IV.D. Narrative Information Sheet

1. Applicant Identification
City of Lee’s Summit
220 Southeast Green Street
Lee’s Summit, Missouri 64063

2. Funding Requested
a. Grant Type
Single Site Cleanup
b. Federal Funds Requested
i. $200,000
ii. No request for waiver of cost share.
iii. No request for waiver of grant limit.

3. Location
City: Lee’s Summit
County: Jackson County
State: Missouri

4. Property Information
The Site consists of multiple contiguous parcels on one city block: 200 SE Johnson Street, 208 SE Johnson Street, 201 SE Green Street and 205 SE Green Street in Lee’s Summit, Missouri, 64063.

5. Contacts
a. Project Director
Dawn Bell
Project Manager, Development Center
220 SE Green Street, Lee's Summit, MO 64063
Phone: 816.969.1242
Dawn.Bell@cityofls.net

b. Chief Executive/Highest Ranking Elected Official
Mayor William A. Baird
220 SE Green St., Lee's Summit, MO 64063
Phone: 816.969.1010
wbaird@cityofls.net
6. **Population:** 101,108

7. **Other Factors**

   Applicable other factors include:
   
   - Secured firm leveraging commitment ties directly to the project and will facilitate reuse. The Site has secured public funding available for redevelopment, see Page 2, 3 and 5.

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

   A current letter from the MDNR, the state environmental authority in Missouri is attached to this application.

9. **Releasing Copies of Applications**

   Not applicable.
November 9, 2021

David Bushek
City of Lee’s Summit
220 SE Green Street
Lee’s Summit, MO 64063

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

Dear David Bushek:

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for Brownfield Single Site Cleanup Grant funding by the City of Lee’s Summit as authorized under the above-referenced Act. I further understand and acknowledge that, if you are successful in your grant application, the City of Lee’s Summit 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 Lee’s Summit is applying for $200,000 in Single Site Cleanup Grant funding to support the on-going redevelopment associated with downtown Lee’s Summit by conducting environmental cleanup of known issues on the parcels associated with the Downtown Market Plaza Site (200 SE Johnson Street, 208 SE Johnson Street, 201 SE Green Street, and 205 SE Green Street). These parcels are all contiguous on the same city block and encompass approximately 2.27 acres.

With an emphasis on history and community, the City has worked with stakeholders to create a redevelopment plan for the Downtown Market Plaza Site and surrounding area that will provide a permanent home for the Lee’s Summit Farmer’s Market, an arts and cultural space, enhance walkability and greenspace and revitalize a blighted and underutilized city block. The Downtown Market Plaza redevelopment project will serve the sensitive populations in close proximity to downtown and the entire Lee’s Summit community. The grant funding would cover expenses related to removal of asbestos in the existing buildings prior to demolition, and removal of heavy metal- and petroleum hydrocarbon-impacted soil.

We expect the City of Lee’s Summit 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
IV. E. Narrative/Ranking Criteria
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
a. Target Area and Brownfields
i. Background and Description of Target Area

Once a small, 11-block town in the 1800’s, the City of Lee’s Summit, Missouri (City) has expanded into a thriving suburb encompassing over 65 square miles in the Kansas City metropolitan area. The history of Lee’s Summit is filled with the tragedies and triumphs of a community that has never faltered in their dream of creating a city that will continually progress and prosper. The City and downtown business district have burned to the ground twice (once during the Civil War) and been rebuilt; a testament to the character of our community. Like most suburban communities, we have shifted our development practices with growth- historically to accommodate automobiles. Former President Harry Truman spent time in Lee’s Summit and was responsible for paving key roads in the area, including Lee’s Summit Road in the 1920s. As infrastructure and industry grew, the City’s population nearly tripled between 1950 and 1960, and now stands at over 100,000 people. Lee’s Summit’s small town atmosphere and proximity to Kansas City has made it an increasingly appealing place to live and work. However, commerce and industry at the heart of our downtown has fluctuated from integral downtown businesses to more polluting and less compatible uses (automotive repair, printers, chemical storage and multiple vacant properties). These distressed properties have disproportionately affected the low-income (44% of the downtown population, US Census) and minority (19% of the downtown population, US Census) members of our community; diminishing employment opportunities, health outcomes, transportation options and food security.

With emphasis on inclusion, history and community-building, the City has worked with stakeholders to create a redevelopment plan for a 2.27-acre site in the underutilized downtown core- the Downtown Market Plaza Site (Site). The proposed Downtown Market Plaza redevelopment will provide a permanent home for the Lee’s Summit Farmer’s Market, an arts and cultural space, enhance walkability and greenspace, create jobs and revitalize a blighted and underutilized city block. Once the environmental conditions are addressed and the redevelopment moves forward, the Downtown Market Plaza will serve the sensitive populations in close proximity to our downtown and the entire Lee’s Summit community. A Brownfields Cleanup Grant for the Downtown Market Plaza will help leverage this important redevelopment.

ii. Description of Proposed Brownfield Site

The Downtown Market Plaza Site consists of four contiguous parcels and considered one ‘site’ of 2.27 acres on one city block. According to historical resources, the Site was initially developed for residential usage, limited light industrial use and commercial use. Historic development has included auto repair, printing, furniture store, chemical company, ice house/company and retail.

- 201 SE Green Street includes two buildings most recently occupied by an automotive repair service (built in 1957). These structures also include a former Ice House Building (currently vacant, built in 1896).
- 205 SE Green Street includes two buildings, most recently occupied by a retail store, warehouse and a church office (built in 1960).
- 208 SE Johnson Street is currently an asphalt parking lot.
200 SE Johnson is an undeveloped grass covered lot; a small asphalt pad is located at the northwest corner of this parcel. In 2012, the City Council declared a portion of the downtown area to be blighted, including the Downtown Market Plaza Site. The Site has been mainly vacant and/or unused since the City’s acquisition of the property. Building structures at the Site became contaminated due to the prevalent use of asbestos-containing materials in construction projects at the time the structures were built. Asbestos-containing materials have been identified in the block filler, floor tile and mastic. In addition, lead-based paint has been identified on multiple doors and overhead doors. Elevated lead, total petroleum hydrocarbons and volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) have been found in surface soils, subsurface soils and groundwater. Lead contamination in soils is above residential risk levels at 200 SE Johnson and will require remediation. Additional assessment/cleanup planning, after building demolition, will determine the final areas for required soil and soil vapor mitigation.

a. Revitalization of the Target Area
i. Reuse Strategy and Alignment with Revitalization Plans
The Downtown Market Plaza redevelopment conceptual plan consists of a permanent farmer’s market, flexible event space, hotel, mixed-use commercial, outdoor performance area, multi-family housing and a public courtyard. In April 2013, Lee’s Summit voters approved a $2,898,000 general obligation bond for constructing and rehabilitating public facilities for cultural arts, including the creation of a downtown performance and festival space. The proposed improvements in the bond issue were based on more than a decade of public conversations and initiatives, including: Lee’s Summit Downtown Master Plan (2004), Lee’s Summit Cultural Arts Plan (2007), and Lee’s Summit Cultural Facilities Master Plan (2012). These projects are also supported by the goals stated in the Quality of Life Key Performance Area of the strategic visioning document LS360: Charting Tomorrow, and the Mayor’s Cultural Facilities Task Force (2015). In 2021, the City began an additional series of public meetings to determine the community’s needs/desires for programs and placemaking.

The current Downtown Market Plaza Site selection was finalized in 2019 and the City began the process of property acquisition. The Downtown Market Plaza redevelopment is intended to spark public/private investment that will support the overall vision of the City’s downtown revitalization plans: walkability, infill development, density, local foods, an inclusive civic gathering space, diverse housing options and enhanced business and employment opportunities in the downtown core.

ii. Outcomes and Benefits of Reuse Strategy
The overall redevelopment plan will remove health risks, support placemaking and spark economic development. The redevelopment will create significant civic space and greenspace. Specifically, the cleanup and redevelopment of the Site will benefit the community by:

- **Removal of Health Risks**- Abatement and remediation will remove contaminants from the Site that pose health risks to future users, nearby sensitive populations and potential trespassers.
- **Blight Removal**- The cleanup project will make possible the demolition and removal of several site structures, thereby mitigating a significant source of visual and social blight for nearby residents and businesses.
• **Promotion of a Vibrant and Healthy Community**- Through the cleanup of this integral site, the City and local stakeholders will encourage a vibrant civic space and mixed-use community, economic diversity and a pedestrian friendly environment. The community will also gain access to local, healthy foods with the permanent location of the farmer’s market at the Site.

• **Live/Work Opportunities**- The redevelopment of the Site is expected to be a catalyst to other commercial and residential developments in the larger downtown area. As this and other projects come on line, local businesses, workers and residents will benefit from significant new economic opportunity. The vision of the *Lee’s Summit Downtown Master Plan* includes residential areas and community amenities that will support affordable housing and job creation.

• **Construction Debris Reuse**- The City has recently received grant funding for a private sector partner to create construction and demolition debris recycling on City property. As feasible, the City will recycle demolition debris from the Site. Reuse of building materials will reduce disposal into a landfill and support lower building material costs for other projects.

**b. Strategy for Leveraging Resources**

i. **Resources Needed for Site Reuse**

   In April 2013, Lee’s Summit voters approved a $2,898,000 general obligation bond for the purpose of constructing and rehabilitating public improvements for cultural arts, including the creation of a downtown performance and festival space. Funding for the Site redevelopment will come from the remaining bond balance, proceeds set aside from the sale of surplus properties, a partnership with the Downtown Community Improvement District, state and federal grant programs and potential private investment. The Downtown Community Improvement District will contribute up to $120,000 for the schematic design, engineering and construction documents for the Farmers Market Pavilion and up to $4 million over 20 years for construction of the pavilion. The City Council has also approved a budget amendment allocating approximately $3.5 million from the sale of surplus properties to the Downtown Market Plaza project fund. Other Site funding sources may include local and state tax increment financing, tax abatement options pursuant to Chapter 353 and Chapter 99 of the Missouri Statutes. Based upon the most currently available information (ACS 2015-2019) the median household income for Census Tract 137.03 (the Census Tract for the Site) qualifies the Site for application to the State of Missouri Department of Economic Development’s Downtown Revitalization Preservation Program. This Program facilitates the redevelopment of downtown areas and the creation of jobs by providing essential public infrastructure. Redevelopment areas for the Program must be classified as “blighted”, with at least 50% of the buildings more than 35 years old.

   ii. **Use of Existing Infrastructure**

   Sufficient infrastructure exists, including transportation, utilities, and community services that can be repurposed and/or upgraded to support the proposed infill development and adaptive reuse opportunities at the Site. Specific plans for infrastructure upgrades include stormwater and drainage. Funding for these upgrades are planned for in the development costs.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need**

   This cleanup grant will abate and help remove the public health hazards associated with the Site and Site structures. Removal of the blighted structures and remediation of contaminated soil
is instrumental to the success of the larger Downtown Market Plaza development strategy, which promotes and plans for a catalyst reinvestment in downtown Lee’s Summit. The City took on this project in order to set a standard for the appropriate environmental due diligence, effective cleanup and beneficial reuse.

i. Community’s Need for Funding

Even in less challenging times, the City has limited funding available for cleanup of brownfield sites. The process to secure leveraged funds for the redevelopment has been a successful but extended process, spanning more than a decade. Without additional supports and revenues (grants, etc.), funding uncertainties could create delays or cancellations of various redevelopment initiatives at the Site and surrounding downtown districts. The community surrounding the Site represents some of the poorest and most underserved populations in our community; resulting in long-term disinvestment. According to the US Census, 36% of the surrounding community (within ½ mile) live below the poverty threshold. In addition, non-profit and government partners working on food security challenges, unemployment, affordable housing and the development of greenspace, simply do not have the extra funding to overcome the environmental challenges at the Site or surrounding area. Without EPA funding to fill the gaps, these properties will remain underutilized and blighted.

ii. Threats to Sensitive Populations

1) Health and Welfare of Sensitive Populations

The neighborhoods surrounding the Site have higher percentages of low-income populations, minority populations and young and old populations compared to the rest of the City and when compared to EPA Region 7. According to the USEPA EJ Screen Census Data, the ½ mile radius around the Site is 19% minority and 44% low income; putting the area in the 66th and 75th percentile for these populations when compared to the EPA Region. More than 60% of the immediate area surrounding the Site is renter occupied (US Census). Some of our community’s most vulnerable populations are routinely impacted by a lack of services and employment opportunities, infrastructure, blight and regional environmental issues. Brownfields funding at the Site will be a catalyst for investing back into the community through civic projects, the creation of greenspace, the permanent location of the local farmer’s market and private sector development. Once redeveloped, the Downtown Market Plaza will also support employment opportunities for these sensitive populations.

2) Greater than Normal Incidence of Disease or Adverse Health Conditions

The Food Access Research Atlas, Economic Research Service, United States Department of Agriculture, shows that 82.2% of Lee’s Summit residents lack access to healthy food or live more than ½ mile from the nearest supermarket, supercenter, or large grocery store. According to the City Health Data dashboard, the City has a walking score of 19.6 compared to 41.3 for other reported communities. Lack of physical exercise and healthy food can create poor health outcomes. According to the PLACES Project, Centers for Disease Control and Prevention, 26.5% of Lee’s Summit adults report high blood pressure, 30.2% of adults are obese and 10.4% of adults reported frequent physical distress (physical health not good for greater than 14 days of 30 days). Adding civic amenities, like those proposed in the Downtown Market Plaza project, will increase the walkability score, increase access to healthy, local foods and provide health benefits to the community.

3) Promoting Environmental Justice
The community within the ½-mile radius surrounding the Downtown Market Plaza Site has a disparate amount of environmental challenges measured against indicators throughout the State of Missouri and EPA Region 7. The impacts focus largely on traffic proximity and air pollution. The EPA Environmental Justice (EJ) screening tool combines environmental and demographic indicators to create EJ index categories. The tool then compares these categories across geographic regions (higher percentile indicates a greater EJ impact for sensitive populations). The population surrounding the Site are among the vulnerable in the region for exposure to environmental risk indicators affecting EJ populations (above 60th-70th Percentile, across nearly all categories). As is indicated by the EJ Screen, many residents live close to current or former industrial operations and with poor air quality. The disadvantaged community closest to the Site rank amongst the high in comparison to the wider EPA Region 7 for proximity to traffic and air pollution, directly linking their risk to environmental factors to the industrial legacy of the region and air emissions. Cleanup and redevelopment of the Site will support the wider mitigation of these environmental risks by providing jobs, housing and community space/programming in a walkable and accessible form.

b. Community Engagement

i. Project Involvement

The City currently collaborates with various public, private and non-profit agencies to foster redevelopment planning and programming, solve environmental challenges and strengthen urban neighborhoods. The City prides itself on the transformative community groups that collaborate to improve the health and vitality of residents and the environment. These representative partners have a specific, vested interest in the Site’s renewal and sustainable growth. In addition, our recently selected site management firm started public meetings in 2021 to determine the community’s programming needs and desires. These meetings will include arts, civic, schools, neighborhoods and non-profits. Once programming is more focused in the coming 6-12 months, additional community partners will be added to the following list.

ii. Project Roles

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Specific Involvement/Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Lee’s Summit Community Improvement District</td>
<td>Brad Culbertson, Chair 816-246-6598</td>
<td>Funding and vision for redevelopment. Community involvement.</td>
</tr>
<tr>
<td>Downtown Lee’s Summit Main Street</td>
<td>Donnie Rodgers, Jr. Executive Director, 816-246-6598 <a href="mailto:Donnie@downtownls.org">Donnie@downtownls.org</a></td>
<td>Stakeholder participation. Redevelopment support.</td>
</tr>
</tbody>
</table>
iii. Incorporating Community Input

The City recognizes the importance of engaging the community to facilitate decision-making and project success. The City, representatives from the above-mentioned community partners, residents and businesses will meet in initial kick-off meetings and then at least quarterly thereafter. These meetings will focus on receiving input from the community, sharing information and explaining the brownfields process and next steps.

Online tools will also be used to send and receive information. Websites and social media will describe cleanup efforts, promote engagement opportunities and showcase opportunities for community input. The City will also communicate with the community through gatherings and meetings, non-profit groups, newsletter mailings, websites, social media, and other communication tools. All written outreach materials will be made available in English and Spanish. The proposed outreach tools are appropriate for the community, as Lee’s Summit has used these communications methods with previous success to engage with stakeholders.

Through the COVID-19 pandemic, the City has regularly provided for virtual meetings or socially distanced meeting spaces. We are committed to fully engaging our on-line platforms and community spaces to provide for meeting alternatives in the event of social distancing or other restrictions as a result of COVID-19.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Proposed Cleanup Plan

Previous environmental assessment at the Site indicates that the following clean-up activities will be needed prior to redevelopment. All activities will be coordinated with the state regulatory agency to ensure compliance with state cleanup standards and will be prefaced by the required program documents (QAPP, ABCA, Community Involvement Plans, and Cleanup Planning):

- Abatement of asbestos and lead-based paint prior to demolition of existing Buildings 203, 205 and 208.
- Final delineation and cleanup planning (after building demolition) for soil removal and disposal of soils impacted with elevated lead, VOCs, TPH and SVOCs.
- Completion of a soil management plan.
- Vapor mitigation in basement of Ice House Building (if the building is retained for future use or possible vapor mitigation for new structure if building is demolished.)
- Cleanup oversight by a Qualified Environmental Professional (QEP).
**b. Description of Tasks/Activities and Outputs**

<table>
<thead>
<tr>
<th>Task 1: Grant Management</th>
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<tbody>
<tr>
<td><strong>i. Project Implementation:</strong> Management, execution and administration of the grant and cooperative agreement and reporting. This task will also include the procurement of a qualified environmental professional (QEP). Travel for two staff (food, lodging, transportation) to the National Brownfields Conference is also included in this task.</td>
</tr>
<tr>
<td><strong>ii. Anticipated Project Schedule:</strong> Ongoing. Grant reporting to take place quarterly.</td>
</tr>
<tr>
<td><strong>iii. Task Lead:</strong> City with QEP support.</td>
</tr>
<tr>
<td><strong>iv. Outputs:</strong> Up to 12 EPA quarterly reports, MBE/WBE forms, ACRES database entries, and other support necessary to maintain compliance with EPA cooperative agreement terms and conditions. Qualifications based selection of QEP. Travel to the National Conference and/or other training.</td>
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<tr>
<th>Task 2: Community Involvement</th>
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<tbody>
<tr>
<td><strong>i. Project Implementation:</strong> City staff, community partners and the QEP will create a community involvement plan to plan for and document public participation activities around the Site cleanup and redevelopment. The City will communicate through quarterly meetings, websites, social media and newsletters.</td>
</tr>
<tr>
<td><strong>ii. Anticipated Project Schedule:</strong> Beginning 2nd Quarter of Year 1, quarterly for grant period</td>
</tr>
<tr>
<td><strong>iii. Task Lead:</strong> City, with support from QEP and community partners</td>
</tr>
<tr>
<td><strong>iv. Outputs:</strong> A Community Involvement Plan. Up to 12 quarterly outreach meetings, newsletter/marketing materials and/or individual stakeholder meetings. Participation of stakeholders will be tracked. Virtual or alternative community outreach will be provided if needed.</td>
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<tr>
<th>Task 3: Cleanup Planning</th>
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<tbody>
<tr>
<td><strong>i. Project Implementation:</strong> This task will include state agency coordination, associated documentation and workplans necessary for abatement/remediation planning and implementation, further delineation and cleanup planning for impacted soil areas once building demolition is complete, soil management planning, and soil vapor mitigation design for potential indoor vapor intrusion. The QEP will submit a Quality Assurance Project Plan (QAPP) and site-specific Field Sampling Plan (FSP) to EPA prior to conducting any environmental sampling under this task. A QAPP and finalized ABCA will also be prepared for the final cleanup scenario.</td>
</tr>
<tr>
<td><strong>ii. Anticipated Project Schedule:</strong> Beginning 2nd Quarter of Year 1</td>
</tr>
<tr>
<td><strong>iii. Task Lead:</strong> City, project partners, QEP support</td>
</tr>
<tr>
<td><strong>iv. Outputs:</strong> QAPP, Soil Management Plan, ABCA, additional Phase II ESA (as needed). Assessment will be tracked and reported in ACRES and reports.</td>
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<thead>
<tr>
<th>Task 4: Cleanup Oversight</th>
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<tbody>
<tr>
<td><strong>i. Project Implementation:</strong> Cleanup oversight will be completed by qualified environmental professionals and experts. Cleanup Oversight will ensure proper remediation and agency approvals are obtained and documented and that the cleanup is completed in a manner consistent with the ABCA and QAPP.</td>
</tr>
<tr>
<td><strong>ii. Anticipated Project Schedule:</strong> Beginning 4th Quarter of Year 1</td>
</tr>
<tr>
<td><strong>iii. Task Lead:</strong> QEP, City and community partners</td>
</tr>
<tr>
<td><strong>iv. Outputs:</strong> Oversight documentation</td>
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<tr>
<th>Task 5: Remediation and Mitigation</th>
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<tbody>
<tr>
<td><strong>i. Project Implementation:</strong> Cleanup will be conducted across the Site. Costs include excavation/disposal/transportation of contaminated soils and replacement with clean fill topsoil and</td>
</tr>
</tbody>
</table>
mulch (as appropriate for the site reuse), abatement of ACM and LBP in structures and soil vapor mitigation in the Ice House Building. These activities will be conducted by qualified environmental contractors. Key tasks include: hazardous building material abatement activities, soil excavation and disposal, soil vapor mitigation, backfill, stormwater controls and temporary site fencing.

ii. **Anticipated Project Schedule:** Beginning 3rd Quarter of Year 1

iii. **Task Lead:** Environmental contractors, City, regulatory agencies

iv. **Outputs:** Cleanup completion and closure reports.

c. **Cost Estimates**

Cost estimates including the City’s cost share are included in the budget table below.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks ($)</th>
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<tbody>
<tr>
<td></td>
<td>Task 1: Grant Management</td>
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<tr>
<td></td>
<td>Task 2: Community Involvement</td>
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<td></td>
<td>Task 3: Cleanup Planning</td>
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<tr>
<td></td>
<td>Task 4: Cleanup Oversight</td>
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<tr>
<td></td>
<td>Task 5: Remediation</td>
</tr>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td>Direct Costs</td>
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</tr>
<tr>
<td>Personnel</td>
<td>$2,000*</td>
</tr>
<tr>
<td>Fringe Benefits</td>
<td>-</td>
</tr>
<tr>
<td>Travel</td>
<td>$3,000</td>
</tr>
<tr>
<td>Equipment</td>
<td>-</td>
</tr>
<tr>
<td>Supplies</td>
<td>$1,000</td>
</tr>
<tr>
<td>Contractual</td>
<td>$10,000</td>
</tr>
<tr>
<td>Other</td>
<td>-</td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td>$15,000</td>
</tr>
<tr>
<td>Total Indirect Costs</td>
<td>-</td>
</tr>
<tr>
<td>Total Federal Funding</td>
<td>$13,000</td>
</tr>
<tr>
<td>Cost Share</td>
<td>$2,000</td>
</tr>
<tr>
<td>Total Budget (Direct + Indirect+ Cost Share)</td>
<td>$15,000</td>
</tr>
</tbody>
</table>

*Cost share for the 20% grant match will be achieved through in-kind staff/personnel time and escrow funds set back at the time of property acquisition for environmental issues.

**Task 1- Grant Management Cost Allocations:** *Contractual*- Approximately 60 hours of QEP support at $165/hour, $10,000. *Travel*- $3,000 estimated for food, lodging and transportation for two staff to attend the National Brownfields Conference and other training opportunities. *Cost Share*- City will contribute in-kind staff time over the grant period, approximately 40 hours at $50.00/hour for a total of $2,000.

**Task 2- Community Involvement Cost Allocations:** *Contractual*- Approximately 60 hours of QEP support at $165/hour, $10,000. *Cost Share*- City will contribute in-kind staff time over the grant period, approximately 40 hours at $50.00/hour for a total of $2,000. *Supplies*- $1,000 for print materials and meeting space.

**Task 3- Cleanup Planning Cost Allocations:** *Contractual*- Soil management plans, environmental documents, ABCA, QAPP, delineation of latent conditions ($46,500). *Supplies*-
$1,000 for public notification, print materials and advertising. **Cost Share**-City will contribute in kind staff time over the grant period, 50 hours at $50/hour for a total of $2,500.

**Task 4- Cleanup Oversight Cost Allocations:** **Contractual**-Cleanup oversight and documentation, approximately 106 hours at $165/hour for a total of $17,500.  
**Cost Share**-City will contribute in kind staff time over the grant period, approximately 50 hours at $50/hour for a total of $2,500.

**Task 5- Remediation Cost Allocations:** **Contractual**-$142,000 based on initial estimates from environmental contractors. **Cost Share**-City will contribute $31,000 towards the contractual total from cash funds held in escrow at the time of property purchase for remediation.

d. **Measuring Environmental Results**

An established work plan, to be approved by EPA, will guide project results. The City will evaluate progress based on milestones identified in the work plan in order to keep tasks on track for completion. The City will document, through our internal GIS programs, the cleanup plans, remediation and successful redevelopment. Each of these outcomes will also be tracked in EPA’s ACRES system and quarterly reporting to EPA. The City will also document community engagement, jobs created, greenspace created and the reuse of sites and structures. At the conclusion of the three-year grant period, a report summarizing the projects will be prepared and transmitted to EPA.

4. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

a. **Programmatic Capability**

i. **Organizational Structure**

The City of Lee’s Summit, Development Services and Public Works Departments will manage and support all activities under the cleanup grant. Their mission includes redevelopment programs and efforts to enhance social and community capital through the reinvigoration of community spaces. Working with the community, we support the maintenance of a vibrant downtown and expanded economic opportunities. Key staff represent a cohesive team that have been integral to the planning and development of the Downtown Market Plaza plan and other community initiatives.

ii. **Description of Key Staff**

**Mark Dunning, Assistant City Manager, Project Director:** Mr. Dunning currently serves as Assistant City Manager of Development and Infrastructure providing oversight of the City’s Public Works, Water Utilities and Development Services Departments. Mr. Dunning has been with the City of Lee’s Summit since 1997 and has more than 25 years of project and program management experience spanning public administration, site development and building inspection.

**Dawn Bell, Project Manager, Development Services, Project Manager:** Ms. Bell routinely manages and coordinates public and private development projects. Her role is to serve as the link between developer and City during the entire development process from concept to occupancy. She is a certified Erosion Control and Sediment Control inspector and has hazardous materials training. Ms. Bell has more than 25 years of experience in municipal government and will serve as the project manager for the day to day function of the grant tasks and management.

**Kara Taylor, CFM, Environmental Specialist, Public Works Department, Quality Assurance Manager:** Ms. Taylor has 24 years of environmental experience and has been with the City for 13 years. Prior to joining the City, Ms. Taylor worked in the private sector as an environmental consultant. Ms. Taylor will provide technical support and quality assurance and quality control
on behalf of the City. John Merrigan, Assistant Director of Finance- Cash and Debt Management, Financial Manager: Mr. Merrigan has 38 years of experience and in his role as assistant finance director he manages the City’s cash, investments, debt financing, accounts payable and treasury functions. Mr. Merrigan will support provide financial management support for the grant.

iii. Acquiring Additional Resources
In addition to our in-house staff, the City will utilize highly qualified and experienced environmental consulting and environmental remediation firms to provide management assistance and to perform technical work components. This will be contracted to firms that have been procured under the standard procurement practices within the City and consistent with federal procurement requirements. The City has a current on-call environmental contract, effective through June 30, 2022 and available for a one-year renewal through June 30, 2023. This contract followed local and federal procurement requirements and allows the City access to a variety of support for impact delineation, cleanup planning, and cleanup oversight as needed.

b. Past Performance and Accomplishments -Have Not Received an EPA Brownfields Grant but have Received Other Federal or Non-Federal Assistance Agreements
1) Purpose and Accomplishments
In 1994, Lee's Summit was designated as an Entitlement Community under the Community Development Block Grant (CDBG) program by the U.S. Department of Housing and Urban Development (HUD), which gives the City the authority to administer the grant in our community. An annual grant of approximately $350,000 is awarded to the City to support local programs and projects primarily benefitting low-to-moderate income persons and households. Funds typically support agencies such as Lee’s Summit Housing Authority, Lee’s Summit Social Services, Hope House, Hillcrest, and ReDiscover. The City also awards a significant amount of funding to Truman Habitat for Humanity to help Lee’s Summit homeowners complete emergency repairs and rehabilitation to their homes. The grant distribution aims to achieve priority goals and objectives as established in the City’s Consolidated Plan, a five-year strategic plan for the CDBG grant program.

2) Compliance and Grant Requirements
Throughout each federal grant awarded to the City of Lee’s Summit, the City has complied with the Code of Federal Regulations (CFR), grant specific requirements, and the City’s procurement policy in the purchase of goods and services. The City follows the Generally Accepted Accounting Principles (GAAP) for its internal processes. Financial reporting, and grant deliverables were completed and submitted on time and with the appropriate documentation of progress and completion. The City has received no adverse audit findings.
City of Lee’s Summit, Missouri—Downtown Market Plaza
USEPA FY 22 Brownfields Cleanup Grant Proposal

THRESHOLD CRITERIA
1. Applicant Eligibility
The City of Lee’s Summit (the City) is a general purpose unit of government and eligible for brownfields funding.

2. Previously Awarded Cleanup Grants
The Downtown Market Plaza Site (Site) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds
The City does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership
The City is the sole owner of the proposed Site. The Site consists of four contiguous parcels: 200 SE Johnson Street was purchased, fee simple, on December 19, 2019. The City purchased fee simple, the three parcels at 208 SE Johnson Street, 201 SE Green Street and 205 SE Green Street on December 27, 2019.

5. Basic Site Information
a. Name of the Site: Downtown Market Plaza
b. Address: 200 SE Johnson Street, 208 SE Johnson Street, 201 SE Green Street and 205 SE Green Street (contiguous on same city block); total 2.27 acres.
c. Current Owner: City of Lee’s Summit, Missouri 64063

6. Status and History of Contamination at the Site
a. Nature of Contamination: The Site is contaminated predominantly by hazardous substances.
b. Operational History and Current Uses of the Site: According to historical resources, the Site was initially developed for residential usage, limited light industrial use and commercial use. Historic development has included auto repair, printing, furniture store, chemical company, ice house/company and retail. The land parcel with the address of 201 SE Green Street includes two buildings and the foundation of a third building that was most recently occupied by an automotive repair service (built in 1957). These structures also include a former Ice House Building (currently vacant, built in 1896). The land parcel addressed as 205 SE Green Street includes two buildings, most recently occupied by a retail store, warehouse and a church office (built in 1960). The land parcel addressed as 208 SE Johnson Street is currently an asphalt parking lot. The land parcel at 200 SE Johnson is an undeveloped grass covered lot; a small asphalt pad is located at the northwest corner of this parcel.

The Site has been unoccupied since the City’s acquisition of the property.
c. Environmental Concerns: Environmental concerns at the Site consist of asbestos containing building materials, lead-based paint, heavy metals, volatile organic compounds, semi-volatile organic compounds and limited total petroleum hydrocarbons.
d. How the Site was Contaminated and Nature and Extent of Contamination:
Building structures at the Site became contaminated due to the prevalent use of asbestos-containing materials in construction projects at the time the structures were built. Asbestos-containing materials have been identified in building material block filler, floor tile and mastic. The type of
asbestos-containing materials found include Category I non-friable materials and Regulated Asbestos Containing Materials. In addition, lead-based paint has been identified on multiple doors and overhead doors. Elevated lead, total petroleum hydrocarbons and volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) have been found in surface soils, subsurface soils and groundwater. Lead contamination in soils is above residential risk levels at 200 SE Johnson and will require remediation. Additional delineation after building demolition will determine the final areas for required soil and soil vapor mitigation.

7. **Brownfields Site Definition**
   The City affirms that the Site is: a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to jurisdiction, custody or control of the U.S. government.

8. **Environmental Assessment Required for Cleanup Grant Applications**
   Phase I Environmental Site Assessments (ESAs) were completed for the City in 2011 and in 2019, prior to acquisition. The Phase I ESAs were completed in compliance with both the All Appropriate Inquiries Final Rule and ASTM E1527. Phase II ESAs were completed for the City in 2012 and most recently on November 25, 2019. The Phase II investigations included: a) subsurface investigation of soils and groundwater; and b) inspection and sampling for asbestos-containing building materials and other regulated materials. The Phase II ESAs were completed in compliance with ASTM E1903-19.

9. **Enforcement of Other Actions**
   There are no known ongoing or anticipated environmental enforcement actions or other actions related to the Site for which Brownfields Grant funding is sought.

10. **Sites Requiring a Property-Specific Determination**
    No property-specific determination is necessary. The Site is not the subject of a CERCLA removal action or any administrative or legal process pursuant to other federal environmental laws and regulations.

11. **Threshold Criteria Related to CERCLA/Petroleum Liability**
    a. **Property Ownership Eligibility - Hazardous Substance Sites**
    CERCLA §107 Liability: The City affirms that it is not potentially liable as a past or current owner or operator of the Site, or as a generator of hazardous substances related to the Site. Furthermore, the City affirms that it is not a potentially liable party because the City’s acquisition of the Site meets the requirements of the bona fide prospective purchaser (BFPP) liability exemption (CERCLA §101 (40)).

    **Demonstrated Requirements for the BFPP CERCLA Liability Protection:**
    a) **Information on Property Acquisition**
    i) The Site properties were acquired through negotiated purchase from private individuals.
    ii) Date of acquisition was December 19, 2019 and December 27, 2019.
iii) The City’s ownership is fee simple.

iv) The Site properties were purchased from (1) Donald H. Davis Intervivos Trust dated November 24, 2008 c/o Nancy R. Davis & Donald H. Davis, Co-Trustees, (2) Patrick M. Herrington; and (3) MMHK, LLC, a Missouri limited liability company.

v) The City has no familial, contractual, corporate or financial relationships or affiliations with prior owners or operators of the Site.

b) Pre-Purchase Inquiry

i) Phase I Environmental Site Assessments (ESAs) were completed for the City in 2011 and again on November 25, 2019, prior to acquisition. The Phase I ESAs were completed in compliance with both the All Appropriate Inquiries Final Rule and ASTM E1527-13. Phase II ESAs were completed for the City in 2012 and most recently on November 25, 2019.

ii) The 2019 Phase I ESAs were completed by Bryan Ross and Susan McCart of SCS Engineers, both meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 as required for completion of a Phase I Environmental Site Assessment.

iii) The most recent, 2019 Phase I ESAs were NOT conducted more than 180 days prior to property acquisition.

c) Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the Site occurred before the City acquired the properties. The City has not caused or contributed to any release of hazardous substances at the Site. The City has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

d) Post Acquisition Uses

The Site has been mostly unused and vacant since the City took ownership. Currently, a portion of the SE quadrant is temporarily licensed to a company that is performing street construction for the City. There is a fenced area where materials and equipment are being stored during the construction. The staging area currently includes construction materials pipes, conduit, roll-off containers and limited equipment. This temporary use is controlled and is not expected to contribute to the environmental conditions of the Site.

e) Continuing Obligations

Continued release and threatened future release is not expected as the contaminating property uses ceased once the City took ownership. Since taking ownership of the Site, the City has prevented/limited exposure to previously released hazardous substances by securing the existing structures against trespassing with locks and maintenance of potential access points.

The City confirms our commitment to:

i) Comply with any land use restrictions and not impede the effectiveness of any institutional controls;

ii) Assist and cooperate with those performing the cleanup and provide access to the Site;

iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the Site; and
iv) Provide all legally required notices.

12. Cleanup Authority and Oversight Structure
   a. **Cleanup Oversight:** The Missouri Department of Natural Resources (MDNR) has regulatory oversight of environmental cleanup, including asbestos and lead abatement projects in the state of Missouri. The City will enroll in MDNR’s state program and MDNR will certify all environmental cleanup and abatement at the Site has been completed in accordance with applicable regulations. The City will, consistent with the competitive procurement provisions of 40 CFR Part 30, contract with a qualified environmental consultant to conduct the environmental cleanup and abatement and assist with cleanup oversight.

   b. **Adjacent Property Access:** The Site is surrounded by public right-of-way access (streets and sidewalks). The City believes it will have sufficient access to complete all cleanup activities. Nonetheless, the City shall obtain access to any adjacent properties, as necessary, in order to complete remediation activities.

13. Community Notification
   a. **Draft Analysis of Brownfields Cleanup Alternatives:** A draft ABCA detailing contamination issues, cleanup standards, cleanup alternatives and the proposed cleanup was completed for comment and is attached to this application.

   b. **Community Notification Ad:** An ad was placed in the Lee’s Summit Tribune newspaper on November 6, 2021. The community notification provided the public the location for review of the grant application packet in the City Clerk’s office, how to comment and the date and time of the public meeting.

   c. **Public Meeting:** In order to gain the widest possible community notification, the City requested public discussion and notification from the City of Lee’s Summit City Council. The November 16, 2021 City Council meeting served as the public meeting for discussion of this grant proposal. Notice of the City’s intent to apply for cleanup grant assistance for the Downtown Market Plaza Site was included in the November 16, 2021 City Council Agenda for public discussion.

   d. **Submission of Community Notification Documents**
      Attached to this proposal are:
      - A copy of the draft ABCA
      - A copy of the newspaper ad
      - Summary of the comments received (no comments were received)
      - The City’s response to comments (no comments were received)
      - City Council agenda and draft meeting notes demonstrating public notification and solicitation of comments on the proposal
      - *Note: A meeting sign-in sheet/participant list is not included as an attachment as the City does not maintain a sign-in sheet at City Council Meetings. If a member of the public speaks on an agenda item, their name is noted in the meeting notes and minutes.*
14. Statutory Cost Share
The City’s 20 percent match requirement will be met through cash funds held by the City and in-kind services from the City’s professional staff for total of $40,000. This match contribution will be used for eligible and allowable activities, as approved by the USEPA.

15. Waiver of the $500,000 Limit
Not Applicable

16. Named Contractors and Subrecipients
Not Applicable

Threshold Criteria Attachments:

- Draft ABCA
- Newspaper ad
- *Summary of the comments received (no comments were received)
- *The City’s response to comments (no comments were received)
- City Council agenda and draft meeting notes
- *City Council Meeting sign-in sheet/participant list (no sign-in sheet is maintained for City Council meetings; therefore no sign-in sheet is attached.)

*Not included because comments were not received and/or sign-in sheet is not maintained for Lee’s Summit City Council meetings.