



R07-24-A-002

Brownfield Narrative Information Sheet

1. Applicant Identification

Unified Government of Wyandotte County and Kansas City, Kansas
701 N 7th Street
Kansas City, Kansas 66101-3035

2. Funding Requested

- a. Grant Type: "Community-wide"
- b. Federal Funds Requested - \$500,000

3. Location

- a) City: Kansas City
- b) County: Wyandotte County
- c) State: Kansas

4. Target Area and Priority Site Information

Northeast Kansas City, Kansas

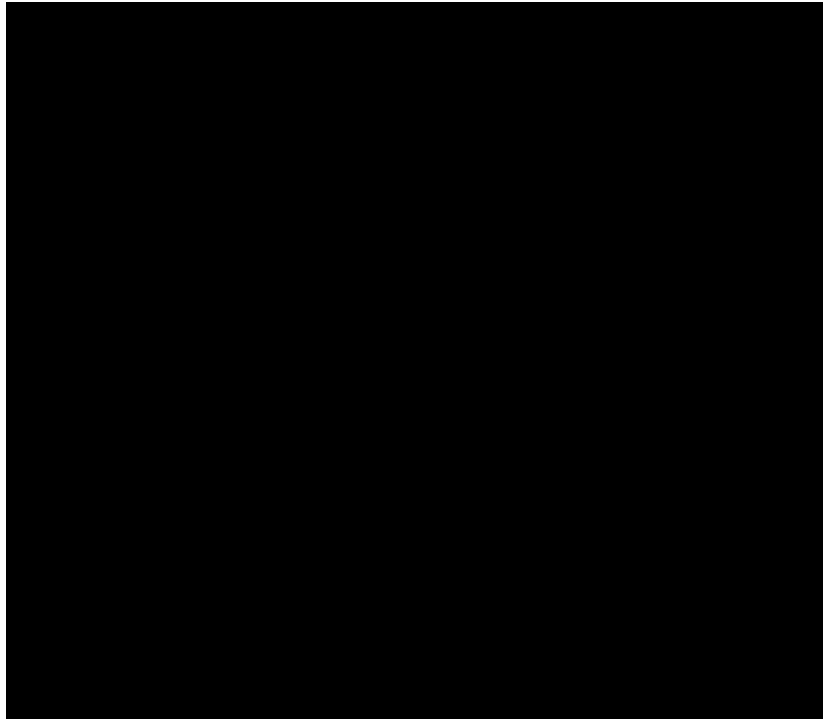
Census tracts: 20209041100,
20209041700

Site A: Approximately 1.4 acres of ten (10) parcels between 8th and 9th Streets off Everett Ave; there are three sets of contiguous parcels in this block.

Site B: Approximately 0.6 acres of seven (7) parcels between 8th and 9th Streets off Oakland Avenue.

Site C: Thirteen (13) parcels on approximately 0.9 acres between 8th and 9th Streets off Freeman Ave.

Please see map in attachment section.



5. Contacts

a. Project Director

Alyssa Marcy

(913) 573- 5755

Amarcy@wycokck.org

701 N 7th Street

Kansas City, Kansas 66101-3035

b. Chief Executive/Highest Ranking Elected Official

David W. Johnston

(913)573-5030

djohnston@wycokck.org

701 N 7th Street

Kansas City, Kansas 66101-3035

6. Population

Kansas City, KS population (U.S. Census 2022 Data)- 153,345

Population of census tract 411: 1440

Population of census tract 417: 2787

7. Other Factors

Sample Format for Providing Information on the Other Factors	Page #
Community population is 10,000 or less.	5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B. , for priority sites within the target areas.	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

- The combined population in this target area (2020 Decennial Census; 411-1440; 417-2787) is approximately 1,647 and is noted on page 5 of the Narrative.
- Our first-phase priority sites are adjacent to and cross a prominent creek (Jersey Creek), and our second-phase sites are adjacent to a 3.8 acre, manmade fishing lake (Big Eleven Lake) and two USD 500 schools, as noted on pages 1 of the Narrative.
- The Project will improve local climate adaptation/mitigation capacity and resilience to protect residents and the community against the effects of flooding and the combined sewer overflow, and is noted on page 4 of the Narrative.
- According to the current CEJST, our target area is located within two census tracts that are both designated as ‘disadvantaged’ by 9 and by 15 measures.
- According to the most recent Small Area Income and Poverty Estimates (ref), in 2021 the poverty rate for all ages in our county jurisdiction was 22%; decennial census data from 2000 (ref; 2000 Decennial Census Poverty Estimates) showed 21% of the county population lived in poverty; in 1989 the poverty rate for all ages in the county was 29%

8. Letter from the State:

See Attached

9. Releasing Copies of Applications

Not Applicable. The applicant understands that the information included will be treated in accordance with 40 CFR §2.203. No passages are considered confidential.

Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 400
Topeka, KS 66612-1367



Phone: 785-296-1535
Fax: 785-559-4264
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

November 1, 2023

Alyssa Marcy
Long Range Community Planner
Unified Government of Wyandotte County and Kansas City, Kansas
701 N. 7th Street
Kansas City, KS 66101

Re: Brownfields Assessment Grant for Unified Government of Wyandotte County and Kansas City, Kansas

Alyssa Marcy:

This letter is written in support of the Brownfields Assessment Grant Application to be submitted by Unified Government of Wyandotte County and Kansas City, Kansas to the U.S. Environmental Protection Agency (EPA). KDHE understands the purpose of the grant is to assess Landbank properties in the Douglass-Sumner neighborhood of Kansas City, Kansas (KCK). The funds received from the U.S. EPA will be utilized to assess, protect, and restore the environmental integrity, environmental justice, and climate change included in the Brownfield target areas.

KDHE commends KCK's revitalization efforts in these communities, which represent the very ideals and goals of the Brownfields Program. KCK has previously utilized the KDHE Brownfields Program for brownfields assistance in this and other areas of the community and such support will continue during this project. Additionally, it is KDHE's understanding that KCK will notify KDHE if any environmental contamination is discovered during the assessments, as well as provide Phase I and Phase II reports for KDHE review, as appropriate.

KDHE fully supports your grant application and looks forward to working with you on this and future Brownfields projects within your area. If you have any questions, please feel free to contact me at (785) 291-5519 or email at seth.mettling@ks.gov.

Sincerely,

A handwritten signature in blue ink, appearing to be "SM", written over a horizontal line.

Seth Mettling
Brownfields Coordinator
Long Term Stewardship & Brownfields
Bureau of Environmental Remediation

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area & Brownfields:

1.a.i. Overview of Brownfield Challenges & Description of Target Areas:

The Unified Government of Wyandotte County and Kansas City, Kansas (UG) plans to carry out brownfield assessment activities within our jurisdiction in the target area of Northeast Kansas City, Kansas (NE KCK). Challenges in this disadvantaged target area include historical disinvestment, blight, outdated combined sewer overflow systems, poor health outcomes, historic pollution, elevated crime rates, and poverty.

Brownfields are ubiquitous in NE KCK. Since the 1970s, increasing numbers of properties within NE KCK have been neglected, abandoned and demolished, the result of a broad set of socio-economic factors and discriminatory housing policy that spanned decades. Of the many brownfield challenges in NE KCK, the most significant are due to the area's former commercial and industrial uses and widespread demolition of pre-1978 homes.

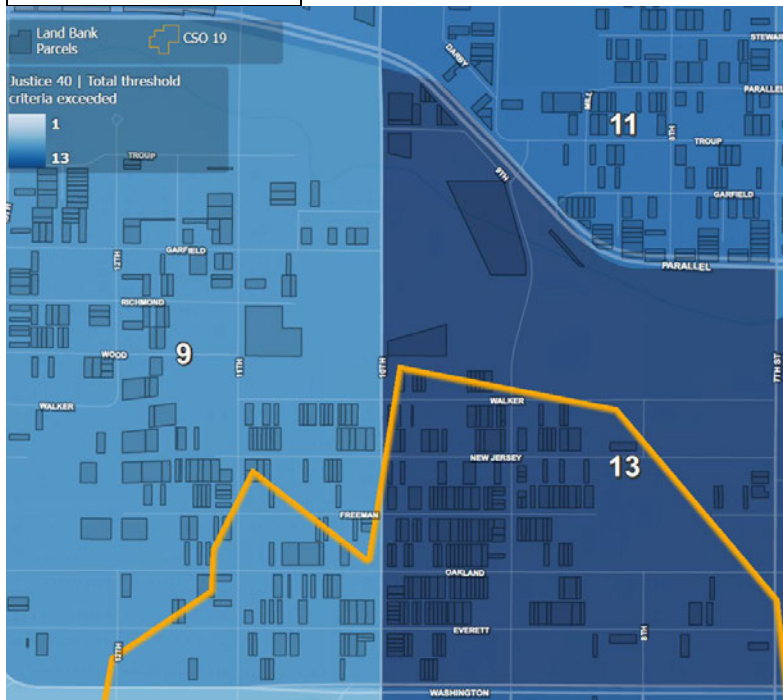
The Project focuses on two census tracts in this target area: 20209041100 (tract 411) and 20209041700 (tract 417). The tract 411 Project Area consists of 205 brownfields sites (all are Wyandotte County Land Bank parcels) selected from the 2023 Douglass/Sumner Neighborhood Land Bank Strategy, and based on local knowledge by community members, UG staff, and historical data such as environmental and city records^[1]. Until 2018, the UG demolished dilapidated homes acquired through tax sales to improve blight in the area by decreasing the number of vacant buildings. However, during the demolition process, homes were buried in the basements and then covered with soil, a practice common across the country. Most of these homes pre-dated the 1970s, when lead pipes and asbestos were commonly used in housing construction. Today, the community is struggling to attract development and lacks access to safe, affordable housing, jobs, healthy food, and more. Further, NE KCK experiences the worst health outcomes in KCK and Wyandotte County, suffering from exposure to contaminants in their soil, as well as elevated levels of lead for those who live in the existing, aged housing stock.

Additionally, within these census tracts are two extant phased Combined Sewer Overflow (CSO) projects, funded with Water Infrastructure Finance and Innovation Act (WIFIA) loans, that extend: 1) from Jersey Creek south along the Waterway Corridor; 2) around and south of Big Eleven Lake; and 3) near schools and residential properties^[2]. These projects are under a federal consent decree. We propose to leverage funding from this proposal and the CSO19 Waterway Corridor Project to assess affected parcels as part of a long-term redevelopment strategy.

The primary expected outcome of assessing sites in need of remediation is the delivery of robust environmental conditions information that will guide the UG, community members, and developers to pursue appropriate cleanup action. Long term, this Project will result in increased health outcomes, improved environmental conditions, lowered barriers to development, increased predictability for future investors, community-led redevelopment, and community revitalization. More specifically, the Project is paired with the Douglass/Sumner Land Bank Strategy, which seeks to develop attainable housing that addresses the "missing middle" and

offers a mix greater in housing typology. Further, assessment of these brownfields is a crucial step to ensure redevelopment in this area addresses historic inequities that disproportionately affect the greater NE KCK. In partnership with the Douglass/Sumner Neighborhood Association (DSNA) and Community Housing of Wyandotte County (CHWC), this brownfields assessment pilot project (Project) will set the precedent for community-led growth that improves health outcomes, removes barriers for redevelopment, and sets a new standard for environmental stewardship in KCK.

Figure 1: Project Area



1.a.ii. Description of the Priority Brownfield Site(s):

There are 408 vacant brownfields parcels in the Project Area, 205 belong to the Land Bank and 203 are privately-owned. Our priority assessment locations are three blocks of vacant Land Bank parcels. Within these selected blocks are contiguous tracts of parcels. Site A consists of approximately 1.4 acres of ten (10) parcels between 8th and 9th Streets off Everett Ave; there are three sets of contiguous parcels in this block. Site B comprises approximately 0.6 acres of seven (7) parcels between 8th and 9th Streets off Oakland Avenue. Site

C consists of thirteen (13) parcels on approximately 0.9 acres between 8th and 9th Streets off Freeman Ave. Because the Project is divided into three phases, all three Sites are entirely in census tract 411. Environmental concerns include lead and asbestos from previous structures and demolition practices, exposure to CSO discharges, and adjacent historical uses as identified by the 2019 Brownfields Eligibility Survey. Our priority sites include the five (5) largest contiguous tracts identified across all three Sites.

In 2019, the UG contracted a Brownfields Eligibility Survey for the Northeast Neighborhoods of KCK^[3]. The survey identified more than 160 parcels with known historical and current commercial or industrial uses that could have stored, treated, generated, or disposed of hazardous waste or stored underground storage containers. Of the parcels surveyed, 23 are located within or abut the Project Area. Given the consent decree and ongoing CSO challenges, there is concern of groundwater contamination in the Project Area as a whole.

1.a.iii . Identifying Additional Sites:

Selecting additional sites for brownfields assessment is based on several factors, including community need, identified eligible brownfields, revitalization capacity, and status as an underserved community or disadvantaged census tract as per EJScreen and Justice40 Climate and Economic Justice Screening tools^{[4][5]}. Priority is given to these selection criteria in concert

with existing planning efforts and community engagement. We understand the cost of assessment activities for the entire project will exceed funding available from this proposal, so we have a phased approach:

- 1) Phase 1: Thirty (30) brownfield sites overlapping with CSO19 projects (the proposed Project);
- 2) Phase 2: Brownfields sites surrounding Sumner Academy and Douglass Elementary;
- 3) Phase 3: Remaining sites.

Project funding will first cover assessment for parcels needed for CSO19 stormwater improvement work. With this truly strategic initiative, our intent is that the Douglass/Sumner Land Bank Redevelopment Project will serve as a pilot project that could be transferred to *other* neighborhood associations in the target area to collaborate with UG to create strategic projects that improve, cleanup, and revitalize their communities.

1.b.i. Revitalization of the Target Areas:

Several ongoing projects and planning efforts overlap with the Project Area. In recent years, the UG has recognized the community's desire to increase neighborhood safety, stabilize home values, reduce blight and promote reinvestment. The first phase of the Project prepares underutilized properties so they can be purchased and improved by developers through the Wyandotte County Land Bank process. Community desire for redevelopment in this area is attainable, mixed typology housing. The Project connects to the Northeast Area Plan, NE KCK Heritage Trail Plan, goDotte Strategic Mobility Plan (goDotte), and Community Health Improvement Plan ^{[6][7][8][9]}. The Project directly responds to the goals established by the community in its Douglass/Sumner Quality of Life Plan and Douglass/Sumner Land Bank Strategy^[10].

The Northeast Area Plan focuses on creating a more viable and mixed-income community in NE KCK that supports positive outcomes and improved quality of life for all residents. GoDotte provides a framework for planning, design, and implementation of transportation policy and investments that increase access to opportunity throughout Wyandotte County. The NE KCK Heritage Trail Plan, developed out of goDotte, utilizes trail-oriented development and heritage tourism strategies to propose a trail that connects Kaw Point to the Quindaro Townsite and provide expanded multi-modal, green transit options while celebrating the history of NE KCK. Further, the NE KCK Heritage Trail intersects with the Project Area along 10th Street and Washington Boulevard. In October 2023, the UG was awarded \$1.2 million to start construction of the trail, and the first phase (Kaw Point to Jersey Creek) will be completed in 2025. Lastly, Groundwork Northeast Revitalization Group (GWNRG), a designated Neighborhood Business Revitalization (NBR) nonprofit recognized by the UG, broke ground on a \$300,000 green infrastructure project along Jersey Creek in August 2023, adjacent to the Project Area from the northwest.

The Douglass/Sumner Quality of Life Plan and Douglass/Sumner Land Bank Strategy were developed by community members starting in 2010. The Douglass/Sumner Quality of Life Plan creates a framework that can be used to implement a housing strategy, increase community engagement, and build organizational capacity to create a livable, vibrant multi-cultural

community. The Douglass/Sumner Land Bank Strategy determines the best uses of Land Bank parcels in the neighborhood and establishes a streamlined method for addressing community input so like-minded developers can improve conditions in the neighborhood. Broadly, the strategy is centered around a need for attainable housing across multiple housing typologies. This previous work makes this Project a “shovel-ready” initiative.

1.b.ii. Outcomes and Benefits of Reuse Strategy:

Following assessment, the Project will provide immediate information to assist with multiple revitalization efforts, including (1) determine which parcels can be immediately utilized for stormwater management as part of CSO19; (2) determine which parcels require remediation and utilize multiple funding sources to address cleanup; and (3) identify parcels not needed for consent decree work that can be packaged for redevelopment.

Assessment and remediation of any parcels associated with CSO19 improvements will directly impact adaptation, mitigation, and environmental justice concerns in the community. It will provide crucial information for the inline calculations of stormwater management, contributing to the mitigation of decades of stormwater sewer overflow, and positioning the community to be better adapted to future stormwater events. This in turn, will also protect Jersey Creek Park, which is a significant green space for this community.

Parcels that are not needed for stormwater management will then serve the Douglass/Sumner Land Bank redevelopment strategy that identifies a vision for attainable housing and alternative energy production. This will address housing needs, increase population (and by extension, the tax base), and lower environmental impacts. This is especially important for minority populations that are often overburdened by environmental factors, leading to negative health outcomes. Further, the development of mixed-income housing will directly address the “missing middle” shortage experienced by KCK residents, and combined with access to transportation, can help catalyze the upward mobility so greatly needed.

1.c.i. Strategy for Leveraging Resources:

The UG is a member of the Bi-State Brownfields Coalition, a coalition that includes Kansas City, Missouri (KCMO), Jackson County, Missouri, and the Mid-America Regional Council (MARC), which provides an opportunity to access clean-up funding to parcels that are recommended for remediation. The UG’s assessment of these Land Bank parcels through the EPA assessment grant will also help avoid eligibility pitfalls that frequently occur when a Land Bank lot is purchased without prior assessments. Further, the UG works with the Kansas Department of Health and Environment (KDHE), directing KCK developers, nonprofits, and other entities to their brownfields assessment program as well as the KDHE Orphan Sites program, the latter of which may be utilized as another source of cleanup funds. Current nearby housing projects led by a local nonprofit have leveraged KDHE funding for brownfields assessments. The UG intends to continue these partnerships to assess and remediate as many brownfields as possible.

As mentioned before, the CSO19 project is funded through WIFIA, and due to the consent decree, remediation of any inline sites will be required. Additional funding through this project may advance cleanup efforts.

1.c.ii. Use of Existing Infrastructure:

The assessments carried out with this grant will directly contribute to the ongoing CSO and green infrastructure work along the Jersey Creek and Waterway Corridor watershed. The alignment of these ongoing initiatives will facilitate the improvements of both grey and green infrastructure. The resulting upgrades to the stormwater, sewer, and flood management systems will position the area to be more development-ready, and provide cost savings through the use of existing infrastructure. Additionally, because the Land Bank waives all utility connection costs, new developments will benefit from the improved water infrastructure systems while avoiding the costs of utility hook-ups.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. Community Need:

The Unified Government is struggling to maintain costs of current infrastructure, a result of massive urban sprawl that required more infrastructure while the population remained stagnant. Further, the existing population is primarily low-income. The Douglass/Sumner neighborhood was selected intentionally due to its clear economic need, community appetite for change, proximity to transit and services, walkability, and active support by its neighborhood group, DSNA, and CHWC. The DSNA and CHWC have worked for many years to revitalize this historically-rich neighborhood, utilizing philanthropic donations and grants to move the needle in an underserved community. The Project was inspired by the Douglass/Sumner Land Bank Strategy, which identified the redevelopment of vacant lots as a priority for neighborhood regeneration.

According to the 2022 American Community Survey (ACS), census tract 417 of Northeast KCK has a population of 2787 and Douglass/Sumner (census tract 411) has a population of 1,440. The median household income in this area is \$17,689. This household income is significantly lower than Wyandotte County as a whole (\$59,362). This value is also significantly lower than the median household income in adjacent Johnson County (\$98,523). NE KCK has experienced redlining and chronic disinvestment, including demolition projects that left behind vacant lots that make up entire blocks of vacant parcels. Despite being organized and having a desire to make improvements in the community, the local neighborhood association does not have the capacity to address brownfield sites. The association has attempted to secure a staff person and an office space, but funding has been a challenge. DSNA will work in conjunction with CHWC, Groundwork NRG, and the UG, as well as other community development organizations in the area to successfully execute this Project.

2.a.ii. Threats to Sensitive Populations:

Health and Welfare of Sensitive Population

The Douglass/Sumner neighborhood is 65% African American, 13% Asian, 11% White, and 11% other. Nine (9) percent of this population identify as Hispanic or Latino and more than 60% of people living in this census tract are in poverty (2020 ACS). Residents in this area face housing challenges related to environmental hazards and disproportionate housing costs. According to U.S. Census data, 46.32% of households in this tract spend more than 30% of their income on housing. Of the houses located in this census tract, over 50% of homes are expected to contain lead paint, which impacts all residents, but particularly children. According to the UG Public Health Department, elevated lead levels in children are most concentrated in NE KCK.

Assessment and eventual cleanup of brownfields sites would provide additional affordable housing opportunities to the area, which could help decrease the burden of housing costs currently paid by residents and improve health outcomes.

Greater Than Normal Incidence of Disease and Adverse Health Conditions

NE KCK residents are impacted by some of the worst health outcomes and social determinants of health in Wyandotte County and the State of Kansas, stemming from the lack of an integrated social support services network in the community to provide ongoing and necessary health, nutrition, counseling, familial development and other at-risk intervention services. According to data from the UG Public Health Department, summarized in the 2016 Health Equity Action Transformation (H.E.A.T.) Report, residents living in several Northeast Area census tracts die 20 years earlier than those living in the western portion of Wyandotte County.

The Climate and Economic Justice Screening tool shows that residents in the Douglass/Sumner community experience extremely high rates of negative health outcomes compared to residents of the U.S. as a whole including: asthma (99th percentile), diabetes (99th percentile), low life expectancy (93rd percentile), and heart disease (94th percentile). These negative health outcomes can be attributed to historical pollutants and contaminants that have been identified in the area, such as lead, asbestos, and volatile organic compounds (VOCs). Additionally, the USDOT Equitable Transportation Community (ETC) Explorer classifies this area as being in the 99th percentile for poor mental health outcomes^[11]. These poor mental health outcomes may be related to environmental factors, such as blight and neighborhood violence.

Advancing EJ

Environmental hazards in NE KCK, including poor air quality and prevalence of brownfields, put residents' health at risk. The Douglass/Sumner community is considered disadvantaged through the Climate and Economic Justice Screening (CEJST) tool, and this community is almost completely surrounded by other disadvantaged communities in NE KCK. This community is in the 99th percentile for low income, energy cost, and poverty according to CEJST. Residents face environmental hazards such as proximity to hazardous waste facilities (94th percentile) and proximity to risk management plan facilities. The community has experienced disinvestment and blight, and the neighborhood is full of many vacant lots.

This assessment grant will allow the UG to assess sites so they can be ready for purchase through the Wyandotte County Land Bank. From there, parcels can be redeveloped to reduce blight and improve the community. The Land Bank policies were developed and modified through a thorough process of community engagement to make sure that residents in the area are represented.

Anti-Displacement

Anti-displacement factors are in place to make sure that new developments do not drive away current residents. This includes review of Land Bank applications by the neighborhood association prior to purchase. The association evaluates multiple factors when a developer applies, including developer experience, type and value of proposed structure, neighborhood character, and appropriateness. The association also considers including a mix of high-end and affordable housing so there are options available for different demographics, which creates a healthier neighborhood. At this time, around 85% of applications are rejected by the neighborhood association because they do not pass character and quality expectations, so the Douglass/Sumner Land Bank Strategy attempts to create greater certainty for developers by defining community expectations.

2.b. Community Engagement

2.b.i. Project Involvement:

The UG's most important Project partners will be the DSNA and CHWC. The UG will also work with Groundwork NRG and other community organizations such as the churches and schools within the Project Area. The goal, following assessment, is to work with local developers that would be strategically selected by the DSNA and CHWC to carry out redevelopment projects on Land Bank parcels.

2.b.i. Project roles:

Name of organization/entity/group	Point of contact (name & email)	Specific involvement in the project or assistance provided
Douglass/Sumner Neighborhood Association (DSNA)	Beverly Easterwood, Director and Community Liaison Beasterwood@umikc.com	This organization will help us engage with the D/S community and ensure community goals are well-represented in the project.
Community Housing of Wyandotte County, Inc. (CHWC)	Brennan Crawford Director of Community Development bcrawford@chwckc.org	This organization helped create the Douglass/Sumner Land Bank document. They will continue to provide important insight about the neighborhood and interact with community members.
Groundwork Northeast Revitalization Group (GNRG)	Rachel Jefferson Director of Community Engagement & Development Rjefferson@northeastkck.org	We will work together to educate community members about Brownfields and connect community members to resources.
K-State Technical Assistance to Brownfields (KSU TAB)	Sabine Martin, Smartin@ctorsolutions.com	We will continue to receive Technical Assistance from the K-State TAB Program.

2.b.iii. Incorporating Community Input:

Community involvement is extremely important for the success of the Project. The UG will continue to use its adopted UG Brownfields Community Involvement Plan when working with the community^[12]. This document outlines the importance of community engagement in determining sites, and it was a reference to help determine the sites that would be assessed through this grant. Additionally, the UG will continue to work with DSNA, CHWC, GWNRG, and other local non-profit organizations and neighborhood associations to effectively reach residents and other stakeholders.

We plan to meet with DSNA leaders on a monthly, then quarterly basis to discuss the Project and address any concerns. In addition to the work with the DSNA, the UG will continue to work with and GWNRG. The UG is currently working with GWNRG to organize three (3) cohorts of Peer Learning Groups on soil contamination and Brownfields for neighbors of NE KCK. These groups, which began in November 2023 and end in April of 2024, teach residents to become community experts on brownfields and provide access to important resources, such as grant programs and lead remediation funding.

The official UG website is a very important resource for interacting with the community. The website already contains a wide range of information about the UG Brownfields Program, and will be updated regarding the program to increase awareness and to encourage community input. The website contains a section where residents can submit an application for their site to be assessed for possible contaminants, which increases community input and allows us to have a better understanding of community challenges. Further, the UG website can be translated into twelve (12) other languages spoken by the KCK population, including Spanish, Burmese, and Nepali. The UG plans to use its official website and communication strategies (such as email,

Facebook updates), as well as update residents through the DSNA Facebook page, GWNRG Instagram and each of these organizations’ regular methods of contact. The UG will include information about Brownfields in its next UG Spotlight newsletter, which is sent out biannually as a free hardcopy to every mailing address in Wyandotte County.

3.TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs:

Task/Activity:
<p>3.a.i. Project Implementation: EPA-funded tasks/activities: Task 1: Phase I ESAs with Chain of Title and Lien Search Task 2: Phase II Field Sampling Plan Task 3: Phase II ESA Sampling (soil and groundwater) and Analysis Task 4: Phase II Report Task 5: Assessment of Brownfields Alternatives (ABCA) Non-EPA grant resources needed to carry out tasks/activities: None. UG Staff will manage all community engagement events and project management tasks.</p>
<p>3.a.ii. Anticipated Project Schedule: October 2024 through May 2024: October: Project Kick-off with community partners; RFP creation; Identification of selection committee; UG press release to announce award. November: Procurement releases bid; December: Bid closes. Selection Committee reviews and announces selection within 7 days of closing. January: UG press release to announce start of Project. Community event held with community partners; Kick-off with selected consultant and Project partners and verification of Phase I parcel selection. February: Phase I ESA performed and finalized. March: Phase II Field Sampling Plan drafted; review by Project partners. Phase II ESAs begin. April: Finalize Phase II ESAs and all draft reports. May: Final reports; Presentation to Project partners; Community event for next steps. Engagement will occur throughout the duration of the Project using the methods discussed previously.</p>
<p>3.a.iii. Task/Activity Lead: Project Manager Alyssa Marcy will lead the Project in partnership with DSNA, CHWC, and GWNRG. This interdepartmental Project will be carried out in conjunction with UG Public Works, Planning, Land Bank and other internal collaborators such as the CSO19 team. The grant will be managed by the identified grant management team (see section 4.a.).</p>
<p>3.a.iv. Outputs: Task 1: Work Plan Developed; Quality Assurance Project Plan Developed & Submitted; Phase I ESA Reports Completed; Launch Meeting with Project Partners; Community Relations Plan Completed & Submitted; ACRES Submissions and Progress Report to EPA. Task 2: Phase II Field Sampling Plan; Community Engagement Event Held Task 3: Phase II ESA Sampling (soil and groundwater) and Analysis Task 4: Phase II Report; ACRES Submission and Progress Report to EPA Task 5: Assessment of Brownfields Alternatives (ABCA) Complete & Submitted; Final Community Engagement Event Held; ACRES Submission; Final Progress Report to EPA</p>

3.b. Cost Estimates As per UG Procurement protocol, the UG will solicit bids from qualified environmental professionals through a Request for Proposals (RFP) process. The RFP will request bids for the tasks listed below. Cost estimates reflect 2023 pricing and are rounded up to provide for budget contingencies. These Direct Contractual costs are based on estimates for 30 sites. No Personnel, Travel, Equipment, Supplies, Other, or Indirect costs are requested as these will be provided as in-kind. Costs listed are for 30 parcels identified in the three priority Sites.

Budget Categories	Project Tasks (\$)					Total
	Phase I ESA	Phase II ESA Sampling Plan	Phase II ESA Soil and Groundwater Sampling	Phase II ESA Report	Assessment of Brownfield Cleanup Alternatives	
Contractual	\$78,000	\$30,000	\$182,000	\$90,000	\$120,000	\$500,000
Total Direct Costs⁴	\$78,000	\$30,000	\$182,000	\$90,000	\$120,000	\$500,000
Indirect Costs ⁴						
Total Budget (Total Direct Costs + Indirect Costs)	\$78,000	\$30,000	\$182,000	\$90,000	\$120,000	\$500,000

Total funds Requested: \$500,000

3. c. Plan to Measure and Evaluate Environmental Progress and Results:

We will coordinate assessment results with other simultaneous efforts as part of a broader implementation, monitoring, and evaluation process, including:

- Monthly tracking of Project schedule compared to initial Work Plan
- Three ACRES submissions and Progress Reports submitted to EPA throughout Project
- Monthly, and then quarterly meetings with Project Partners
- Coordination with relevant departments to upload all brownfield sites within KCK into UG Maps as a new layer
- Coordinate CSO19 improvement efforts with all future brownfields assessments and remediation through attendance of weekly meetings
- Weekly and/or biweekly meetings with contractors as needed to manage Project schedule
- Public meetings will be posted on the UG Calendar as well as the UG Brownfields Page. Results of those meetings will be catalogued internally and publicly available through the UG website
- Operationalize the regional body’s (MARC) KC Climate Action Plan and the 2023 PlanKCK Comprehensive Plan implementation items to track progress towards environmental justice goals over time. All long-range plans are managed using the Envisio software

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability:

The UG Brownfields Program began soon after unification in 1997. Originally housed in the UG Economic Development Department, the Brownfields Program was moved into Planning + Urban Design in December 2022, as part of an effort to align existing and ongoing planning processes within the department, the UG, and our regional council (MARC). The primary focus for the Brownfields Program in 2024 is to coordinate with the implementation of these planning efforts, particularly the Resiliency and Environmental Justice actions of PlanKCK, the regional KC Climate Action Plan, and the 2023 Economic Development Strategic Plan.

The UG has experiencing in managing federal grants, and we are confident in our ability to manage this grant in an organized manner. This grant will be managed in conjunction with multiple departments, including the Planning Department and Public Works. The Brownfields

Coordinator and Brownfields project manager, Alyssa Marcy, will represent the UG Planning Department. The project manager for the Waterway Corridor/CSO19 is Sarah Shafer from Public Works, assisted by the project coordinator from Public Works, Kristina Blevins. The Land Bank manager who will work with the Brownfields team is Jud Knapp. Teresa Houchins will lead the procurement process and will be assisted by Sharon Reed. The UG will work with iParametrics for grant management assistance, specifically with Kathleen Coughlin.

4.b. Past Performance and Accomplishments:

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:

The UG received two EPA Brownfields assessment grants in 2009 for \$200,000 each. These grants were used to assess hazardous substances and petroleum contamination in the Discovery Point Revitalization Area in NE KCK. According to city records, the UG was compliant with the workplan, schedule, and terms and conditions of the grant. Funds were not remaining when the 2009 EPA Brownfields grants closed.

(1) Accomplishments

The UG has a significant record managing federal grant funding, including successful management Brownfields grants mentioned in the previous section. Since 2008, the Unified Government has received and successfully managed \$70M in HUD funding, and yearly third-party single audits are conducted with, to date, no significant findings (2021 in references). Historically, the UG has worked as Project Coordinator with the Bi-State Brownfields Coalition and KDHE on more than twelve (12) Phase I and Phase II Environmental Site Assessments (ESAs). This includes communication with award recipients, assistance with project management and submittal of required documents, and community engagement.

(2) Compliance with Grant Requirements

The UG complied with all grant requirements.

References

[1] [2023 Douglass/Sumner Land Bank Strategy](#). Community Housing of Wyandotte County.

[2] CSO19 Consent Decree: [Waterway Corridor Project Map](#).

[3] [2019 Brownfields Eligibility Survey](#).

[4] EJScreen: [Environmental Justice Screening and Mapping Tool](#)

[5] [Climate and Economic Justice Screening Tool](#)

[6] [2018 Northeast Area Master Plan](#)

[7] [2022 NE KCK Heritage Trail Plan](#)

[8] [2022 goDotte Strategic Mobility Plan](#)

[9] [2024-2028 Community Health Improvement Plan](#), in development

[10] [2016-2018 Douglass/Sumner Quality of Life Plan](#)

[11] USDOT [Equitable Transportation Community \(ETC\) Explorer](#)

[12] UG Brownfields Community Involvement Plan



Brownfields Threshold Criteria Information

1. Applicant Eligibility

- a. The Unified Government of Wyandotte County and Kansas City, Kansas is a unified city/county government that is eligible for funding.
- b. The Unified Government of Wyandotte County and Kansas City, Kansas is exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code. Our organization lobbies the Federal government.

2. Community Involvement

Community involvement is extremely important for the success of the Project. We will continue to use our adopted UG Brownfields Community Involvement Plan when working with the community. This document outlines the importance of community engagement in determining sites, and it was a reference to help determine the sites that would be assessed through this grant. Additionally, we will continue to work with Douglass/Sumner Neighborhood Association (DSNA), Community Housing of Wyandotte County, Inc. (a local 501(c)3 dedicated to improving housing outcomes for Kansas City residents), Groundwork Northeast Revitalization Group (a local nonprofit organization dedicated to sustain and revitalize Northeast Kansas City, Kansas), and other local non-profit organizations and neighborhood associations to make sure to effectively reach neighbors.

Since DSNA is a well-established community group that has been around since 1997, we are confident in our ability to work together to engage residents in the project. We plan to meet with DSNA leaders on a monthly, then quarterly basis to discuss the project and address any concerns. In addition to our work with the DSNA, we will continue to work with and GWNRG, a local nonprofit organization dedicated to sustain and revitalize NE KCK. We are currently working with GWNRG to organize three (3) cohorts of Peer Learning Groups on soil contamination and Brownfields for neighbors of NE KCK. These groups, which began in November 2023 and end in April of 2024, teach residents to become community experts on brownfields and provide access to important resources, such grant program and lead remediation funding. The official UG website is a very important resource for interacting with the community. The website already contains a wide range of information about the UG Brownfields Program, and we will continue to update about the program to increase awareness and to encourage community input. The website contains a section where residents can submit an application for their site to be assessed for possible contaminants, which increases community input and allows us to have a better understanding of community challenges. Further, the UG website can be translated into twelve (12) other languages spoken by the KCK population, including Spanish, Burmese, and Nepali. We plan to use the UG official website and communication strategies (such as email, Facebook updates), as well as update residents through the DSNA Facebook page, GWNRG Instagram and each of these organizations' regular methods of contact. We will include information about Brownfields in the next UG Spotlight newsletter, which is sent out biannually as a free hardcopy to the community.

3. Expenditure of Existing Grant Funds

The Unified Government of Wyandotte County and Kansas City, Kansas does not currently have an open EPA Brownfields Assessment Grant or Multipurpose grant.

4. Contractors and Named Subrecipients

Contractors: Not applicable

Subrecipients: Not applicable