNR program and Remedial Action/Cleanup Plans) range from $2,000 - $6,000. We received a cost estimate to complete a cleanup plan for the priority brownfields site at 1661 Trafficway, a 6 acres property, in the amount of $3,600, which will be the first cleanup plan prepared under this grant. 20 Cleanup Planning activities at an average of $4,000 was used to estimate $80,000 for cleanup planning. Community Engagement and Reuse Planning to determine the highest and
best use based on the local market and community input is needed for the Trafficway and Grant Avenue target Areas. A market study completed recently by PGAV Planners costs $100,000. However, Kearney Street is a much larger area, and staff estimates two – three target areas could receive reuse planning for a total of $100,000 under this grant, with public meetings, online surveys, and target area websites leading to investor confidence and focused financing incentives. The majority of Project management and Community Outreach will be staff time covered through the City’s general fund. A total of $45,000 for Project Management will be for staff to attend the National Brownfields Training conferences at an estimated cost of $1,500 per staff for travel, with 2-3 staff attending two conferences, needed supplies may include purchase of computer and/or printing supplies estimated at $5,000, and for a portion of the time spent to procure consultants, prepare quarterly reports, input ACRES data, and manage grant activities for a total of 430 hours over the life of the grant at average rate of $70/hr for the Brownfields Coordinator position.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks</th>
<th>Phase I and Phase II Assessments</th>
<th>Cleanup Planning</th>
<th>Community Engagement &amp; Reuse Planning</th>
<th>Project Management</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>-</td>
<td>-</td>
<td>$0</td>
<td>$30,000</td>
<td></td>
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<td>-</td>
<td>$0</td>
<td>$5,000</td>
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<td>$5,000</td>
</tr>
<tr>
<td>Contractual</td>
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<td>$70,000</td>
<td>$100,000</td>
<td>$0</td>
<td>$140,000</td>
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<tr>
<td>Other (enrolling sites in the MDNR VCP for Cleanup Plan review and approval)</td>
<td>-</td>
<td>-</td>
<td>$10,000</td>
<td>-</td>
<td></td>
<td>$2,000</td>
</tr>
<tr>
<td><strong>Total Direct Federal Costs</strong></td>
<td><strong>$275,000</strong></td>
<td><strong>$80,000</strong></td>
<td><strong>$100,000</strong></td>
<td><strong>$45,000</strong></td>
<td><strong>$500,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

c. Measuring Environmental Results: The City has systems in place to ensure projects are properly tracked and reported. The Brownfields Coordinator maintains master data spreadsheet for tracking grant outputs, collects weekly project status reports from consultants, facilitates staff meetings and gathers outcome data from development permits, property developers, and job creation number for new businesses locating in redeveloped brownfields to report in ACRES. The Public Information Office tracks number of hits to the website each quarter, while the Loan Officer tracks job creation numbers for low-mod income persons employed in projects receive commercial loan assistance. Our loan program also collects sources and amounts of funding leveraged for property redevelopments. The Coordinator keeps a master list of properties, their status, and relevant data for ACRES reporting. Currently email request are made for private redevelopment expenditures, jobs created, etc. and there is a good track record of obtaining this information. We will continue to work with community organizations to track and measure progress that is meaningful to them.

4. Programmatic Capability and Past Performance  
   Springfield has a solid track record of managing Federal funds. The City has never been required to comply with special “high risk” terms and conditions. In recognition of the thriving history of successfully managing brownfields, the EPA Administrator and Regional Administrator and staff visited Springfield in November 2020 to capture video footage of projects, tour priority sites, and interview developers for a mini documentary to showcase the success of the program. Brownfields Committee members also administer the HUD CDBG programs, and have extensive experience with federal grants, community development financing, reporting and close-out procedures. The City’s has received multiple awards for federal grant management. Staff has and continues to participate in trainings and attends the Brownfields National
Conferences, webinars hosted by K-State TAB, CDFA, and EPA, and works closely with Region 7 Staff to ensure all grant requirements are met. The Brownfields Team is registered to in the 2022 National Brownfields Conference.

ii. This grant will be carried out by Brownfields Committee with a combined 140+ years of experience. The Committee coordinates with City departments including Public Works, Economic Vitality, Environmental Services, Public Information, Health, Planning, and the new Director of Diversity and Inclusion. Staff report directly to the City Manager monthly on Brownfields progress. Two full-time accounting staff work with the Brownfield Coordinator to track and monitor funds, process payments, make EPA draw requests and complete federal financial reporting. The same department responsible for this grant, successfully operates $70 million in Community Development Block Grant funds and manages a Loan Program which today boasts a $42 million portfolio. The Coordinator convenes the Brownfields Committee meets bi-weekly (more often as needed) to review and approve assessments, proposals from consultants, discuss progress, plan community engagement, and completes all required reporting. The Economic Development Policy Manual describes the staff responsible and process for a private entity to apply for brownfields assistance and the Criteria for Use of Funds. The same conscientious team-based model that’s made our programs successful will be used for this grant.

iii. Project leadership is expected to remain in place throughout the grant period, but in the event of staff changes, a replacement will be appointed by the City Manager. The Brownfields Coordinator is a Senior Planner position with 20 years of community planning experience and 15 years’ experience in Brownfields and other grant management; and has managed assessments on over 300 properties, is the Fund Manager for the RLF and overseen dozens of dozens of remediations cleanups. The Coordinator is responsible for project and grant management and utilizes a team approach with various staff expertise. The Brownfields Committee includes the Economic Development Director, Assistant Director of Environmental Services, Assistant City Attorney, Commercial Loan Officer, Development Economist (licensed in real estate), and Director of Quality of Place. The Coordinator keeps a master list of properties, their status, and relevant data for ACRES reporting. All sites assessed are mapped on the online Brownfields Interactive Map and public information provided regularly in coordination with the Public Information Office. We will continue to work with community organizations to track and measure progress that is meaningful to them.

b. Past Performance and Accomplishments:

1. The City has over-performed work plan projections on all previous grants. Since 1999, Springfield has received the following EPA Brownfields Grants: Assessment, Cleanup, a Revolving Loan Fund (RLF) and supplemental RLF, two Job Training and direct technical assistance. Over 350 assessments have been performed on brownfields sites in our community to date, resulting in nearly 100 cleanups and redevelopments. The most recent Assessment Grant Workplan targeted 30 properties to be assessed with 30 Phase I’s and 15-20 Phase II’s. To-date 41 properties have received assessments or cleanup planning, with 37 Phase I’s completed, 16 Phase II’s, four ABCA’s, one cleanup plan and four additional Phase II’s wrapping up. All assessment activities have helped facilitate transactions and/or cleanup and redevelopment. Of properties assessed under the current grant, five have completed cleanups, two are in the cleanup planning stages, and redevelopment is underway on dozens more. Springfield’s Brownfields Program accomplishments are a source of pride for neighborhoods, developers, city staff, and scores of community groups. ACRES data is in process for the current assessment grant and property profiles re being updated as redevelopments begin and are completed to capture leveraging, job creation and community benefit results.

2. Compliance with Grant Requirements: For all EPA grants, quarterly and financial reports have been submitted in a timely manner and met all grant requirements. The most recent Assessment grant awarded in 2018 expires in June 2022 and no assessment funding remains uncommitted. 97% of grant funds have been spent on Phase I and Phase II assessments and cleanup planning. Of the original $300,000 awarded, 86% has been drawn, with the most recent draw request made in the amount of $17,858 on November 24, 2021. 100% of funds will be drawn by the first of the year for assessments currently in process, and the Close Out Reporting completed in advance of the grant expiration. Demand for assessments remains high in support of community initiatives. All grants have complied with work plan schedules, terms and conditions, and closeout requirements. Springfield is a mentor to other grantees in the region for grant management practices.
III.B. Threshold Criteria for Assessment Grants

Narrative Attachment

1. **Applicant Eligibility**
   The City of Springfield is a General-Purpose Unit of Local Government, a municipality of the State of Missouri. DUNS Number: 00-685-2255

2. **Community Involvement:** *Springfield has a highly successful tradition of meaningful community engagement and instills trust and fosters inclusion in the brownfields process, which has resulted in overwhelming public support to continue this program.* The Brownfields Program is housed in the Economic Vitality Department which coordinates with the City’s Public Information Office daily. The Brownfields Program supports local redevelopment plans, the Forward SGF Comprehensive Plan and Integrated Plan for the Environment (accepted by EPA), which all begin with an extensive community-wide visioning phase and continues with multiple methods of two-way community engagement throughout implementation. The City receives and will continue to receive input for its brownfield projects from citizens through conversations with stakeholder focus groups for target areas and specific plan elements. We inform citizens of upcoming engagement through press releases, online postings, signage and emails to and solicit citizen input via online interest forms and discussions with community groups, such as neighborhood organizations, business organizations, churches, and special interest groups as the Environmental Advisory Board. Public involvement opportunities under this grant will include a mix of in-person and socially distant (COVID safe) options. Although traditionally meetings are held in person, we have successfully hosted Zoom workshops with breakout rooms and facilitators to guide discussions and live presentations where online participants can type in questions and join via Facebook live or the City’s website. This will continue even once the pandemic has waned, as we saw record numbers of engaged citizens using this hybrid public input method. We also employ interactive online citizen mapping tools, and many online and printed citizen surveys. The city works to involve all citizens with various abilities and access constraints and works with the City’s new Director of Diversity and Inclusion to engage traditionally marginalized populations including minorities, non-English speaking and Native American citizens. All in-person meetings are in ADA accessible facilities in convenient proximity to stakeholders, sign-language translators are provided at press conferences, childcare and meals have been provided at ABCA meetings, zoom workshops have captions for the hearing impaired. Citizens may serve on planning committees or focus groups, attend cleanup planning meetings, sign up for regular email updates, participate in workshops, presentations, site tours, provide feedback through City social media accounts, directly email project managers and speak at public meetings. The Brownfields program is regularly covered by local media, including a *news story which aired November 29, 2021 for this grant proposal.* Community involvement in
the Brownfields Program and target areas is and will be ongoing. The existing Brownfields website is continually updated with current project information and upcoming opportunities to provide input. The community at large and area stakeholders will be directly involved in the implementation of this grant through redevelopment planning. Specific stakeholder groups such as residents, property owners, business owners and employees in target areas have been and will continue to be consulted. Virtual meetings and workshops have been held over the past year with the following groups: Downtown Springfield Association and Community Improvement District, the ForwardSGF Comprehensive Planning Advisory Subcommittees, Jordan Valley Advisory Committee, West Central Neighborhood, Fassnight Neighborhood, Grant Beach Neighborhood, Springfield-Greene County Park Board, Missouri State University, Commercial Street Historic District, churches and non-profit groups and brownfields owners and developers to guide site cleanup and reuse planning, increase awareness of the environmental conditions, facilitate interest in brownfields revitalization citywide as well as encourage compatible investment in adjacent housing and businesses to complement revitalized brownfields areas. Summary reports of assessments and full ABCA’s and Cleanup Plans will be posted on the Brownfields website at www.springfieldmo.gov/brownfields. Presentations to community groups will be given each quarter and posted on the website to promote open discussions, current project information and collect feedback on brownfields efforts under this grant Brownfields in our community exist in several residential areas. Neighborhood organizations and community group leaders will be prioritized for engagement to help disseminate information and solicit feedback. Stakeholders and media will continue to be invited to groundbreakings and ribbon cuttings and success highlighted in press releases, fact sheets, videos (one in progress through Region 7 and the national EPA) will be used to tell the EPA Brownfields Program success story in our community that our citizens are part of and proud of.

3. **Named Contractors and Subrecipients**: No contractors or subrecipients have been named in this proposal. The City will competitively procure qualified consultants through an open Request for Proposal (RFP) process lead by the City Purchasing Department and Brownfields Staff and will follow 2 CFR Part 200 and 2 CFR Part 1500. Springfield’s Brownfields procurement process has been used as an example throughout Region 7 and nationally, receiving favorable comments from EPA Region 7.

4. **Expenditure of Existing Grant Funds**: A copy of the EPA Federal Data (ASAP) draw down demonstrating that more than 70% of funding has been drawn is attached. Report shows $61,307.00 remaining balance of the original $300,000. In addition, a draw request in the amount of $17,858 was made on November 24, 2021 for a total of 86% drawn. All current Assessment Grant funds are committed to assessments in process to be drawn in early 2022.